

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
May 10, 2017**

MEMBERS PRESENT: Vice Chair Dave Shields, Secretary Travis Howell, Jackie Hoist, Fred Jackson, Kurt Neiswender, and Pat Miller

Attorney Richard Hamilton

Building/Planning Admin. Assistant Charm Healy

Building/Planning/Assessing Manager Jeremy Smith

MEMBERS ABSENT: Bruce Calhoun Greg Dutkiewicz, and Paul Snyder

OTHERS PRESENT: Tim Harris, Todd Wiskur, Jim Morey

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 Rd., Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY HOWELL, SUPPORT BY JACKSON to approve the January 11, 2017 regular meeting minutes as presented. Motion carried unanimously.

MOTION BY NEISWENDER, SUPPORT BY HOWELL to approve the February 8, 2017 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

OLD BUSINESS

Case #80-SP-202 Proposed Amended Landscape Plan – 1016 S. State Rd.

Dave Shields stated that he would abstain from voting on this issue due to his affiliation with the applicant.

Todd Wiskur, the landscaper, explained that Dr. Harris would like to make changes to the green space and landscaping on his property at 1016 S. State Road. He stated that the original plans would not be in the interest of this property and surrounding properties, would be too hard to maintain and would cost thousands of dollars to complete. He is asking the board to approve the revised landscaping plan with a temporary irrigation system in place.

Charm Healy gave the administrative review as follows:

1. The grass areas will be replaced with 4A stone except the area behind the right of way

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2. The landscaping on either side of the driveway at the road will be replaced with stone
3. One tree will be eliminated in the area behind the right of way
4. Trees proposed on the north property line will be replaced with 60-4 foot pyramidal arborvitae
5. The trees proposed on the west property line in front of the screening wall will be replaced with 6-multi-stem viburnums
6. The landscaped parking island located in the front parking area next to the driveway will be eliminated completely
7. The landscaped areas on either side of the driveway at the entrance will be replaced with grass
8. Eliminate the irrigation from this landscape plan

She stated that the Planning/Building Department would support a recommendation of approval on items 1-7 because the request is within the spirit and intent of the Davison Township Ordinance and the Planning Commissioners have the ability per Section 1712.3 (a) (4) to approve these changes. However the Planning/Building Department would support a denial of item 8 because the irrigation is expressly required in the Ordinance and is vital to the survival of landscaping and all new businesses are required to install irrigation.

There was discussion about the parking lot areas, irrigation issues, kind of plants and trees that would be replaced, if the grass would be sod or hydro seeded, what is considered alternate irrigation system, and the ZBA interpreting the ordinance for the alternate irrigation system. Also having a new drawing of the revised landscaping plan submitted to the Building Department.

Jim Morey-1298 N Cummings- stated that the ordinance was created to make new businesses maintain the greenspace that is required.

MOTION BY MILLER, SUPPORT BY JACKSON to approve Case #80-SP-202 revised landscaping plan numbers 1-7 with the ZBA interpretation and approval of the ordinance for alternate irrigation and a new drawing of the revised landscaping plan submitted to the Building Department. Motion carried unanimously.

NEW BUSINESS

Case #16-SP-2017-2 Allen Pet Aquamation -9116 Davison Rd.

Charm stated that they would like to be removed from the agenda until more information has been obtained.

PUBLIC COMMENT

The public comment period was opened at 7:40 p.m.

Jim Morey-1298 N. Cummings-asked about the Senior Citizens Center sign.
Charm explained that they received approval from the ZBA for the sign change.

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The public comment period was closed at 7:42 p.m.

INFORMATIONAL ITEMS

Black Rock is moving forward but needs to wait for the sewer extension connection.

Nick Lomako is working with the Building Department to update the Zoning Ordinance Book and Master Plan.

Randy's retirement party will be held on June 16, 2017.

Lapeer/M-15 will be restriped and the traffic light at Gale/Lapeer Roads will be done at the end of May, 2017.

Lapeer Road overpass will be closed down again for repair, no dates as of yet.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.



Travis Howell, Secretary