

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
November 14, 2018**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, Greg Dutkiewicz, Jackie Hoist, Pat Miller

Attorney David Lattie

Planning/Zoning Administrator Charm Healy

Adam Young – Wade Trim

MEMBERS ABSENT: Fred Jackson, Rob Hollenback, Paul Snyder, Travis Howell

OTHER PRESENT: Scott Natzke, Brian & Monica Fearnley, Ron Simmons, Jim Dowsett, Sandy & Heather Miller, Debbie Caldwell, Carol Dowsett, Charlie Hilgendorf, Robert Hilgendorf, Joan Lesinski, Sarah Morse, Brett & Angie MacDonald, Vince Bisbee, Nick Norman, Donna Bains, John Harrell, Justin Harrell, Jim Joubran, Joe Smith, Fred Alvarado

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:00 pm at the Davison Township Municipal Building, 1280 N. Irish Rd., Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY SHIELDS, SECOND BY DUTKIEWICZ to approve the October 10, 2018 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

The public comment period was opened at 7:01 pm and there were no comments.

OLD BUSINESS

None

NEW BUSINESS

Case #80-SP-168 & 80-SCU-91 Amending SP & SCU for SEDO Automotive

The applicant, Scott Natzke owner of SEDO Automotive, is requesting to modify the special condition use, regarding Scotty's Fine Cars located at 1057 S. State Rd., specifically allowing 11 years of current production models and a maximum number of 28 vehicles for sale on site.

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Charm gave the administrative review stating the parcel is currently zoned General Commercial as this type of business requires a Special Condition Use Permit. The request is minimal and still meets the requirements of the zoning ordinance for General Commercial District. The parking lot, dumpster, parking lot lighting and landscaping are up to date with current requirements of the zoning ordinance. The Building Department would recommend an approval based on

- vehicles being sold are limited to models within (11) year of current production models,
- the maximum number of “for sale” vehicles on the site at any given time shall not be more than 28,
- all vehicles must be parked on paved delineated parking spaces, any future parking spaces must be approved by the Building Department,
- the vehicles being sold shall be limited to passenger cars and passenger trucks, no larger than SUV’s, no other items to be sold or stored at this site,
- no banners, flags, additional signage (other than what is permitted by the township), running or flashing lights are allowed,
- no repair of any vehicles inside or outside of the building,
- no damaged or inoperable vehicles shall be parked on site,
- the maximum number of vehicles allowed in front of the building will be limited to 7,
- a review of the Special Condition Use Permit every 12 months,
- no permit for occupancy will be issued until the site meets all the requirements of the proposed site plan,
- no building permit will be issued until all State & County permits are received in the Building Department,
- any color changes to the building must be approved by the Building Department

There was discussion about the amount of parking spaces and shared parking with the neighbor, the lighting out back of the building and the type of vehicles for sale.

MOTION BY HOIST, SECOND BY MILLER to approve Case #80-SP-168 & 80-SCU-91 as presented with the amendment of a written agreement on shared parking with the neighbor. Motion carried unanimously.

Case #16-RZ-86 Rezoning 05-15-300-008 and 05-15-300-009 from RU-1 to M-1

The applicant, JHJ, Inc., is requesting to rezone the parcels on Lippincott Blvd. currently zoned RU-1 (Residential Urban Single Family) to M-1 (Limited Manufacturing).

Charm gave the administrative review stating the parcels are bordered on the south and east property lines by residential, the north by I-69 and the west by mixed use. The GCMPC approved this rezoning, however the Planning Department staff doesn’t agree due to the parcel to the east have a legal non-conforming use and is not compatible with the surrounding land uses. The Master plan should be followed with Mixed Use zoning in the future. Rezoning these parcels to M-1 would be detrimental to the character of this zoning district. The Planning Commission is

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not obligated to consider the GCMPC opinion. The Planning Department would not support a recommendation of approval for this request based on

- it is not compatible with the surrounding land uses,
- would be considered spot zoning, which is not an acceptable zoning practice,
- it is not compatible with the Master Plan

The Planning Commissioners motion should be in the form of a recommendation to the township board.

Angie MacDonald – 10222 E. Lippincott Blvd. – stated that she appreciated the board of commissioners listening to their concerns last month and consider what the administrative review is recommending.

Sandra Manssur – 2078 Montague – also agrees with the administrative review to deny the rezoning.

There was discussion about the owner being able to request special conditions, phasing out non-conforming parcels from the Master Plan, the timing being off to rezone, what the opinion of Wade Trim is on the subject,

MOTION BY MILLER, SECOND BY SHIELDS to recommend denial of Case #16-RZ-86 based on the Building Department recommendations as presented. Motion carried unanimously.

Case #16-SP-2017-6 & 16-SCU-2017-3 Amended SP & PUD for Villages of Irish Farms

The applicant, Imad Isaac, the newest owner, is requesting to convert the single unit condominiums back to what was approved on the original site plan.

Charm gave the administrative review stating that in November, 2017 a request was made to change the 2-unit condominiums to single unit condominiums on the remaining parcels. Since then no development has occurred and the new owner would like to revert back to the original site plan. The Building Department recommends approval based on

- the request changes meet the requirements of the Davison Township ordinance for an amended Site Plan and amended SCU
- the amended Master Deed and amended PUD agreement have been approved by the Township Attorney

There was discussion about the pond being cleaned and restored to original status and the light at the entrance being installed.

MOTION BY HOIST, SECOND BY MILLER to recommend approval of Case #16-SP-2017-6 & 16-SCU-2017-3 as presented with the amendment of installing a light at the entrance and restoration of the pond. Motion carried unanimously.

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Solar Farm Discussion by Wade Trim

Adam Young from Wade Trim gave a presentation of the pros and cons of allowing solar farms within the township.

It was agreed to set a trip to one of the existing sites of the gentleman that would like to build a solar farm here in the township and to get some ideas and recommendations for the zoning restrictions for building.

INFORMATIONAL ITEMS

John Allen will be fulfilling the term of Travis Howell beginning next month.

ADJOURNMENT

The meeting was adjourned at 8:34 p.m.

Rhonda Clark, Recording Secretary