

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 8, 2021

MEMBERS PRESENT: VICE CHAIR DAVID SHIELDS, SECRETARY ROB HOLLENBACK, TIM GREEN,
JACKIE HOIST, JOHN ALLEN, PAUL SNYDER, FRED JACKSON

ATTORNEY DAVID LATTIE

BUILDING MATT PLACE

PLANNING/ZONING CONSULTANT CHARM HEALY

RECORDING SECRETARY JAMI VERT

MEMBERS ABSENT: CHAIRMAN BRUCE CALHOUN, CAROL DOWSETT

OTHERS PRESENT: Wilson Lahoud, Travis Howell

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 6:00 P.M. at the Davison Township Municipality Building, 1280 N Irish Rd, Davison MI 48423 and the pledge of allegiance was recited.

ADOPT THE AGENDA

MOTION BY JACKSON, SECOND BY HOLLENBACK to adopt the December 8, 2021 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY HOLLENBACK to approve the October 13, 2021 regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

CASE #16-RZ-99 BRICADA, APPLICANT IS REQUESTING TO REZONE A VACANT PARCEL ON DAVISON RD FROM RU-1 (RESIDENTIAL URBAN) TO GC (GENERAL COMMERCIAL)

Wilson Lahoud – real estate agent; bought property a while ago; wants to change to GC (General Commercial); hoping to approve so he can better market the property; get something on that property.

Place – owner requests to rezone a 5-acre parcel; located South side of Davison Rd a few parcels West of Gale Rd; parcel 239 feet wide and 913 feet deep; applicant is requesting to rezone this parcel from RU-1 to GC; the applicant removed a dilapidated turn of the century farmhouse that was previously on this parcel; future land use map recommends single family; however, it is bordered by 4 different zoning districts; institutional to the East, industrial to the South, single family to the West (owned by Consumer's Energy), and general business to the

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North; parcel is located in the DDA District; Planning Department contacted Adam Young our planner with Wade Trim and he concurred with us that due to the intersection of 4-zoning districts abutting this parcel and no clear direction given in our future land use map we are recommending a support of the rezoning request due to:

1. Surrounding locations have several developed commercial parcels; Davison Rd is an adequate 4-lane road with center turn lane, knowledge of market demand and access to adequate infrastructure.
2. Request for rezoning is compatible with the surrounding land uses.

Please make your motion in the form of a recommendation to the Township Board.

Allen – where is the day care facility?

Place – couple parcels down to the East.

MOTION BY HOLLENBACK, SECOND BY SNYDER to approve recommendation for approval of CASE #16-RZ-99 Bricada, to rezone a vacant parcel on Davison Rd from RU-1 (Residential Urban) to GC (General Commercial) to the Township Board. Motion carried unanimously.

PUBLIC COMMENT

Public comment period was opened up at 6:08 P.M./ Public comment period closed at 6:08 P.M.

INFORMATIONAL ITEMS

Place – In your packet we enclosed proposed Zoning Ordinance Amendments for your review so you can look these over; put these on the agenda for January to add public comment period on that; Adam from Wade Trim will be here that night to answer questions/concerns about the ordinance updates.

ADJOURNMENT

MOTION BY JACKSON, SECOND BY SNYDER to adjourn at 6:09 P.M. Motion carried unanimously.

Rob Hollenback, Secretary