

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 09, 2022

**MEMBERS PRESENT:** CHAIRMAN BRUCE CALHOUN, VICE CHAIR PAUL SNYDER, SECRETARY ROB HOLLENBACK, JACKIE HOIST, TIM GREEN, JOHN ALLEN, ANNETTA WILBON

ATTORNEY DAVID LATTIE

BUILDING MATT PLACE

PLANNING/ZONING CONSULTANT CHARM HEALY

RECORDING SECRETARY ASHLEY WEST

**MEMBERS ABSENT:** FRED JACKSON, CAROL DOWSETT

**OTHERS PRESENT:** Penny French, Joan Gilkes, Rich Vandever, Ryan Ward, Matt Steuber, B. Burbar, Jeanne Armando, Suzanne Adam, Stacey Kalisz, Wendy Alexander

**CALL TO ORDER**

The regular meeting of the Davison Township Planning Commission was called to order at 6:01 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 HOLLENBACK, SECOND BY SNYDER** to adopt the February 09, 2022 regular meeting agenda as presented. Motion carried unanimously.

**PREVIOUS MINUTES**

**MOTION BY SNYDER, SECOND BY ALLEN,** to approve the December 8, 2021 regular board meeting minutes as presented. Motion carried unanimously.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**ELECTION OF OFFICES**

Chairperson as Bruce Calhoun – All vote aye, motion carried.

Vice Chairperson as Paul Snyder – Motion by Tim Green, Second by John Allen, motion carried unanimously.

Secretary as Rob Hollenback – Motion by HollenBack, Second by Snyder, motion carried unanimously.

**CASE #16-RZ-100 – WARD INVESTMENT GROUP, LLC – A REQUEST TO REZONE PARCEL #25-05-32-300-005 FROM RA (RESIDENTIAL AGRICULTURAL) TO RSE (RESIDENTIAL SUBURBAN ESTATE).**

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 09, 2022

Ryan Ward from C & L Ward/Ward Investment Group and Rich Vandever from Davison Land Surveying. There was discussion about minimum 1 ½ acre suburban estate size parcels for this area.

**MOTION BY HOIST, SECOND BY HOLLENBACK** to approve recommendation for approval of CASE #16-RZ-100 – Rezone Parcel #25-05-32-300-005 from RA (Residential Agricultural) to RSE (Residential Suburban Estate). Motion carried unanimously.

**CASE #16-RZ-101 – NADIM BURBAR, OWNER – A REQUEST TO REZONE PARCEL #25-05-07-200-012 FROM RU-1 (RESIDENTIAL URBAN) TO GC (GENERAL COMMERCIAL).**

Wendy Alexender 1447 steeple chase ct. – asked if they can build anything  
Bruce – only what is allowable by zoning rules and Township ordinances  
Annetta – do we know what they are building?  
Bruce – we cannot ask that

**MOTION BY GREEN, SECOND BY ALLEN** to approve recommendation for approval of case #16-RZ-101 – rezone parcel #25-05-07-200-012 from RU-1 (Residential Urban) to GC (General Commercial). Motion carried unanimously.

**CASE #16-SCU-2022-1 – POPEYE’S LOUISIANA KITCHEN – A REQUEST FOR SPECIAL CONDITIONAL USE REVIEW FOR PARCELS #25-05-16-200-003 AND 004.**

Popeye’s Louisiana Kitchen is requesting a Special Use Permit of Section 1302.8 for a drive-thru restaurant. This restaurant will have 2297 sq. ft. and located on 1.24 acres north of Tim Horton’s. Their proposed hours of operation will be from 10am to midnight, 7 days a week. Their two-lane drive-thru holds 11 cars and they have ample room for stacking on the site.

Jeanne Armando, architect – combining 2 sites with houses zoned as commercial  
Suzanne Adam, 1035 S Dayton – lives behind Harris Eye Care and is worried about the noise, traffic, garbage pickup in the middle of the night

Penny French, 9425 Parkwood N – employees are noisy, can hear drive-thru, garbage blows  
Around

Joan Gilkes, 9427 Parkwood N – agrees with Penny and Suzanne

Jackie – special conditional use for touch screen at the drive thru like Subway, masonry wall in between?

