

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
September 11, 2019**

MEMBERS PRESENT: Chairman Dave Shields, Bruce Calhoun, Carol Dowsett, Rob Hollenbeck, Jackie Hoist, John Allen, Paul Snyder,

Attorney David Lattie

Planning/Zoning Admin. Charm Healy

P. Z. AS. CO. Jeremy Smith

Building Official Matt Place

MEMBERS ABSENT: Fred Jackson

OTHERS PRESENT: William Persi, Joe Persi, Jim Morey

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 Building, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY MILLER, SECOND BY SNYDER to approve the June 12, 2019 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENTS

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

OLD BUSINESS

None

NEW BUSINESS

Case # 16-RZ-91 Rezoning 8379 Davison Road

Jeremy gave the administrative review stating the applicant, William Persi, is requesting to rezone part of Dr. Hale's parcel at 8379 Davison Rd. The acreage of the parcel that will be split off from the property will be approximately .98 acres. Mr. Persi will be combining the new parcel to his current parcel that is directly north of Dr. Hale's property. Mr. Persi's parcel is currently zoned RU-1. The new parcel fronts on Bellechasse Dr., on the west side, between Irish Rd. and Gale Rd., The new parcel will have approximately 285 feet of frontage on Bellechasse

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Dr. and is approximately 149 feet deep. The applicant is requesting to rezone the parcel currently zoned General Commercial to residential Urban Single Family. The Future Master Plan recommends General commercial for this area on Davison rd., west of Gale Rd., on the north side. The Planning Department would support a recommendation for approval based on the following reasons, the requested zoning is compatible with the surrounding land uses and the newly proposed parcel is surrounded by RU-1 zoning. The Planning Commissioners motion should be in the form of a recommendation to the Township Board.

There was discussion about the set backs for the parking area, leaving the parcel opened at this time and non-conformances to the Dr. 's parcel.

MOTION BY MILLER, SECOND BY HOIST to approve Case #16-RZ-91 based on the Planning Department recommendations as presented and would recommend approval to the Township Board of Trustees. Motion carried unanimously.

Case # 16-SP-2019-6, 3328 Atlas Road

Mr. Calhoun excused himself from the board to give the presentation of the conceptual site plan, stating the Church of God, 3328 Atlas Road, is proposing to build a 1200 sq. ft. accessory addition on to the existing Church. The addition will be used as a gathering space for after church services and the second story will be used for offices. The Zoning Board of Appeals passed a variance to reduce the required number of parking spaces at a meeting held on September 10, 2019. The total number of parking spaces will be 35 instead of 64, because the church will not be using both portions building at the same time.

Jeremy gave the Administrative Review stating there will be landscaping added to the south side of the addition, no new signage is being required, no dumpster will be on site, no comments have been received from the Fire Department, the surface water and water and waste permits will be submitted with the review of the Planning Commission and recommends an approval of the Conceptual Site Plan based on it meets the requirements of the zoning ordinance and the zoning district in which it is located and no building permits will be issued until such time as all approvals from all County Agencies are received in the building department.

MOTION BY SNYDER, SECOND BY DOWSETT to approve Case #16-SP-2019-6 based on the Planning Department recommendations as presented. Motion carried unanimously.

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TOWNSHIP INFORMATIONAL UPDATE

Jeremy told the board that tonight will be Charm Healy's last board meeting and will be retiring on October 3, 2019. The board congratulated her and said she would be missed.

ADJOURNMENT

MOTION BY DOWSETT, SECOND BY ALLEN to adjourn the meeting at 7:18 pm.
Motion carried unanimously.

Submitted by:

Rob Hollenbeck, Secretary