

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
APRIL 13, 2022

MEMBERS PRESENT: CHAIRMAN BRUCE CALHOUN, SECRETARY ROB HOLLENBACK, TIM GREEN,
JOHN ALLEN, ANNETTA WILBON, CAROL DOWSETT, PAUL JAMES
BUILDING MATT PLACE
PLANNING/ZONING CONSULTANT CHARM HEALY
ATTORNEY DAVID LATTIE

MEMBERS ABSENT: PAUL SNYDER, FRED JACKSON

OTHERS PRESENT: None

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 6:03 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 DOWSETT, SECOND BY ALLEN to adopt the April 13, 2022, regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY ALLEN, SECOND BY HOLLENBACK to approve the March 9, 2022, regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

CASE #16-SCU-2022-3 – THE ROCK – 7504 DAVISON RD. – REVIEW OF STORM WATER, RE-LOCATION OF HVAC UNITS, RECONSIDERATION OF TYPE OF FENCING MATERIAL TO BE USED AND AMENDED BUILDING FAÇADE.

Dennis – speaking on behalf of Ben; same special condition use we were here for last time.

Place - you tie the detention ponds to the special use; underground storage; fencing; go back to the radius of the curb; change on the elevation to reflect HVAC unit on the roof are not on the ground now.

Calhoun - likes that the HVAC unit is on the roof now; the detention ponds are gone; and underground; fencing request to change to vinyl instead of cedar.

Place - client has asked to discuss; 6-foot vinyl fence; instead of the cedar shadow box.

Calhoun - are there any other vinyl fences in the Township that are over five years that have held up?

Place - I'd have to put some thought into that; I know some of the wood fences after five years have deteriorated; are in rough shape; I would go along with the recommendation to see the vinyl fence put up.

Calhoun - I don't have any objections to that.

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Wilbon - I have a neighbor that has a vinyl fence and it's over five years old and it's still white.

Hollenback - how tall is the parapet wall?

Dennis - 4 foot

Calhoun - how tall are the rooftops when they're sitting on top?

Dennis - just under 4 foot.

Hollenback - was the driveway to the north approved?

Dennis - no it was turned down by the Road Commission.

MOTION BY HOLLENBACK, SECOND BY GREEN to approve **CASE #16-SCU-2022-3** that all contingent items last month have been resolved. Motion approved unanimously.

CASE #16-SP-2022-2– THE ROCK – 7504 DAVISON RD. – REVIEW OF STORM WATER, RE-LOCATION OF HVAC UNITS, RECONSIDERATION OF TYPE OF FENCING MATERIAL TO BE USED AND AMENDED BUIDLING FAÇADE.

Engineer - Road Commission did not approve north drive; so, it was approved without site plan; site plan was changed; had to get rid of the driveway closest to the intersection per the Road Commission; cedar wood has a lifespan about 12 years; composite 4X4's will be used on vinyl fence; Drain Commission on underground stormwater.

Calhoun - everything looks good.

Christopher McKnight – 1481 N Irish Rd - abuts shared property line of the former the Rock's house; color on the vinyl fence?; how far from the north of the property line South is fence coming up too?; is it coming up to the rear of my garage?

Calhoun - it's going up far enough just to screen in the dumpsters; I don't know if we have a dimension on that.

Showing the diagram of the layout.

Christopher McKnight - timeline an anticipated demolition?

Engineer - we will be removing house as soon as permit is issued.

MOTION BY HOLLENBACK, SECOND BY GREEN to approve **CASE #16-SP-2022-2**. Motion carried unanimously.

TEXT AMENDMENTS DISCUSSION WITH ADAM YOUNG – WADE TRIM

Adam – made changes from last month.

Place - get input on the changes we put in this letter; do we want to add any solar amendments; we're going to start seeing a lot of at the Planning Commission is the ground mounted solar panels; maximum height is 6 feet; when these come in, they're going from anywhere from 8 foot to 10 foot; if we raise requirements, we would change some of the requests for variances.

Wilbon - my understanding is what you're saying is that the solar panel component doesn't exist in this right now?

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Place - the ground mount components are but we have it set at 6 feet maximum; when they're designed, they're coming in at 8 foot to 10 foot.

Dowsett - is that your recommendation Matt?

Place - the way it's set right now it's a little stringent.

Dowsett - So what language would you recommend?

Place - I would shoot for 8 foot maximum but I'm almost wondering if we need a provision that ground mount will have to be in the backyard.

Wilbon - that's what I was asking.

Hollenback - I think it should stay with the discretion.

Calhoun - they should be placed in the rear yard unless circumstances don't allow that.

Place - if they don't face a certain direction the efficiency starts to drop off.

Allen - keep it the way it is except change maybe the height.

Calhoun - I wouldn't go over anything of 8 feet.

Hollenback - we were trying to limit a little that way they would go on the roof.

Lattie - that's an issue you had; consider roof mount on the front of the house; and other ingredients.

Calhoun - keep it as it is and amend to 8 feet.

MOTION BY HOLLENBACK, SECOND BY ALLEN to approve text amendment and 8-foot cap on solar height. Motion carrying unanimously.

NEW BUSINESS

CASE #16-SP-2022-3 AND 16-SCU-2022-4 – DIANE DEJOHN – 9401 E. MAPLE RD – REQUEST FOR A GROUND MOUNTED SOLAR PANEL IN FRONT YARD.

Request from PowerHome Solar to withdraw the application.

PUBLIC COMMENT

Public comment period was opened at 6:10 P.M./Public comment period closed at 6:10 P.M.

INFORMATIONAL ITEMS

Place – John Jelinek who served on the Zoning Board of Appeals for 52 years is retiring from that position.

ADJOURNMENT

MOTION BY GREEN, SECOND BY DOWSETT to adjourn at 6:32 P.M. Motion carried unanimously.

Rob Hollenback, Secretary