

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
November 13, 2019**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, Secretary Rob Hollenback, Carol Dowsett, Fred Jackson, Pat Miller

Attorney David Lattie

Planning/Zoning Administrator Jeremy Smith

Building Official Matt Place

MEMBERS ABSENT: Jackie Hoist, John Allen, Paul Snyder

OTHERS PRESENT: Doug Scott-Rowe Engineering

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7 pm at the Davison Township Municipal Building, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

ADOPT THE AGENDA

Mr. Calhoun asked to remove Items 4 & 5 from the Agenda.

MOTION BY MILLER, SECOND BY SHIELDS to approve the November 13, 2019 agenda with the amendments. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY JACKSON, SECOND BY DOWSET to approve the October 19, 2019 regular meeting minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:04 pm and there were no comments.

UNFINISHED BUSINESS

None

NEW BUSINESS

Case # 16-SP-2019-17 – O'Reilly Auto Parts, 9474 Lapeer Road

Doug Scott from Rowe Engineering gave a brief presentation of the new O'Reilly Auto Parts Conceptual Site Plan. They are proposing to build a 7,500 square foot commercial building. At the moment no decisions have been made for the VFW building, it will remain as is until further notice. There will be adequate parking for O'Reilly's and a drainage pond is existing but will be expanded with screening for the parking to handle car lights.

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Jeremy gave the Administrative Report stating that O'Reilly Auto Parts is requesting to build on the same parcel as the old VFW Building at 9474 Lapeer Road as Mr. Scott has stated. The building will be constructed in front section of the parcel. Access and circulation will be shared with the property to the west, parking, landscaping, and dumpster screening all meet the requirements of the Building/Planning Department. The fire chief has been sent the site plan and has no issues as presented. Genesee County Division of Surface Water will receive the plans after your review tonight. The Building/Planning Department would support a recommendation of approval of the Conceptual Site Plan based on the plan meets the requirements of the zoning ordinance and of the zoning district in which it is located. No building permits will be issued until all approvals from County Agencies are received in the Building Department.

The board discussed the VFW Building remaining and what type of business would be able to occupy it with the amount of limited parking that will be left. The fact that a variance will not be allowed do to the fact that they will be creating the issue. Also, the removal of the wall, landscaping, wall pack lighting, roof tops with screening changes; possible screening all around the roof top units. They recommended that the Building/Planning Department work with the owners for the changes that were discussed.

MOTION BY JACKSON, SECOND BY DOWSET to approve Case #16-SP-2019-17 O'Reilly Auto Parts Conceptual Site Plan with the recommendation made by the Planning Commission. Motion carried unanimously.

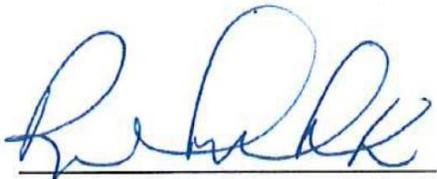
INFORMATIONAL ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:29 pm with a Motion made by Jackson and Second by Dowsett.

Submitted by:

A handwritten signature in blue ink, appearing to read "Robert Hollenback", written over a horizontal line.

Robert Hollenback, Secretary