

DAVISON TOWNSHIP
ZBA REGULAR MEETING
March 15, 2016

MEMBERS PRESENT: Chairman John Jelinek, Vice Chair Carol Hagler, Secretary Dale Green, Richard Hill, Keith Garman, Pat Miller

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/Planning Admin. Assistant Charm Healy

Building/Planning Coordinator Jeremy Smith

MEMBERS ABSENT: Nancy Davis

OTHERS PRESENT: John Fenn, Mario Evangelista, Shelly Hill, Harriet Hill, PJ Puro

CALL TO ORDER

The regular meeting of the Davison Township Zoning Board of Appeals was called to order at 7:02 p.m. at the Davison Township Municipal Building, 1280 N. Irish Road, Davison, MI 48423.

PREVIOUS MINUTES

MOTION BY HILL, SUPPORT BY HAGLER to approve the November 10, 2015 regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

Board member appointments

MOTION BY HILL, SUPPORT BY GREEN to appoint John Jelinek as Chairman. Motion carried unanimously.

MOTION BY HAGLER, SUPPORT BY HILL to appoint Dale Green as Secretary. Motion carried unanimously.

MOTION BY JELINEK, SUPPORT BY HILL to appoint Carol Hagler as Vice Chair. Motion carried unanimously.

Case 16-UV-2016-1 – Dr. Becker’s new offices at 7007 & 7017 Davison Road

John Fenn from Cassino Building & Development, representatives for Dr. Ralph Becker, gave a brief presentation as to why they are requesting a land use variance at 7007 & 7017 Davison Road. Dr. Becker owns both properties and is renting out the house at 7017 Davison Road and the cost of upkeep for this residents is becoming very costly. Dr. Becker would like to demolish both buildings and build a new dentist office for his practice, to update and expand.

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There was discussion about demolishing the existing buildings and plans for the new constructions from the board.

Jeremy Smith gave the administrative review for the use variance request, stating that the current RU-1 guidelines would not allow the construction of a new building. He recommended approval of this use variance due to continued use of a dentist office will not alter the essential character of the locality and the new building will enhance the aesthetics of the corner by eliminating two dated buildings.

Public comment period was opened at 7:14 p.m.

Shelly Hill - 2037 Hardwood Drive – asked what the timeline would be for construction.

John Fenn stated that Dr. Becker was anxious to get started but until this variance is approved we cannot move forward with plans.

Paul Puro – 7027 Davison Road – made his concerns about the traffic for safety and sight known.

John Jelinek stated that those concerns would have to be brought up at the Planning Commission meeting after the building plans have been submitted. This meeting is strictly for the zoning variance.

Harriet Hill - 2032 N. Vassar Road – asked if she could be notified when and if the plans would be approved by the Planning Commission.

The public comment period was closed at 7:19 p.m.

Randy discussed the fact that this board could approve specific conditions to restrict the variance to current business practices. And there was further discussion about the character of the structure.

MOTION BY HAGLER, SUPPORT BY HILL to approve Case 16-UV-2016-1 based on the continued use of a dentist office will not alter the essential character of the locality and the new building will enhance the aesthetics of the corner by eliminating two dated buildings and the stipulation that the use variance is limited to a dentist office as it currently is. Motion carried unanimously.

PUBLIC COMMENT

Public comment period was opened at 7:32 p.m. and there were no comments. The period was closed at 7:32 p.m.

ADJOURNMENT

MOTION BY HAGLER, SUPPORT BY HILL to adjourn at 7:33 p.m. Motion carried unanimously.



Dale Green, Secretary