

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
September 21, 2016

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

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/Planning Admin. Assistant Charm Healy

Building/Planning Coordinator Jeremy Smith

**MEMBERS ABSENT:** Paul Snyder

**OTHERS PRESENT:** Pam Price, George Kiess, Sarah Frazee, Les Frazee, Lonnie Morganroth, James Gray, Wayne Perry, Roberto Acosta, ABC12 News reporters

**CALL TO ORDER**

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

**PREVIOUS MINUTES**

**MOTION BY T. HOWELL, SUPPORT BY F. JACKSON** to approve the July 20, 2016 regular meeting minutes as presented. Motion carried unanimously.

**PUBLIC COMMENT**

The public comment period was opened at 7:01 p.m. and there were no comments. The public comment period was closed at 7:01 p.m.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**Case #16-SP-2016-5 Blackrock Bar & Grill**

Wayne Perry, representative for Blackrock Bar & Grill, gave a brief statement of what the preliminary plans show of the development. He stated that the retail building will be on the northern portion of the property and approximately 13,000 square feet in size. There will be three entrance and exits, sidewalks along Irish and Court, onsite Stormwater drainage facilities for the development.

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Charm gave the Administrative review, stating the restaurant will be 10,736 square foot with seating for 377 people and the retail center will be 13,000 square foot with similar architectural elements and features to the restaurant. There will be three entrance and exits for these two development and they will share parking spaces. The retail centers peak hours will be 9 a.m. to 5 p.m. and the restaurant peak hours will be 5 p.m. to midnight. Both of the buildings have lighted customer standing/seating areas in front of the buildings and sidewalks along Irish and Court Street, the landscaping is adequate screening with trees and berms to screen the abutting residential properties. There will be a water feature placed in the area of the sign at the corner of Court and Irish. Lighting will be provided with zero light shedding over the property lines and parking lot lighting fixtures are full cut off lighting and an additional shield will be added to protect the properties to the north. The Fire Department requested a hookup in an obvious location on the front of the building. The Building/Planning Department would support a recommendation for approval of the conceptual site plan based on it complying with the Davison Township Zoning Ordinance in this General Commercial Zoning District, it meets the spirit and intent of the Zoning Ordinance and with board approval the applicant can proceed with engineering for this site.

At this time; 7:08 p.m., Chairman Calhoun opened the floor for public comment and concerns to be heard.

Pam Price – 1089 N. Irish – stated that she was concerned with the lighting and that has been answered in the overview, however she just learned that the lower kilowatts are better for the wildlife, elderly and rhythm of the cicada bugs. Also her property is where all the water runs to and would like to know what the retention ponds will do to help prevent this or will it be worse.

Randy Stewart stated that it will not be any worse than it is right now and hopefully it will be better.

The public comment was closed at 7:10 p.m.

There was discussion about the setback, if the entire development will be built at the same time, when the development will begin, if there is a filtration system for the air quality to relieve the smell from cooking, and if there was retail signage.

**MOTION BY P. MILLER, SUPPORT BY D. SHIELDS** to approve Case #16-SP-2016-5 based on the Building/Planning Department recommendations as presented. Motion carried unanimously.

**INFORMATIONAL ITEMS**

The SAW Grant for sanitary sewer projects was awarded to Davison Township and a plan for infrastructure will be brought before this board.

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**ADJOURNMENT**

**MOTION BY F. JACKSON, SUPPORT BY T. HOWELL** to adjourn at 7:32 p.m.  
Motion carried unanimously.

A handwritten signature in cursive script that reads "Travis Howell". The signature is written in black ink and is positioned above a horizontal line.

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Travis Howell, Secretary