

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
February 11, 2015

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

Attorney Amanda Doyle

Building/Planning Administrative Assistant Charm Healy

Building/Planning Coordinator Jeremy Smith

MEMBERS ABSENT: Secretary Trish Ogg, Fred Jackson

OTHERS PRESENT: Ken and Barb Lowe, Jim Morey

CALL TO ORDER

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

PREVIOUS MINUTES

MOTION BY SNYDER, SUPPORT BY MILLER to approve the January 14, 2015 regular meeting minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:02 p.m. and there was no comments made. The comment period was closed at 7:03 p.m.

OLD BUSINESS

None

NEW BUSINESS

Case 80-SP-166 amended and 80-SCU-85 amended- Meadows of Chestnut-Chestnut Court

Charm Healy explained that Ken Lowe, the developer and builder of the Meadows of Chestnut is requesting a change to his originally proposed Site Plan. Due to the changing market attached and detached condominiums are no longer equitable. He is purposing to redesign the lot configuration to reduce the number of homes to be built from 5 to 4. This type of proposal has been approved before with the Planning Commission. The Building Department supports a recommendation for approval of this amendment to the Site Plan because it meets the spirit and intent of the Zoning Ordinance and is harmonious with the overall character of the development.

Ken Lowe stated that he would have liked to stay with the original plan however due to the marketing value dropping this plan better suites the economy.

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
February 11, 2015

There was discussion about where the Meadows of Chestnut was located and if the two cases can be voted on at one time.

MOTION BY SNYDER, SUPPORT BY HOIST to approve Case #80-SP-166 and Case #80-SCU-85 based on the Building Department recommendations. Motion carried unanimously.

Case #80-SP-126 and #80-SCU-65 Engineered Victories

Charm Healy stated that the owner of Engineered Victories, the petitioner, is not present and asked the Commissioners if they would like to post pone the approval or denial of these cases.

MOTION BY CALHOUN to table Case #80-SP-126 and Case #80-SCU-65 until the March 11, 2015 regular Planning Commission meeting. Motion denied unanimously.

There was discussion about whether the cases could be heard tonight without the petitioner present, it was decided it can be, if fees can be charged for another meeting, if the special condition use request will allow him to be in violation for more time.

Charm explained that Engineered Victories currently has a Special Condition Use permit for his vehicle repair business and has been a good neighbor until recently. There have been several complaints about the appearance of the site and the vehicle usage. He is asking for an expansion to his business to include vehicle sales, a privacy fence with gravel parking. The Building Department recommends denial based on insufficient site plan, does not meet the standards for township ordinances, rezoning is required and the site does not meet the zoning ordinance for used car sales.

There was some discussion about the property and defaults pertaining to the requests being made and having the request resubmitted.

MOTION BY HOIST, SUPPORT BY MILLER to deny Case #80-SP-126 and Case #80-SCU-65 as presented based on the site plan is not sufficient to meet the standards of township ordinances, rezoning would be required to store vehicles on the property, and the site does not meet the zoning ordinance for used car sales. Motion carried unanimously.

ADJOURNMENT

Motion by Miller, Support by Snyder to adjourn. The meeting was adjourned at 7:20 p.m.

Trish Ogg, Secretary