

DAVISON TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING
APRIL 28, 2021

MEMBERS PRESENT: VICE CHAIR DAVID SHIELDS (ACTING CHAIR), SECRETARY ROB HOLLENBECK, CAROL DOWSETT, PAUL SNYDER, TIM GREEN, JACKIE HOIST, FRED JACKSON,
JOHN ALLEN

PLANNING/ZONING CONSULTANT CHARM HEALY

BUILDING/PRESENTING MATT PLACE

CODE ENFORCER/KRIS ALLINGER

RECORDING SECRETARY JAMI VERT

MEMBERS ABSENT: ATTORNEY DAVID LATTIE,

OTHERS PRESENT: Scott Heemstra, Tony Spezia, Travis Howell, Bruce Calhoun

CALL TO ORDER

The special meeting of the Davison Township Planning Commission was called to order at 7:00 P.M. at the Davison Township Municipality Building, 1280 N Irish Rd, Davison MI 48423 and the pledge of allegiance was recited.

ADOPT THE AGENDA

MOTION BY SYNDER, SECOND BY ALLEN to adopt the April 14, 2021 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY DOWSETT, SECOND BY SNYDER, to approve the April 14, 2021 regular board meeting minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:05 P.M. No public comments. The public comment period was closed at 7:05 P.M.

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. **Case # 16-SP-2021-1 and 16-SCU-2021-1 Power Sports International LLC proposed amended Site Plan and Special Condition Use request for 9474 Lapeer Rd (former VFW building)**

CASE # 16-SCU-2021-1 POWER SPORTS INTERNATIONAL LLC

Matt – Reseal the parking lot, renovation of the interior and exterior, 24 parking spaces are required; they have 33

Carol – If it looks as good as the site plan pictures, it will be beautiful

The prior VFW building is being remodeled interior and exterior for use as a recreational vehicle sales, showroom and service facility. A special condition use permit is required for two sections of the Davison Township Zoning Ordinance. 1. Section 1302.1 – Recreational Vehicle Sales and 2. Section 1302.11 Outside (business hours only) recreational vehicle displays on hard surface display areas only, shown on site plan.

The Building/Planning Department would support a recommendation of approval of this Special Condition Use Permit request based on the following reasons and conditions:

1. The drawings submitted and reviewed by the staff reflect the requirements set forth in the Davison Township Zoning Ordinance for this Special Condition Use Permit.
2. This type of use will be harmonious and in character with the surrounding land uses in the General Commercial Zoning District in which it is located.

MOTION BY HOIST, SECOND BY DOWSETT, to adopt CASE # 16-SCU-2021-1 based on the recommendation of the Building Department. Motion carried unanimously.

CASE # 16-SP-2021-1 POWER SPORTS INTERNATIONAL LLC

Power Sports International LLC was presented by owners Scott Heemstra and Anthony Spezia. Also, architect Bruce Calhoun.

Bruce Calhoun – Stated that the parking spaces requirements have been met. Landscaping approved through auto part store. They are adding more trees along the M-15 line. The building will be getting painted, adding doors, replace roof later on down the road.

Carol – concerned about shared driveway

Bruce – It was good, it has been shared in the past with the other businesses

Charm – Has already been approved by Genesee County Road Commission

Matt – 16-SCU-2021-1 – Has been zoned general commercial. There will only be business hours with the equipment setting outside. NO stacking of crates outside.

Paul – Had asked about test track outside in the parking lot. Tony stated NO

John – Asked about daylight hours. Charm nothing will be left out after business hours.

Bruce – Displays will be pulled from outside when they close up for the night.

Fred – Stated that he has seen the business in Fenton and they keep it clean and looking nice.

John – Signs? Bruce they are sharing with the auto part store.

Jackie – Concerned about the look of the back building along I-69 corridor. Wants the optional things on the plans removed and the shingles to be washed if not replacing them.

Bruce – Remove railings, shingles delayed for a year or so. Also, wants to design something along the back to hide the back of the building.

The former VFW building is receiving a renovation of the interior and exterior. The color elevations you have before you are of completely modern looking building. The classic garage doors with metal roof above and warehouse light fixtures give it great curb appeal. The interior will have a showroom, offices and service facilities.

The Building/Planning Department would support a recommendation of approval of this Site Plan based on the following reasons and conditions:

1. The site plan complies with the Davison Township Zoning requirements for this General Commercial Zoning District.
2. The sit plan contains the information required by the zoning ordinance based on the type of use proposed.

MOTION BY HOIST, SECOND BY SNYDER, to adopt CASE # 16-SP-2021-1 based on recommendations from the Building Department as presented. Motion carried unanimously.

PUBLIC COMMENT

Public comment period was opened up at 7:21 P.M. No comments. Public comments closed at 7:21 P.M.

ADJOURNMENT

MOTION BY JACKSON, SECOND BY HOIST, to adjourn at 7:22 P.M. Motion carried unanimously.

Rob Hollenbeck, Secretary