

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
August 8, 2018**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, Secretary Travis Howell, Greg Dutkiewicz, Jackie Hoist, Fred Jackson, Rob Hollenback, Pat Miller

Zoning/Planning Administrator Charm Healy

P.Z.A.OS.CE Jeremy Smith

Adam Young – Wade Trim

MEMBERS ABSENT: Paul Snyder

OTHERS PRESENT: Matt Yanda, Ron Simmons, Robert Hilgendorf, Remy Jonna, Keith Garman

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:01 p.m. at the Davison Township Municipal Building, 1280 N. Irish Rd., Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY SHIELDS, SUPPORT BY HOWELL to approve the June 13, 2018 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

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

PREVIOUS BUSINESS

Text Amendment Public Hearing

Adam Young from Wade Trim began with the changes and updates that had been discussed in previous meetings. He added that tonight's hearing is to give the public the opportunity to speak about the amendments and that if there were no more amendments he would ask the board to approve a recommendation to adopt the amendments to the Township Board.

The Public Hearing was opened at 7:07 p.m.

Jackie Hoist asked about Building Materials and Architectural Details, specifically the amount of generally equal to forty percent of the total net exterior wall area of each façade, excluding gables, windows, doors, and related trim, should consist of brick or native stone

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materials. She wondered how we arrived at that percentage and if there would be some flexibility to this rule.

Adam said that he would have to review but believed that it was past practice and there could be wording added for flexibility.

Bruce asked if “at the discretion of the Planning Commission” could be added.

It was agreed to add the wording “at the discretion of the Planning Commission.”

The Public Hearing was closed at 7:14 p.m.

MOTION BY JACKSON, SUPPORT BY HOIST to approve the Text Amendments as presented with the wording “at the discretion of the Planning Commission” added to Building Design Guidelines, Item C, Paragraph (i) and with that a recommendation of approval to the Township Board of Trustees. Motion carried unanimously.

NEW BUSINESS

Case #16-RZ-79-Ronald Simmons Rezoning 05-08-100-033

Ron Simmons – 10043 Clark Road – the applicant, is requesting to rezone the property at 1324 N. Irish Road from General Commercial and Limited Manufacturing to General Commercial in order to sell the property. He stated he has had several offers to purchase the land however because of the current zoning all have fell through.

Jeremy gave the administrative review stating the property is 39.86 acres and has approximately 540 feet of frontage on Irish Road and is 2,450 feet deep. The parcel is bordered on the south property line by public lands and the north & east property line is zoned Residential Urban Single Family with the west property line being General Manufacturing. He is asking the board make a recommendation to the Township Board of Trustees for approval of the rezoning based on it is compatible with the surrounding land uses, it is located within the DDA and the Future Master Plan recommends this area for General Commercial.

There was discussion about the sale of the property and the possibility of rezoning it again if that is something another owner would like.

MOTION BY MILLER, SUPPORT BY SHIELDS to recommend to the Township Board of Trustees approval of Case #16-RZ-79 based on the Administrative recommendations, the update of the zoning map and the fact that it could be rezoned if desired. Motion carried unanimously.

Case #16-SCU-2018-1- Drive Thru Restaurant – Jonna Properties

The applicant, Jonna Properties, is requesting a drive thru restaurant and retail development. The first phase of the development would be to build a restaurant with drive thru services.

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Charm gave the administrative review stating the development will be done in phases. Phase 1 will be the roads, infrastructure, sidewalks, landscaping and a retail site. The Special Condition Use is for the drive thru restaurant. She recommended to approve based on this type of use is a permitted use in the General Commercial Zoning District, and the drawings reviewed by the staff reflect the requirements set forth in the Davison Township Zoning Ordinance Section 1302.7 and 1903 for a drive thru restaurant.

There was discussion on stacking of cars, and the reason it is a special condition use case.

MOTION BY JACKSON, SUPPORT BY HOIST to approve Case #16-SCU-2018-1 based on the recommendations of the Building Department as presented. Motion carried unanimously.

