

**DAVISON TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES
May 31, 2016**

MEMBERS PRESENT: Chairman John Jelinek, Vice Chair Carol Hagler, Richard Hill, Nancy Davis, Pat Miller

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/Planning Coordinator Jeremy Smith

MEMBERS ABSENT: Keith Garman, Dale Green, Charm Healy

OTHERS PRESENT: Skip Davis, Steve Lesko, Scott Natzke, Jamie Joubran

CALL TO ORDER

The special meeting of the Davison Township Zoning Board of Appeals was called to order to discuss a temporary use permit at 7:00 p.m. at the Davison Township Municipal Building, 1280 N. Irish Road, Davison, MI 48423.

PREVIOUS MINUTES

MOTION BY HILL, SUPPORT BY HAGLER to approve the May 10, 2016 regular meeting minutes as presented. Motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

Case #16-TU-46 – Sedo Automotive

Chairman Jelinek stated that Sedo Automotive LLC is asking for a temporary use permit for the sale of automobiles at 9444 Lapeer Road. He said it is the applicant's burden of proof to show by his/her affidavit and through his/her testimony that a practical difficulty exists because of an unnecessary hardship caused by the requirements of the Zoning Ordinance and that requested variances would not confer special privileges or be contrary to the spirit or intent of the Zoning Ordinance.

Scott Natzke stated that he owns Sedo Automotive and they have a location in Burton, but would like to become established in Davison. This location is the only spot right now that works for us. We are hoping to only be at this location for a year and have other locations that we are looking into depending on how the business works out.

Jeremy Smith gave the Administration report stating the Sedo Automotive LLC is requesting a Temporary 12 month Use Permit for Used Vehicle Sales. The location is zoned General Commercial and the Building/Planning Department would support a recommendation for an approval for a Temporary Use Permit based on:

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1. No car haulers will be allowed to park and unload vehicles on Lapeer Road,
2. Vehicles being sold are limited to models with four years of current production models,
3. The vehicles being sold shall be limited to passenger cars and passenger trucks, no larger than SUV's,
4. No other items to be sold or stored on this site,
5. No banners, flags, additional signage (other than a wall sign on the leased unit; permitted by Township), running or flashing lights are allowed,
6. No damaged or inoperable vehicles shall be parked on site,
7. Vehicles can only be parked in designated parking spaces as shown on the approved drawing,
8. Maximum number of "for sale" vehicles on the site at any given time shall be no more than 15.

There was discussion about reconsidering the 4 years of current production model to possibly 10 years, review after one year, how the vehicles would be delivered, repair work, no issues with the other businesses on parking, people coming to look at the vehicle, sales online.

MOTION BY HILL, SUPPORT BY HAGLER to approve Case #16-TU-46 Sedo Automotive LLC based on the Building/Planning Department recommendations as presented with the amendment to 4 years to 12 years of current production models. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:18 p.m. There were no comments and the public comment period was closed at 7:18 p.m.

ADJOURNMENT

MOTION BY JELINEK, SUPPORT BY HAGLER to adjourn the special meeting at 7:19 p.m.

Dale Green, Secretary