

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
March 13, 2109**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, Secretary Rob Hollenbeck, Carol Dowsett, Jackie Hoist, Fred Jackson, John Allen Paul Snyder, Pat Miller

Attorney David Lattie

Zoning/Planning Administrator Charm Healy

P.Z.A.OS.CE Jeremy Smith

Building Official Matt Place

OTHERS PRESENT: Supervisor Tim Elkins, John Krueger

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 Center, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY JACKSON, SECOND BY SHIELDS to approve the February 13, 2019 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

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

OLD BUSINESS

None

NEW BUSINESS

Case #16-RZ-89 rezoning of parcels 05-07-400-025 and 05-07-400-030

The applicant, James Joubran, stated the he would like to rezone the parcels located on N. Irish Road, inside the Lions Gate complex to General Commercial to build a self-storage facility.

Jeremy gave the Administrative review stating the Future Master Plan recommends Mixed Use for this area and the Planning Department would support a recommendation for approval based on the zoning is compatible with the surrounding land uses, and the parcels are located within our DDA District. He suggested the Planning Commission recommend support to the Davison Township Board of Trustees.

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Charm also said that the parcels were given back to the township because the developer did not finish the phases of development and a self-storage facility would be good for the apartment complex, due to more construction of apartments on the property.

MOTION BY JACKSON, SECOND BY DOWSETT to recommend to the Davison Township Board of Trustees to approve Case #16-RZ-89 based on the Planning Department's recommendations. Motion carried unanimously.

Discussion on Solar Energy Systems

Adam Young from Wade Trim briefly went over a few points of discussion that have taken place at previous board meetings and asked the commission members how they felt about the 4 mile radius from the substation and including RA, M-1 and M-2 parcels as part of the regulations for large solar energy facilities.

There was discussion about allowing large facilities in the township at all, reducing the radius to 2 miles, only allowing M-1 and M-2 parcels, was there a benefit to the township, the township only collecting personal property taxes, and going green for future generations.

It was decided that only M-1 and M-2 parcels should be considered for large solar facilities and additional restrictions as to what percentage of the parcel should be allocated for the solar panels. Adam said he could not make the April, 2019 meeting but would put together some examples of 50 acre lots with business buildings on them to get a better idea as to how much of the parcel should be allocated to the panels. Small scale was discussed as to what would have to be seen and agreed upon for residents to have on their property but not necessarily brought back to the Planning Commission Board for approval.

ADJOURNMENT

The meeting was adjourned at 8:04 p.m.

Rob Hollenbeck, Secretary