

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 8, 2021

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

ATTORNEY DAVID LATTIE

BUILDING MATT PLACE

PLANNING/ZONING CONSULTANT CHARM HEALY

RECORDING SECRETARY JAMI VERT

**MEMBERS ABSENT:** VICE CHAIR DAVID SHIELDS, PAUL SNYDER, FRED JACKSON,

**OTHERS PRESENT:** Jim Morgan, Jim Halligan, Debbie Halligan, Travis Howell

**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 September 8, 2021 regular meeting agenda as presented. Motion carried unanimously.

**PREVIOUS MINUTES**

**MOTION BY GREEN, SECOND BY DOWSETT,** to approve the July 14, 2021 regular board meeting minutes as presented. Motion carried unanimously.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**CASE #16-RZ-96 – REZONING OF 2 PARCELS ON MAIN GATE DR – FROM GC (GENERAL COMMERCIAL) TO RU-1 (RESIDENTIAL URBAN).**

Matt Place representing Davison Township, owner of the two vacant parcels #07-400-025 and 07-400-030 are requesting a change in zoning from GC (General Commercial) to RU-1 (Residential Urban). These two parcels are bordered on the west and south with RU-1 (Residential Urban), across the RR tracks M-2 (General Manufacturing) and to the east a mix of PL (Public Lands), GC (General Commercial) and RM-2 (multi-Family). The Future Land Use Map recommends MX (Mixed-Use). The Planning Department would support a recommendation for approval based on the following reasons:

1. The requested rezoning of RU-1 (Residential Urban) is compatible with the surrounding land uses.

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 8, 2021

2. The rezoning meets the spirit and intent of the Future Master Plan.  
Please make your motion in the form of a recommendation to the Davison Township Board.  
These two parcels were previously zoned RU-1 before GC.

Calhoun – when did the property get rezoned to GC

Place – 3 years ago; it was a site plan for storage units to go back there; water issues with DEQ wet lands and became unusable; township put the property back up for sale; rezoning back to RU-1

Dowestt – is it being rezoned because there is already potential to be developed that way

Place – yes

Dowesett – no more information available at this time

Place – we have a site plan coming which is the first part

**MOTION BY HOLLENBACK, SECOND BY HOIST** to approve recommendation for approval of CASE #16-RZ-96 – Rezoning of 2 parcels on Main Gate Dr – from GC (General Commercial) to RU-1 (Residential Urban). Motion carried unanimously.

**CASE #16-SP-2021-6 AND 16-SCU-2021-5 – HALLIGAN ELECTRIC – 7054 E. COURT ST – PROPOSED NEW BUSINESS WITH REQUEST FOR SPECIAL CONDITION USE PERMIT FOR OUTSIDE STORAGE**

Jim Morgan – contractor for Halligan Electric; purposed changed from Genova Products to Halligan Electric; 16,000 sq ft; building interior and site will be remodeled and updated for offices 3700 sq ft and warehouse use; exterior create a landscape buffer; clean up parking lot, reseal, restripe; add dumpster enclosure; extend fenced in area on east side towards the back (south); add a five (5) foot walk out front along the road, property line, but delay that until there is something to connect it too on either side

Place – business name Halligan Electric; parcel ID 25-05-18-100-026; 4.82 acres; currently zoned GC; current Land Use GC; Future Land Use GC; building on site; Halligan has outgrown his current location; purchased the 16,000 sq ft building; interior will be remodeled for offices and warehouse use; increase the exterior storage are with a paved and fenced 40 by 100-foot addition on the east side of the building; items being stored will be work trailers and large equipment such as generators; Building /Planning Department would support a recommendation of approval of this Special Use Permit based on the following reasons and conditions:

1. This type of use meets the requirements for a Special Condition Use per Section 1302.11 of the Davison Township Zoning Ordinance
2. This Special Condition Use request is compatible in this General Commercial Zoning District

Calhoun – abstain from making a motion since my firm worked on this project

**MOTION BY GREEN, SECOND BY DOWSETT** to approve Case #16-SP-2021-6 – Halligan Electric – 7054 E. Court St. Motion carried unanimously.

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 8, 2021

**MOTION BY GREEN, SECOND BY ALLEN** to approve Case #16-SCU-2021-5 – Halligan Electric – 7054 E for outside storage use. Court St. Motion Carried unanimously.

**PUBLIC COMMENT**

Public comment period was opened up at 6:12 P.M.

Public comment period closed at 6:12 P.M.

**INFORMATIONAL ITEMS**

Place – in your packet you have information about how many apartments houses the township have

Hoist – come to the conclusion nothing about the Redwood Apartment proposal that didn't meet the ordinances

Place – correct

Hoist – they withdrew so we didn't have to act on it; had we turned it down it could have been open to litigation

Lattie – potentially; they could have made an argument; did not meet the goals; same thing is happening in Grand Blanc as well; same reaction from the public

Calhoun – density issues

Lattie – yes

Calhoun – label it different than apartment; Lions Gate is supposed to be luxury

Place – complaints about not being able to pick up trash

Calhoun – brick work is horrible; not great workmanship

Dowsett - management is horrible; looks elegant, but not so much; Redwood sewer issues

Place – storm drain issues

Calhoun – Irish Rd site with the sidewalk

Place – they do drain now; catch basin is on the wrong side; allowed to get a swell; berms

Calhoun – should have looked at that closer; dirt piles in the back behind Taco Bell

Place – dirt pile should be spread out back; hauled some out

**ADJOURNMENT**

**MOTION BY DOWSETT, SECOND BY GREEN** to adjourn at 6:20 P.M. Motion carried unanimously.

---

Rob Hollenback, Secretary