

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
April 10, 2019**

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

Attorney David Lattie

Planning/Zoning Administrator Charm Healy

Building Official Matt Place

P.Z.A.OS.CE. Jeremy Smith

MEMBERS ABSENT: Fred Jackson, Paul Snyder

OTHERS PRESENT: Kent Jones, Rich VanDever, Larry Fox, Dennis Worvie, Dale Worvie, Ashley & Dan Frase, Mark Barkman, Ron Fricke, Jim Hershberger, Keith Cole, Christopher Cooper, John Krueger, Jim Morey, Don DeWitt, Kelly Smith, Vince Bisbee, Nick Norman, Chris Haack

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:02 pm at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

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

TABLED ITEMS

None

PUBLIC COMMENT

Public comment was opened at 7:05 pm and there were no comments.

OLD BUSINESS

None

NEW BUSINESS

Discussion on Solar Energy Systems

Adam Young, Wade Trim Associate, gave a brief update on the text amendments that the Planning Commission board requested. He asked the board if there were any other changes or additions they would like and if not what would be their next step.

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
April 10, 2019**

There was discussion about the setbacks, wall mounts and ground mounts, corner lots, the township board reviewing the text amendments and setting a public hearing date.

It was decided that the township board should review the amendments and if they approve then a public hearing can be set.

Case #16-SP-2019-3-CF Lapeer LLC-Site Plan for 10129 Lapeer Rd.

Kelly Smith, the applicant, stated that they want to change a residential building into a commercial building for her businesses.

Jeremy stated the property owner will not need to upgrade the entrance approach at this time, parking is adequate, and landscaping will need to be added around the front of the office and behind the parking blocks to screen the Ballard Village drive. The sign will be placed behind the sidewalk on the property, the light pole and fixtures will have direct down lighting with shields and be less than 3,000 Kilowatts which are within the “dark sky” requirements. There is no need for a dumpster at this time, and the engineered drawings will commence after approval of the Planning Commission. The Fire Department Chief reviewed the plans and he does not have any concerns and The Building/Planning Department would support a recommendation of approval based on:

- The site plan contains the zoning ordinance requirements for this type of use in a General Commercial Zoning District.
- Permits will not be issued until all required Genesee County Agency approvals are received, fees are paid and an updated landscaping and photometric plans have been submitted and
- The applicant deposits funds with Davison Township for a future marginal access drive.

There was discussion about the sidewalks and the old buildings being removed.

MOTION BY MILLER, SECOND BY DOWSETT to approve Case #16-SP-2019-3 based on the Planning/Building Department recommendations as presented. Motion carried unanimously.

Case #16-SCU-2019-1-Bisbee Importing LLC

Bisbee Importing LLC, the applicant, is requesting a Special Conditional Use for parcel numbers 05-09-100-018 & 05-09-100-017 for outdoor storage of vehicles on the runway and tie down areas.

Charm gave the Administrative review stating the site plan meets the requirements and the Fire Department does not have any concerns accessing the area via the old Airport Road. The Building/Planning Department would support a recommendation of approval based on outdoor storage is an acceptable use in the M-1 zoning district and the use meets the objectives of the Future Land Use Map.

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
April 10, 2019**

Dennis Worvie – 1196 N. Gale Road – stated he was not comfortable with the traffic this business will cause on Gale Road.

Ashley Frase – 1295 N. Gale Rd. – is concerned with the traffic on Gale Road. She feels it's very dangerous now without adding to it.

Dale Worvie – 1260 N. Gale Rd. – does not want to hear truck traffic at night or early morning.

Pioneer Cabinetry – 301 W. Rising – feels that this case does not qualify for the Special Condition Use based on Section 1903 C, D, & F. Also Rising Street is public however it is zoned for a loading area.

Barkman Landscaping – 401 W. Rising – does not want more trucks turning around on his property and the traffic is an issue already.

Chris Cooper – Fernco – Stated he sent a letter objecting to the business altogether.

There was discussion about complaints being filed with the City Police Department, Rising Street being public or private, if Gale Road is a truck route, the traffic on Gale Road going south, sound barriers for the surrounding residents and if there was a limitation on the outdoor storage.

MOTION BY MILLER, SECOND BY SHIELDS to approve Case #16-SCU-2019-1 based on the Planning/Building recommendations as presented.

Jackie asked if the motion maker would be willing to add a limitation on business hours and there was discussion about restricting them to go north on Gale Road only.

Pat said no he was not willing to add that to the motion at this time.

Roll call: Yes – Miller, Hoist, Allen, Shields, Calhoun, Dowsett. No- Hollenbeck. Motion carried.

Case #16-SP-2019-1-Bisbee Importing LLC

Rich from Davison Land Surveying showed the board the three phases of the project that Bisbee Importing LLC would like to develop on the two parcels. Phase 1 would have the entrance on Gale Road and eventually on Rising Street both built to Genesee County Road Commission standards with Security gates. A turn around area will be built for the semi-trucks to enter, unload and then circle back out, so as to not cause traffic issues. Landscaping, signs, site lighting, and fencing are all a part of the site plan for these parcels to be developed.

Charm gave the Administrative review stating that both entrances will be built to Genesee County Road Commission standards, and the parking and road surfaces will be aggregate except where asphalt is existing. Sidewalks are not required on this frontage, vehicle

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
April 10, 2019**

will be parking on the existing asphalt runway and tie down areas. The landscaping will be irrigated according to the plan and signs will be located at each entrance after approval from the Building Department. The lighting will be within the “dark sky” requirements and a dumpster is not needed at this time. The property will be fenced with a 6-8 foot chain link fencing and the Fire Department does not have any concerns about this project. The Planning/Building Department recommends approval of this Conceptual Site Plan based on it meets the requirements set forth in the Davison Township Ordinance for businesses in an M-1 zoning district, a drawing for site lighting with detail for poles and fixtures and photometric are provided, all approvals must be received from other agencies before issuance of a building permit. Determination of Rising Street being a public road is also a factor for permits.

There was discussion about the fencing, the unloading of the trucks, clear cutting of the brush areas, updating Gale Road.

MOTION BY HOIST, SECOND BY DOWSETT to table Case #16-SP-2019-1 until the May 8, 2019 regular meeting. Roll call: Yes – Hoist, Allen, Shields, Calhoun, Dowsett, Hollenbeck. No- Miller. Motion carried.

INFORMATIONAL ITEMS

Menards will be expanding their pick up lane for online shoppers.

ADJOURNMENT

The meeting was adjourned at 8:56 pm.

Robert Hollenbeck, Secretary