

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
JUNE 9, 2021

MEMBERS PRESENT: CHAIRMAN BRUCE CALHOUN, SECRETARY ROB HOLLENBACK, CAROL DOWSETT, TIM GREEN, JACKIE HOIST, FRED JACKSON, JOHN ALLEN

ATTORNEY DAVID LATTIE

PLANNING/ZONING CONSULTANT CHARM HEALY

BUILDING OFFICIAL MATT PLACE

RECORDING SECRETARY JAMI VERT

MEMBERS ABSENT: VICE CHAIR DAVID SHIELDS, PAUL SNYDER

OTHERS PRESENT: Tony Spezia, Jeff Houston

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 6:00 P.M. at the Davison Township Municipality Building, 1280 N Irish Rd, Davison MI 48423 and the pledge of allegiance was recited.

ADOPT THE AGENDA

MOTION BY DOWSETT, SECOND BY HOLLENBACK to adopt the June 9, 2021 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY ALLEN, SECOND BY JACKSON, to approve the May 12, 2021 regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

CASE #16-SP-2021-1 AND #16-SCU-2021-1 – POWER SPORTS INTERNATIONAL LLC – 9474 LAPEER RD

Tony Spezia – 9474 Lapeer Rd – old VFW Hall – purpose of this meeting is review site plans for outside fence; delivery sometimes happen after hours and weekends; don't want inventory just sitting out in the open

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Calhoun – will abstain from voting as he will be presenting
Place – CASE #16-SCU-2021-1 – POWER SPORTS INTERNATIONAL LLC – 9474 LAPEER RD
– applicant is requesting an outside storage area attached to the south (rear); area will be 136’ x 32’ and will be enclosed by a 6-foot-high shadow box screen fence painted gray;
Building/Planning Department would support a recommendation of approval of this Amended Special Condition Use Permit for the following reasons:

1. The drawings submitted and reviewed by the staff reflect the requirements set forth in the Davison Township Zoning Ordinance
2. The amendment to the Special Condition Use Permit will be harmonious and in character with the surrounding land uses.

Allen – high shadow box

Calhoun – has wood slats on both sides; so, no matter what side you’re looking at you won’t see anything

Hoist – are these additions seeking approval

Calhoun – they were taken care of administratively

Calhoun – screen fence will help with the back of the building and serves a dual purpose

Dowsett – 6-foot-high we won’t see any junk above that

Calhoun – no stacking of pallets

Dowsett – so it will be neat

Hollenback – no signs are going on the fence

Spezia – no, no signs

Calhoun - will accept a motion

MOTION BY DOWSETT to accept the recommendation for **CASE #16-SCU-2021-1**,
SECOND BY JACKSON. Motion carried unanimously.

CASE #16-SP-2021-1 – POWER SPORT INTERNATIONAL LLC – 9474 LAPEER RD

MOTION BY ALLEN to support **CASE #16-SP-2021-1**, **SECOND BY JACKSON**. Motion carried unanimously.

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**CASE #16-SP-2021-3 – REQUEST FOR RE-RENEWAL OF SITE PLAN FOR DAVISON CROSSINGS
PHASE II – 9470 LAPEER RD**

Jeff Houston – sold property three days ago; close July 6, 2021; new owner will do it right away; same site plan; submitted on behalf of new owner

Place – everything was previously approved; Building/Planning Department would support a recommendation of approval for renewal of this Conceptual Site Plan based on the following:

1. The site plan contains the information required by the Zoning Ordinance
2. Upon approval by the Planning Commission the applicant may proceed with preparation of the engineered drawings for the Genesee County agencies
3. The accessory building is to be removed before occupancy permit are issued to Phase II
4. The current landscaping needs maintenance. There are overgrown weeds at the rear of the building, trees on the frontage need pruning, detention pond needs to be cleaned out; along front wall

Jeff – will clean it up; short three trees in front; will replace

Calhoun – existing building to lease the building from the neighbors; possibly the building remaining if it is cleaned up; generate more tax revenue; parking does not seem to be required; could the building remain

Place – our recommendations that it still come down; you can bring that back up at a later date to be reconsidered

Calhoun – as long as the building department is open to that

MOTION BY JACKSON to support **CASE #16-SP-2021-3** – for the recommendation of cleaning up and possibly leasing the building at a later date, **SECOND BY ALLEN**. Motion carried unanimously.

PUBLIC COMMENT

Public comment period was opened up at 6:17 P.M. Public comment period closed at 6:17 P.M.

INFORMATIONAL ITEMS

Calhoun – any information on the house across from Menards

Place – there is no talk of business; he does make wine in his barn

Hollenback – what about the sidewalk in front of Taco Bell

Place – finish the sidewalk; basin; not done yet

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Hoist – where are we at with apartments

Healy – we did a gap housing study; younger people don't want to buy; seniors want to stay local

Place – how many members are interested in doing the Citizen Plan Class; zoom classes

ADJOURNMENT

MOTION BY JACKSON, SECOND BY DOWSETT TO ADJOURN AT 6:24 P.M. Motion carried unanimously.

Rob Hollenback, Secretary