Case #16-SP-2018-3 Retail Center on Lapeer/Irish Roads-Jonna Properties

The applicant is proposing a 8850 square foot retail center with a general development plan. Again this will be done in phases.

Charm stated the lot is 19.81 acres and will have a development of a retail center with a proposed Taco Bell and other out lots for sale. He will construct the two internal roads along with constructing sewer, water and storm utilities, detention ponds and roads. He will also be responsible for the landscape planting and maintenance in the common areas and construction and maintenance of the internal road light poles, fixtures and electricity and the sidewalk construction and maintenance. There will be an entrance off of Irish Road with a right in and right out only and an in/out on Lapeer Road. The site plan reflects 65 parking spaces with 53 parking spaces banked, if so allowed. The building has a classic modern design with tones of gray and landscaping being 30% required will have a minimum of 15% per out lot. Signs have not been proposed at this time. Lighting will be LED throughout the site, with shoebox style not to exceed the 3,000k maximum and the dumpster and enclosure will match the retail center. Submittals will be sent to the county agencies once approved by the Planning Commission. She recommended an approval of the Conceptual Site Plan for the General Development Plan and the 8,850 sq. ft. retail center based on the conceptual site plan contains the information required by the zoning ordinance with the type of uses proposed and is permitted in the General Commercial Zoning District and upon approval by the Planning Commission the applicant may proceed with preparation of the engineered drawings for the Genesee County Agencies.

There was discussion about the type of building material being used, reshaping the detention pond to accommodate closer parking for customers, the basin being fenced, pedestrian crossing from retail to restaurant, the banked parking details, the connections of the parking areas/driveways and the dumpster enclosure area.

MOTION BY HOIST, SUPPORT BY SHIELDS to approve Case #16-SP-2018-3 based on the recommendations of the Building Department as presented with more landscaping

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around the pond area, a material sample, banked parking location changes and pedestrian connectivity between the retail and restaurant. Motion carried unanimously.

Case #16-SCU-2018-2 Taco Bell Drive Thru

Matt Yanda-Taco Bell representative and applicant, stated the drive up will have a nine car stack, the site will be on Irish Road, parking will be 34 spaces, landscaping as required.

Charm said that Taco Bell is required to have a special condition use for the drive thru. The Building Department is recommending an approval based on this type of use is a permitted use in the General Commercial Zoning District and the drawings reviewed by the staff reflect the requirements set forth in the Davison Township Zoning Ordinance Section 1302.7 and 1903 for a drive thru restaurant.

There was discussion on the type of drive up ordering style, speaker verses touch menu, and if there was a limited mileage area per same kind of restaurant within the township.

MOTION BY MILLER, SUPPORT BY JACKSON to approve Case #16-SCU-2018-2 based on recommendations from the Building Department as presented. Motion carried unanimously.

Case #16-SP-2018-4-Taco Bell

Charm stated that there would be 34 parking spaces as required, the building will have the newer color scheme of bronze tones with gray accents, the landscaping equals 41.4%, LED lighting with shoebox style will be used, the dumpster and enclosure will match the building, no signs have been applied for yet as well as no submittals to the county agencies have done at this time. The Building Department would recommend an approval based on this conceptual site plan contains the information required by the zoning ordinance based on the type of use proposed and upon approval by the Planning Commission the applicant may proceed with preparation of the engineered drawings for the county agencies.

There was discussion about the lighting, the building material, screening the roof tops, the driveway locations on Irish Roads, and the sidewalk placements.

MOTION BY JACKSON, SUPPORT BY HOIST to approve Case #16-SP-2018-4 based on the recommendation of the Building Department with sidewalk placement, pedestrian crossings, side lighting and screening of the RTU's amendments. Motion carried unanimously.

INFORMATIONAL ITEMS

Huntington Bank on Irish Road being refurbished to office building.

Care to Fresinius is changing its name

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Oak Road pump station should be finished by the beginning of September, 2018.

Davison Assembly of God on Gale Road is remodeling.

Bubbles Galore on Irish Road has been cleaned up and will be re-opened soon.

ADJOURNMENT

The meeting was adjourned at 8:28 p.m.

Travis Howell, Secretary.