

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
June 12, 2109**

MEMBERS PRESENT: Chair Bruce Calhoun, Secretary Rob Hollenbeck, Jackie Hoist, Fred Jackson, John Allen, Pat Miller

Attorney David Lattie

Planning/Zoning Administrator Charm Healy

Planning/Zoning/Building Operations/Code Enforcer Jeremy Smith

MEMBERS ABSENT: Dave Shields, Carol Dowsett, Paul Snyder

OTHERS PRESENT: John Gazall, Birdena Peters, Paul Kardos, Jim Morey, Damion Frasier, Adam Young

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:00 pm at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY JACKSON, SECOND BY HOLLENBECK to approve the May 8, 2019 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

The public comment period was opened at 7:02 pm and there were no comments.

OLD BUSINESS

None

NEW BUSINESS

Solar Energy System – Public Hearing

Adam Young from Wade Trim gave a brief overview of the changes that were made to the Zoning Ordinance to allow Solar Energy Systems within the township. He stated there were two different ordinances that the board could approve tonight, one being for small systems only and the other for both large and small systems. He restated what the township board would like to see added with height restrictions and specific lot size. At this time he asked the board to open the public hearing.

Charm said that on page 8 of both large and small systems under #2 E) “on commercial buildings” needs to be added to this section and just an update that Consumers Energy put out a

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publication that they will not be purchasing energy from independent contractors for the next ten years. So by the time we are able to use this ordinance; the ordinance will be obsolete.

The public hearing was opened at 7:04 p.m. and there were no comments.

The board discussed passing the large and small ordinance so that it would be available if anyone did decide to move forward, instead of starting all over again. Storage building roof heights being increased to 12', the irrigation system on a large system being added to page 2 under #5, and including the words non-residential uses on page 8, Section 2 E.

MOTION BY MILLER, SECOND BY JACKSON to recommend to the Township Board of Trustees the approval of the Proposed Zoning Ordinance Text Amendments for Both Small & Large Solar Energy Systems with the amendments of including non-residential uses on page 8 under #2 E), a landscaping irrigation system being installed for large solar systems on page 2 under #5 and on page 3 under 13) storage building roof heights being increased to 12'. Motion carried unanimously.

B) Chairman Bruce Calhoun asked to have item B removed from the agenda tonight and added to the July 10, 2019 regular meeting agenda. All were in favor.

Case #16-SP-2019-5 – Universal Software Solutions Site Plan-1334 S. Irish Road

Chris Dobiesz, the applicant's representative, stated that Universal Software Solutions is looking to expand their facilities with an additional 4100 sq. ft. The plans have been submitted to the Building Department and revisions have been made and we are now looking for approval to move forward.

Jim Morey – 1298 Cummings Road – the property at 1334 S. Irish was considered in the flood plain and was raised to establish the current building, was the entire property raised out of the flood plain? It was stated yes.

Charm gave the Administrative review stating the applicant is proposing a 4,147 sq. ft. addition to their growing business. The parking lot will be expanded with 48 parking spaces, the entrance and sign will remain in the same location, landscaping will be added to the north and east sides of the proposed building along with rocks, edging and irrigation. There will be additional site lights that comply with our dark sky ordinance, and a dumpster enclosure with brick and block to match the addition. The Building/Planning Department would support a recommendation of approval of this Conceptual Site Plan based on it meets the requirements of the zoning ordinance and the zoning district. No building permits will be issued until all required county agency approvals are received in the Building Department.

There was discussion about lighting on the outside of the building, the flood plain, redoing the driveway and the dumpster enclosure being the same color.

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MOTION BY HOIST, SECOND BY HOLLENBECK to approve Case #16-SP-2019-5 based on the Planning/Building Department recommendations as presented. Motion carried unanimously.

Case#16-RZ-90-Montec Management LLC – 10188 Lapeer Road

Paul Kardos, the applicant, is requesting to renovate the existing building for a Child Care Facility and would like to rezone the parcel to General Commercial.

Jeremy gave the Administrative review stating the parcel is located within Residential Urban, General Commercial, Mixed Use and Limited Manufacturing districts and complies with our Future Master Plan. The Planning/Building Department would support a recommendation for approval based on the request is compatible with the surrounding land uses and is located within our DDA district.

Jackie Hoist recused herself based on the applicant met with her work partner.

MOTION BY JACKSON, SECOND BY HOLLENBECK to recommend approval of Case #16-RZ-90 to the Township Board of Trustees based on the Planning/Building Department recommendations as presented.

Summerwood Condominiums Master Deed Amendment

Damion Frazier, the applicant's attorney, stated the amendment will change from attached condos to single condos.

Charm gave the Administrative review stating the original approved master deed for Summerwood Condominiums was approved for 4-unit attached condos then changed to 2-unit attached condos and this final amendment will replace them with individual condos and a few 2 and 3 unit condos.

MOTION BY JACKSON, SECOND BY ALLEN to approve the Third Amendment to the Master Deed for Summerwood Condominiums as presented. Motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 7:45 pm.

Rob Hollenbeck, Secretary

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