

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 11, 2016

**MEMBERS PRESENT:** Vice Chair Dave Shields, Greg Dutkiewicz, Jackie Hoist, Kurt Neiswender, Paul Snyder, Travis Howell, and Pat Miller

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/Planning Admin. Assistant Charm Healy

Building/Planning Coordinator Jeremy Smith

**MEMBERS ABSENT:** Bruce Calhoun and Fred Jackson

**OTHERS PRESENT:** John Asselin, Jamil Joubran, Tiffany Joubran, Eva Joubran, Joseph Joubran, Jason Joubran, George Kiess, 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 Road, Davison, MI 48423 and the pledge of allegiance was recited.

**PREVIOUS MINUTES**

**MOTION BY P. SNYDER, SUPPORT BY T. HOWELL** to approve the March 9, 2016 regular meeting minutes as presented. Motion carried unanimously.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**Davison Mini Storage – Case #16-SCU-2016-1**

Ray Emback from Asselin McLane Architectural Group, the engineer, gave a brief description of the Davison Mini Storage and Retail Center project that is going in just west of Pizza Hut on Lapeer Road. The proposal is a 5 building, single storage units, going in behind a 2 phased development of a retail building. All fenced in and landscaped as per the ordinances.

Charm Healy gave the Administrative review of the Special Condition Use Permit. The property is currently zoned as General Commercial and the Future Master Plan will allow Mixed Use Development. The Building/Planning Department recommends approval for the Special Condition Use Permit bases on the request for mini storage at this location complies with 1302.8 of the Davison Township Zoning Ordinance, and it meets the Standards of Approval for special condition use requirements according to Section 1903 of the Davison Township Zoning Ordinance. The following conditions are required before building permits will be issued; all County approvals must be received in the Building Department based on the submitted site plan, no outside storage of any motorized vehicles, trailer, etc., and the exterior appearance must be

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kept free of trash, debris and items left behind by customers. Also a review of the SCU conditions will be reviewed every 12 months for compliance, the only signage allowed is what is shown on the site plan and one wall sign for each retail store, if Phase 1 is built prior to Phase 2 the landscaping must be completed for the entire site, the Phase 2 building and parking area will need to be seeded and mowed until Phase 2 construction commences and Phase 1 and 2 will need to be completed in 24 months from issuance of first building permit.

The applicant asked if the completion of the project be extended to 60 months, because 24 months is not enough time to secure loans, hire construction employees and have the site finished.

The Building/Planning Department stated they would allow this with the condition of the permit being reviewed in 24 months for renewal and the applicant agreed with this condition.

**MOTION BY K. NEISWENDER, SUPPORT BY P. SNYDER** to approve Case #16-SCU-2016-1 Davison Mini Storage as presented with the amendment of 60 months extension of completions and 24 months review for renewal of permit, based on the Building/Planning Department recommendations given. Motion carried unanimously.

**CASE #16-SP-2016-4 Conceptual Site Plan**

Ray gave a brief description of the site plan for the Davison Mini Storage and Retail Center.

Charm gave the Administrative review of the Conceptual Site Plan review for the Davison Mini Storage and Retail Center being 2 phases and a 15,000 sq. ft. retail center, with possibly nine units on the front portion of this property and the southern portion of the property will be used for mini storage buildings. The Building/Planning Department recommends approval based on the conceptual site plan meeting the spirit and intent of the requirements of the Davison Township Zoning Ordinance, if approved the Building Department will require the final site plan to be completed per Section 1801 with any other required conditions, and all County approvals must be received based on the submitted site plan before issuance of a building permit.

There was discussion about the lighting, flood plain area, detention area, the Long Lake Drain on the property and if the Mini Storage Offices will be on site.

**MOTION BY P. MILLER, SUPPORT BY J. HOIST** to approve Case #16-SP-2016-4 Davison Mini Storage and Retail Center as presented based on the Building/Planning Department recommendations. Motion carried unanimously.

**Text Amendment Discussion**

Randy gave a brief description of the amendments to the Zoning Ordinance Text in Section 1704-Nonconforming Uses, Buildings and Lots, Section 201-Definition of Accessory Buildings and Section 1705- Accessory Building Regulations. Once Wade Trim and the Building Department have composed the amended wording, it will be presented to the Planning

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Commissioners at the next regular meeting. At this time the board needs to approve the proceeding to do the amendments and then presentation.

**MOTION BY J. HOIST, SUPPORT BY P. SNYDER** to approve the proceedings with Wade Trim and the Davison Township Building Department to amend Sections 1704, 201, and 1705 of the Zoning Ordinance for review/acceptance at the June 8, 2016 regular Planning Commission meeting and Public Hearing.

**PUBLIC COMMENT**

The public comment was opened at 7:40 p.m. and there were no public comments. The public comment period was closed at 7:41 p.m.

**INFORMATIONAL ITEMS**

Randy is finishing the work at Lake Callis in time for the Grand Opening on May 28, 2016. He is also doing some structural work at the Williams Park this summer.

BlackRock has moved its location to the corner of Irish and Court streets and should start ground breaking in October, 2016 if all goes as planned.

**ADJOURNMENT**

**MOTION BY P. SNYDER, SUPPORT BY T. HOWELL** to adjourn at 7:46 p.m.

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Travis Howell, Secretary