Lattie – can make it so no noise to the neighbors however they remedy that

Bruce – agrees with Jackie

Penny French – traffic is too bad, too many driveways, and more accidents

**MOTION BY HOIST, SECOND BY HOLLENBACK** to approve the request for special conditional use for parcels #25-05-16-200-003 and 004 with the special condition that no noise from the property and masonry screen wall. Motion carried unanimously.

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 09, 2022

**CASE #16-SP-2022-1 – PROPOSED SITE PLAN FOR POPEYE’S LOUISIANA KITCHEN AT 1040/1048 S STATE RD.**

Snyder – can we make it a right turn only?  
Charm – no, we have tried and people do what they want  
Hoist – what will the screen wall be made of?  
Jeanne – masonry with a thin brick covering  
Bruce – want to see uniformity between Tim Horton’s wall and their wall on the back side, do a poured wall, can do whatever on their side to match the building  
Jeanne – ok with poured wall and matching Tim Horton’s on the back side  
John – the property line by the cleaners, will you clean it up or go up to it?  
Jeanne – we have landscaping planned  
Bruce – suggests arbor/evergreen along the north line  
Jackie – will they replace trees from the wall being built?  
Bruce – yes, they must be replaced  
Jeanne – ok with that

Stacking is 8-10 in total and that is normal, the building has two windows so if someone has a big order, they can go to the second window to wait instead of holding up the line

Snyder – what are the trash pick-up times?  
Jeanne – yes, they can have them come in the morning  
Bruce – can the DDA put funds in to help businesses with fencing and change to masonry walls to match and look better  
Penny French – Someone from Township told the condo management the walls would all be the same and they are not, don’t forget that sound goes up  
Lattie – what is process for sound?  
Jeanne – turned down the speaker decibels for night time  
Lattie – reduced decibel or gone completely

**MOTION BY HOIST, SECOND BY HOLLENBACK** to approve recommendation of the proposed site plan for Popeye’s Louisiana Kitchen at 1040/1048 S State Rd with the wall as poured concrete matching Tim Horton’s on the back side, the arbor/evergreen at the North, South and West line, no noise coming from the property. Motion carried unanimously.

**CASE #16-SCU-2021-8 – SENIOR LIVING FACILITY – A REQUEST FOR SPECIAL CONDITIONAL USE REVIEW FOR PARCELS #25-05-16-300-001**

Dr Ishaque is requesting a special condition use permit for a proposed assisted living facility to be built on the southerly portion of his property where his medical facility is located per section 1302.14 of the Davison Township Ordinance.

**MOTION BY GREEN, SECOND BY ALLEN** to approve the request for special conditional use for parcels #25-05-16-300-001. Motion carried unanimously

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 09, 2022

**CASE #16-SP-2021-9 – PROPOSED SITE PLAN FOR SENIOR LIVING FACILITY AT 9244 LAPEER RD.**

Bruce Calhoun left the meeting at 7:12pm to make his presentation for this.  
Dr Asif Ishaque is proposing an approximate 3500 sq ft 12 room assisting living facility on the southerly portion of his property abutting the x-way.

**MOTION BY ALLEN, SECOND BY HOLLENBACK** to approve recommendation of the proposed site plan for Senior Living Facility at 9244 Lapeer Rd with a recorded easement, not a private easement. Motion carried unanimously.

**PUBLIC COMMENT**

Public comment period was opened up at 7:24 P.M.  
Penny French – Thank you  
Public comment period closed at 7:25 P.M.

**INFORMATIONAL ITEMS**

Matt – ordinance updates next month, more things on the horizon that I cannot discuss yet.  
Bruce – Thank you Jackie

**ADJOURNMENT**

**MOTION BY ALLEN, SECOND BY HOLLENBACK** to adjourn at 7:28 P.M. Motion carried unanimously.

---

Rob Hollenback, Secretary