

DAVISON TOWNSHIP  
ZONING BOARD OF APPEALS  
FEBURARY 8, 2022

**MEMBERS PRESENT:** Chairman John Jelinek, Vice Chair Carol Hagler, Secretary Eric Hernandez, Richard Hill, Treasurer Tim Green, Nancy Davis, Paul Cooper

Building Official Matt Place  
Planning Consultant Charm Healy  
Attorney Bill Delzer  
Recording Secretary Jamie Vert

**CALL TO ORDER**

The regular meeting of the Davison Township Zoning Board of Appeals was called to order at 6:00 P.M. at the Davison township Municipal Center, 1280 N Irish Road, Davison, Mi 48423

**ADOPT THE AGENDA**

Motion by Hagler, second by Cooper to adopt the February 8 2022 board agenda as presented. Motion carried unanimously.

**PREVIOUS MINUTES**

Motion by Hill second by Hagler to approve the September 14 2021 regular board meeting minutes.

**UNFINISHED BUSINESS**

Time Change. Place let board know that the Time change was taken to the Township Board and there will be no time change to 6 P.M. Davis asked if it was Unanimous. Jelinek stated it could be a problem with residents being able to make the meeting.

**APPROVE NEW OFFICERS**

Hill nominated Jelinek to serve 50<sup>th</sup> year as Chair seconded by Davis Passed unanimously. Davis nominated Hagler for vice chair seconded by Hill Passed unanimously. Hagler nominated Hernandez for secretary seconded by Hill Passed unanimously.

**NEW BUSINESS**

**CASE 16-V-2022-1** Asif Ishaque, owner, LACID, LLC is requesting 3 variances for a proposed Senior living Facility at 9244 Lapeer Rd.

Bruce Calhoun representing Asif Ishaque stated the 3 variances that were being requested. Variance number 1 is for 15 feet of the required 50-foot west side set back. Variance number 2 is 24.5 foot of the required 50 foot south rear set back by the expressway and variance number 3 is for 10 additional parking spaces over the 120% allowable.

Matt Place gave the review for the building department.  
Dr Asif Ishaque, owner of LDAID, LLC is requesting 3 variances for his property at 9244 Lapeer Rd.

**Facts**

1. A variance of 15 feet for the required 50 foot west set back
2. A variance of 24.5 feet of the required 50 south set back
3. A variance to allow 10 extra parking spaces over the 120% allowable.

Matt Place Stated for variance number one a standard side setback is 10 feet for abutting commercial districts. However, per section 1302.b a 50-foot set is required.  
Variance number two a standard rear setback is 35 feet for a commercial district. However, in this case a 50-foot set back is required per section 1302.14b. Variance number three per the zoning ordinance only 29 parking spaces are required for the use of these two businesses.

**Hardship/Practical Difficulty**

Variance 1- Due to the requirement of the detention pond it forces the building to the west. Extensive screening is provided.  
Variance 2- This property abuts the freeway and extensive screening is provided. MDOT allows a zero setback so MDOT they are agreeable with it.  
Variance 3- the parking ordinance sets a standard number of parking spaces based on the average number used in various types of businesses. However, in this case we have an existing doctor's office and Dr Ishaque knows the number of spaces that are being used every day. He needs more spaces that the ordinance allows by section 1706.14 he is allowed to exceed by 120%.

**Recommendation**

The building/planning department would support a recommendation for approval due to the extensive screening provided on the south and west property lines and it abuts the freeway

**Board comments**

Jelinek- This property uses to be residential, we should state that this is a very unique property, when the freeway went through it changed a lot of things.  
Cooper- is there an active resident to the east of the property.  
Hill- if I wanted to go this property would I use the existing driveway.  
Place- you don't get a lot of traffic for the assisted living.  
Jelinek- I thought that during the holiday they would get a lot of visitors. It was unfortunate that this is not the case.  
Davis- Good use for the property that is land locked.  
Jelinek- I would think this is important.

Motion by Hill second by Davis. Motion passed unanimously.

**Public comment**

Jelinek- when will board training take place?  
Place- Wade Trim would be happy to help train when the agenda is small.  
Place- Thanking cooper for being on the board. Is moving out of Township  
Cooper- Said our home in township is sold looking for room for kids to run and play.  
Davis- asked Cooper if he is staying in Davison schools.

Jelinek – Asked about project across the road

Place- They are currently drawing up plans.

Jelinek- What's going in there?

Place- Same type of buildings that are currently being built.

Motion to Adjourn at 6:22 by Hill second by Hagler