

DAVISON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
October 13, 2015

MEMBERS PRESENT: Chairman John Jelinek, Vice Chair Carol, Hagler, Secretary Dale Green, Nancy Davis, Keith Garman, Richard Hill, Pat Miller

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/ Planning Admin. Asst. Charm Healy

Building/Planning Cord. Jeremy Smith

OTHERS PRESENT: Dan Garman, Rick Polehna, Shelly Hill, Ken Blain

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.

PREVIOUS MINUTES

MOTION BY HAGLER, SUPPORT BY HILL to approve the September 8, 2015 regular meeting minutes as presented. Motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

Case #16-V-2015-4 Variance to reduce acreage on parcel # 05-08-300-036

Chairman Jelinek stated the regulations for a variance and introduced Mr. Dan Garman, the applicant, to present his request.

Mr. Garman said that he is leasing the building and a portion of the property located at 1444 N. Irish Road and is requesting a variance to reduce the acreage from 20 acres to 5 acres for a sports complex special condition use. The entire area is not used for this recreational area and is becoming a financial burden.

Jeremy Smith gave the administrative report for the Special Condition Use Variance based on the applicant complying with the following before July 1, 2016:

1. outdoor activities, are limited to youth baseball,
2. indoor activities are limited to exercise and sports training,
3. provide shared driveway agreement,
4. supply survey with new legal descriptions,

DAVISON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
October 13, 2015

5. continue brick parking wall on Irish Road and continue landscaping in front of the wall,
6. provide heavily screened landscaping along south property line that abuts Mr. Polehna's property,
7. landscaping for entire property must be brought up to original site plan specifications,
8. activities listed cannot exceed parking,
9. application must provide 32 additional paved parking spaces that are striped, measuring 10 ft. by 20 ft. and have parking blocks,
10. 2 of the additional 32 spaces shall be handicap parking spaces and be placed near the pavilion,
11. outhouses need to be removed from the dumpster enclosure and placed in another location,
12. provide a dumpster for the dumpster enclosure,
13. dumpster enclosure must have gates, and
14. remove abandoned bus.

Dan stated that he has been proactive on some of these projects and asked if all outdoor activities had to be limited to baseball, could football and soccer practice take place too, and he has curbside service with Emterra at the moment to prevent illegal dumping, would he have to change to a dumpster?

Public comment period was opened at 7:09 p.m.

There was discussion about the conditions staying with the property not the owner, if limiting the outdoor activities is required, and a contingency of Building and Assessing Department requirement approvals if the board decides to approve this variance.

MOTION BY P. MILLER, SUPPORT BY HILL to approve Case #16-V-2015-4-Variance for Special Condition Use to reduce acreage on parcel # 05-08-300-036 based on the Building Department recommendations, specific conditions be met and all Building and Assessing Department requirements are approved. Motion carried unanimously.

Ken Blain – 8237 Barden Road – asked about a cell phone tower being placed on property on Davison Road. Randy stated that AT&T was given contract to sign to do this, however the contract was not signed and they have not followed through and he doesn't believe they plan to.

Public comment period was closed at 7: 12 p.m.

TABLED ITEMS

None

DAVISON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
October 13, 2015

ADJOURNMENT

MOTION BY HILL, SUPPORT BY HAGLER to adjourn at 7:33 p.m. Motion carried unanimously.



Dale Green, Secretary