

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
March 11, 2015**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair David Shields, Greg Dutkiewicz, Fred Jackson, Pat Miller, Kurt Neiswender, Paul Snyder – arrived late.

Building/Planning Administrative Assistant Charm Healy

Building/Planning Coordinator Jeremy Smith

MEMBERS ABSENT: Jackie Hoist, Trish Ogg

OTHERS PRESENT: Nick Lomako and Adam Young from Wade Trim, Jim Morey

CALL TO ORDER

The regular 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 Rd., Davison, MI 48423. The pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY NEISWENDER, SUPPORT BY DUTKIEWICZ to approve the February 11, 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. Public comment period was closed at 7:02 p.m.

OLD BUSINESS

William's Gun Sight and Outfitters-Request for GCWW

Charm explained that the Genesee County Water and Waste Division is requesting the minutes from the Planning Commission to reflect the approval of the William's Gun Sight building expansion to be built over the top of the existing 6-inch sewer lead that services another building on the same property. The Building/Planning Department has no objection to the construction of the new building over the existing 6-inch sewer lead and suggest the board approve the plan as presented.

MOTION BY JACKSON, SUPPORT BY MILLER to approve the site plan as presented with the building over the existing 6-inch sewer lead. Motion carried unanimously.

NEW BUSINESS

Wade Trim presentation of Ordinance amendments

Nick Lomako from Wade Trim gave a brief presentation to the Commissioners about amending Zoning Ordinance text for reduction of yard setback requirements for nonresidential districts. He explained that a request was made about allowing a zero lot line side-yard setback in the CO, LC, GC, M-1 and M-2 districts provided the building(s) are compliant with the Township Building Code; reduce the front-yard setback requirements for commercial projects

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
March 11, 2015**

located in the DDA district and reduce rear-yard setback requirement for commercial and industrial projects whose rear lot line abuts the I-69 Freeway. He read the old and new text for the Commissioners and said that they should make a decision on the amendments to update the ordinances.

Charm suggested having a public hearing before approving the verbage. Nick stated this could be a benefit. There was some discussion about where the right of ways begin and end.

MOTION BY DUTKIWEICZ, SUPPORT BY SHIELDS to hold a Public Hearing for the Reduction of Yard Setback Requirements for Non-residential Districts amendments on April 8, 2015 at 7:10 p.m. Motion carried unanimously.

Wade Trim presentation for new “Urban Agriculture” Ordinance text

Nick explained that the state has made some changes to the Generally Acceptable Agricultural and Management Practices (GAAMPs) established by Michigan’s Right to Farm Act. The effect of this change is significant for local governments. Mr. Lattie, the township’s attorney, is working with Randy and myself to prepare a new “Urban Agriculture” Police Power ordinance that coincides with this zoning ordinance. He read the old and new text for the Commissioners and said that they should make a decision on the new ordinance text. He also suggested a public hearing before approving the verbage.

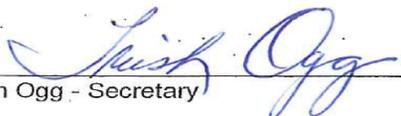
MOTION BY MILLER, SUPPORT BY JACKSON to hold a Public Hearing for the “Urban Agriculture” ordinance on April 8, 2015 no earlier than 7:30 p.m. Motion carried unanimously.

Wade Trim presentation of “Master Plan Update – Project Update”

Adam Young gave a brief summary of what had been discussed in previous meeting with the Planning Commissioners and asked them to work on a Gap Housing Site Selection Criteria survey to show where this board feels the direction the township should be going in the very near future with new development. This will help establish new zoning ordinances when and if there is new development within the township.

ADJOURNMENT

MOTION BY MILLER, SUPPORT BY JACKSON to adjourn the meeting at 8:35 p.m. Motion supported unanimously.


Trish Ogg - Secretary