

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

MEMBERS PRESENT: Vice Chair Dave Shields, Secretary Rob Hollenback, John Allen, Paul Snyder, Pat Miller

Attorney David Lattie

Planning/Zoning Administrator Charm Healy

Building Official Matt Place

P.Z.A.OS.CE. Jeremy Smith

MEMBERS ABSENT: Bruce Calhoun, Carol Dowsett, Jackie Hoist and Fred Jackson

OTHERS PRESENT: Adam Young, Tim Elkins, John Krueger, Brian Hergeneder, Don DeWitt, Ashley Frase, Kelly Smith, Jackie Davis, William Ballard, Joseph Simpson, Vincent Bisbee, Niele Narmon, Jim Morey, Tracy Simpson, Darylee & Sam Coplin, Cindy Ryle, Theresa Harris

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:02 p.m. at the Davison Township Municipal Building, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY HOLLENBECK to approve the January 9, 2019 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

The public comment period was opened at 7:03 p.m. and there were no comments. It was closed at 7:03 pm.

OLD BUSINESS

None

NEW BUSINESS

Case #16-SP-2018-5 – Swan Lake Condo Master Deed Amendment

Luke Baker, from Cummings Property Management, explained that the land that the last building that was to be built on was considered wet lands by the MDEQ and therefore unbuildable. The Swan Lake Condominium Association would like to change the Master Deed to read this as Common Ground.

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Jeremy gave the Administrative review recommending support based on:

- the revised layout complies with the requirements for condominiums in the Davison Township Zoning Ordinance and has been approved by the Davison Township Attorney,
- the building site is undesirable for building due to the proximity to the large low land area, and
- Davison Township approval is contingent on the approval of the Swan Lake Condominium Association, which will take place at their next board meeting in May, 2019.

MOTION BY SNYDER, SECOND BY ALLEN to approve Case #16-SP-2018-5 as presented. Motion carried unanimously.

Case #16-RZ-88 – CR Lapeer LLC Rezoning 10129 Lapeer Road

Kelly Smith, representative for CR Lapeer LLC, stated they would like to rezone the property at 10129 Lapeer Road from Residential Urban Single Family to General Commercial, in order to open business offices.

Jeremy gave the Administrative review recommending support to the Davison Township Board of Trustees based on:

- the requested zoning is compatible with the surrounding land uses and
- the future land use for this parcel is recommended for General Commercial.

Tracy Simpson asked if this were to affect her property to the west, will a fence be mandated to be erected. Charm said that when the site plan is reviewed landscaping will most likely be requested.

MOTION BY MILLER, SECOND BY SNYDER to recommend approval of Case #16-RZ-88 to the Davison Township Board of Trustees based on the Administrative Review as presented. Motion carried unanimously.

Case #16-RZ-87 – Rezoning 05-09-100-017 & 05-09-100-018

Jeremy gave the Administrative review, stating the applicant is requesting to rezone 2 vacant parcels on N. Gale Rd. just south of the railroad track from General Manufacturing to Limited Manufacturing. The property combined is approximately 53.2 on N. Gale Rd. on the east side, between Davison Rd., and Court St. having 452 feet of combined frontage on Gale Rd. and is 2,600 feet deep. The Future Master Plan recommends Industrial for this area and the Planning Department would support a recommendation for approval based on:

- the requested zoning is compatible with the surrounding land uses and
- reducing the zoning district from M-2 to M-1 minimizes the impact on surrounding properties

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There was discussion about what the client wanted to put on the parcels and some examples were given, but could not be discussed until the site plan stage.

Sam Coplin – 1064 N. Gale Rd., asked the board not to approve the rezoning due to traffic or heavy equipment on Gale Road. As residents that live there they strongly object to extra traffic.

A letter objecting to the rezoning was received from Dan and Ashley Frase, 1255 N. Gale Road, based on what could be developed on the properties and increase in traffic.

MOTION BY MILLER, SECOND BY ALLEN to recommend approval of Case #16-RZ-87 to the Davison Township Board of Trustees based on the Administrative Review as presented. Motion carried unanimously.

Discussion on Solar Energy Systems

Adam from Wade Trim gave the board the proposed Zoning Ordinance Text Amendments for Solar Energy Systems that were discussed at the previous meetings. He asked the board to review the wording and if there was a specific zoning districts in which they wanted the possible solar farms in.

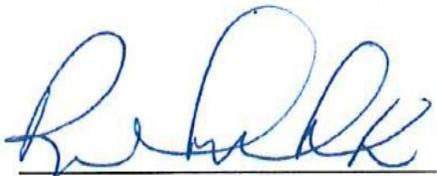
The board decided to have the changes that were discussed tonight included in the proposed text amendments and they will review again at the next board meeting.

INFORMATIONAL ITEMS

The Financial Plus Credit Union has placed their “Coming Soon” sign on the corner of Lapeer/Irish Roads and things are moving along nicely for the project.

ADJOURNMENT

The meeting was adjourned at 8:22 p.m.



Rob Hollenback, Secretary