

**DAVISON TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
JUNE 24, 2020**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, Secretary Rob Hollenbeck, Carol Dowsett, John Allen, Paul Snyder, Pat Miller

Via phone: Jackie Hoist

Attorney David Lattie

Planning/Zoning Admin. Jeremy Smith

Recording Secretary Rhonda Clark

MEMBERS ABSENT: Fred Jackson

OTHERS PRESENT: Travis Howell, Dean Hagler, Carol Hagler, George Kiess

CALL TO ORDER

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

ADOPT THE AGENDA

MOTION BY DOWSETT, SECOND BY SHIELDS to approve the June 24, 2020 agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY MILLER, SECOND BY HOLLENBECK to approve the February 12, 2020 regular meeting minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

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

UNFINISHED BUSINESS

None

NEW BUSINESS

Case #16-SCU-2020-1 Culver's Restaurant

The applicant, Culvers, is requesting to build a drive-thru service restaurant on the corner of Irish Road and Court Street at the Menard's out lot.

Jeremy gave the administrative review stating the parcel of land is zoned General Commercial and the applicant is proposing to build a Culver's Restaurant with drive thru

service. The restaurant is proposed to be approximately 4,060 square feet and the Building/Planning Department would support a recommendation of approval for the Special Condition Use based on this type of use is permitted used in the General Commercial Zoning District and the drawings reflect the requirements set forth in the Davison Township Zoning Ordinance for a drive thru restaurant.

There was discussion about if the Special Condition Use was because it was on an out lot, and it is because it is a drive-thru restaurant.

MOTION BY MILLER, SECOND BY DOWSETT to approve Case #16-SCU-2020-1 based on the recommendations from the Building/Planning Department as presented. Motion carried unanimously.

Case #16-SP-2020-1

The applicant submitted a proposal of a 4,060 sq. ft. restaurant with a drive thru to be constructed on the south side of Court St. on one of the Menard's out lots.

Jeremy gave the review of the building having access through a shared Menard's entrance off Court St. Parking for 57 spaces are needed and provided, including 3 handicap spaces. The building has a classic modern design in tones of brown with blue awnings and outdoor seating will also be provided. The landscaping, sign, lighting, dumpster will be according to ordinance specifications before approval. A prior traffic study has been done and modifications to traffic signals and installation of a permissive/protected left turn phase for all 4 approaches will be included. The Building/Planning Department would support a recommendation of approval based on the conceptual site plan contains the information required by the zoning ordinance based on the type of uses proposed and permitted in the General Commercial Zoning District and upon approve by the Planning Commission, the applicant may proceed with preparation of the engineered drawings for the Genesee County Agencies.

There was discussion about the traffic study from 2008 be sufficient for today's status of traffic. Also, if the county will be repairing the intersection with a new volume of traffic with this development. And this being the seventh franchise store for this applicant, if the patio also requires a special condition use, putting trees along the Irish Road side of the property, construction a sidewalk for foot traffic/customers.

MOTION BY MILLER, SECOND BY SHIELDS to approve Case #16-SP-2020-1 to include trees along the east side of the property and a pedestrian/crosswalk area based on the Building/Planning Department recommendations as presented. Motion carried unanimously.

INFORMATIONAL ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:28 pm with a motion by Dowsett.

Robert Hollenbeck, Secretary.