

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
December 9, 2020**

MEMBERS PRESENT:

Via Zoom Meeting
Chairman Bruce Calhoun from Davison, MI
Vice Chair Dave Shields from Davison, MI
Secretary Rob Hollenback from Davison, MI
Carol Dowsett from Port Charlotte, FL
Paul Snyder from Davison, MI
Tim Green from Davison, MI

Attorney David Lattie from Grand Blanc, MI

Planning/Zoning Administrator Jeremy Smith from Genesee, MI

Building Official Matt Place from Lapeer, MI

Recording Secretary Rhonda Clark from Davison, MI

MEMBERS ABSENT:

John Allen, Jackie Hoist, Fred Jackson

OTHERS PRESENT:

Dennis Lawrence, Rade from Fenton Land Surveying, Neil who is working with the developer, and Travis Howell

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:06 pm via zoom virtual.

ADOPT THE AGENDA

MOTION BY SNYDER, SECOND BY GREEN to adopt the December 9, 2020 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY HOLLENBACK to approve the November 18, 2020 regular board meeting minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:08 pm and there were no comments.

UNFINISHED BUSINESS

None

NEW BUSINESS

Site Plan-16-SP-2020-3 Brandywine Estates

Kelly Walker, the developer, is requesting a review of the Preliminary Site Condominiums Plan for 111 single family dwellings on the 68-acre parcel of land located in Section 19, north side of Atherton Road between Vassar and Irish Roads.

Jeremy Smith gave the Administrative review stating the Building Department would recommend support of the project based on the following:

1. The Brandywine Estates Site Condominium Development Phase 1 Site Plan meets the Zoning Ordinance requirements for Preliminary Site Plan approval.
2. The Site Plan is in compliance with the requirements of the zoning district in which it is located being Residential Urban, the units meet all the set back requirements, the paving, curb and gutter streets will be built to Genesee County specification, the development will have sewer, storm drains, and detention basins.
3. The Township is requiring 2 test wells be dug before any building permits are issued due to high arsenic in the area and the detention basins will be owned and maintained by Genesee County.
4. Sidewalks, street trees, street lights, and landscaping will be provided per the zoning ordinance.

The Building Department authorizes the developer to proceed to the 2nd Phase of Preliminary Site Plan review once 75% (24 units) of Phase 1 has been built if the Planning Commission approves the plans tonight.

The board discussed the detention pond holding water and the issues it may cause the resident and if there were other options such as a French drain. The Board wanted to see if the detention basin cross sections will have water being held at the bottom. Also, the size of the units, and maintenance of the property on a regular basis with connecting roads to the existing subdivision.

Mr. Lattie said that exploring the options for mitigating water in the basins and additional language for association maintenance agreement for the basins in the Master Deed would be a good compromise.

Carol Dowsett joined the meeting at 7:19 pm due to internet difficulties.

MOTION BY CALHOUN, SECOND BY DOWSETT to approve Site Plan 16-SP-2020-3 Brandywine Estates with additional language to the Master Deed to include an Association and maintenance of the detention area as presented. Roll call: Yes- Shields, Hollenback, Calhoun, Dowsett, Green, Snyder. Motion carried.


*Note this site plan is a continuance of the original development of the Brandywine Estates subdivision with a new developer. Roads were approved to be connected throughout the subdivision on both plans.

INFORMATIONAL ITEMS

This was Tim Green's, our new Township Treasurer, first meeting and he will be taking Pat Millers place.

ADJOURNMENT

MOTION BY DOWSETT, SECOND BY HOLLENBACK to adjourn the meeting at 7:55 pm.



Rob Hollenback, Secretary