

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MAY 12, 2021

MEMBERS PRESENT: CHAIRMAN BRUCE CALHOUN, VICE CHAIR DAVE SHIELDS, SECRETARY ROB HOLLENBACK, JOHN ALLEN, CAROL DOWSETT, TIM GREEN, JACKIE HOIST, PAUL SNYDER

ATTORNEY DAVID LATTIE

PLANNING/ZONING CONSULTANT CHARM HEALY

BUILDING OFFICIAL MATT PLACE

CODE ENFORCEMENT KRIS ALLINGER

RECORDING SECRETARY JAMI VERT

MEMBERS ABSENT: FRED JACKSON

OTHERS PRESENT: Beth Moffatt, Jade Mills, Laith Jonna, Kyle Krupa, Randy Minot, Keith Martines, Jan Polzin, many other residents

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:00 P.M. at the Davison Missionary Church 1481 N Gale Rd, Davison MI 48423 and the pledge of allegiance was recited.

ADOPT THE AGENDA

MOTION BY SHIELDS, SECOND BY ALLEN to adopt the May 12, 2021 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY HOIST, to approve the April 28, 2021 special board meeting minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:02 P.M. Beth Moffatt and Jade Mills stepped up to speak about the Redwood Apartments; Dave Shields stated discussion for the apartment will be open after the presentation. The public comment period was closed at 7:04 P.M.

UNFINISHED BUSINESS

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CASE #16-RZ-93 – Redwood Apartments LLC, Parcel 25-05-04-300-009 has withdrawn their application.

PUBLIC COMMENT

The public comment period was opened at 7:05 P.M.

Beth Moffatt – 2057 Willow Ct, Davison, MI – is still concerned about the ratio of apartments to single family residential homes; not acceptable for the school system to be over crowded.

Jade Mills - 8534 Bellechasse Dr, Davison, MI – had talked with the School Board and most all members approved not having another apartment complex coming in as it would over crowd the school even more; it would greatly affect our schools and community.

Beth – did they pull out completely; would the Board stand behind the community?

Bruce – yes they pulled out; and he would stand behind, however, it would be up to the Township Board for final decision.

Charm – thanks for coming; Redwood tried to address the community's concerns; they had to many variances; reduce the #120; did not comply with ordinance

The public comment period was closed at 7:15 P.M.

NEW BUSINESS

A. CASE #16-SP-2021-2 – JONNA PROPERTIES – Amended Site Plan Review for Phase II of the Shops at Irish Place at the NW corner of Lapeer and Irish Roads. Phase II B – Hamlin's Pub

Laith Jonna – 2005 Orchard Lake Road – Sylvan Lake, MI – Speaking on behalf of the owners/applicants; Hamlin's Pub has 7 different stores; have been in business for many years; our hours are from 11 A.M. to 2 A.M.

Matt – lot size is 1.67 acres; general commercial use; no variances required; it will include 6205 sf stand-alone building; 260-person occupant load including bar and outdoor patio; parking was approved; landscaping they will have a screen wall to prevent glare on Irish Road from cars in the parking lot; or Planning Commission has the ability to waive the screen in lieu of landscaping; signs have not been approved or reviewed; Building/Planning Department would support recommendations of approval for the following:

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- a. This conceptual Site plan contains the information required by the zoning ordinance.
- b. Upon approval by the Planning Commission the applicant may proceed with the preparation of the engineered drawings for the Genesee County Agencies.

Bruce – I have some issues with the berm and landscaping; asked the audience if anyone has any questions.

Laith – is willing to look at it and do what it takes to get it done.

MOTION BY GREEN, SECOND BY DOWSETT, to approve CASE #16-SP-2021-2 – JONNA PROPERTIES with the changes of the landscaping and berm. Motion carried unanimously.

B. CASE #16-SCU-2021-2 – IRISH RD LLC – Amended Site Plan Review for Phase II of the Shops at Irish Place at the NW corner of Lapeer and Irish Rds. Phase II A-Delta One Tire

Kyle Krupa – 10197 Clark Road – Davison, MI – we have been in business since 1969; we service all of Burton; also, most of the car dealerships use us.

Matt – lot size is 1.67 acres; general commercial use; overview will be 8725 sf with sales office area, showroom and 8 bay service area; requires a Special Condition Use Permit to operate an automotive repair center for tire sales and service per section 1302.4; Building/Planning Department would support a recommendation of approval of Special Conditional Use Permit for the following:

- a. This type of use meets the requirements set forth in the zoning ordinance for a automotive repair center for tire sales and service per Section 1302.4 for Special Condition Use Permit.
- b. This use is harmonious in character to the surrounding uses where it will be located.

Bruce – asks members if they have any objections

MOTION BY SHIELDS, SECOND BY SNYDER, to approve CASE #16-SCU-2021-2 – IRISH RD LLC. With the comment that no tires can be stored outside the storage area. Motion carried unanimously.

C. CASE #16-SP-2021-2 – IRISH RD LLC – Amended Site Plan Review for Phase II of the Shops at Irish Place at the NW corner of Lapeer and Irish Rds. Phase II A-Delta One Tire

Matt - lot size is 1.67 acres; general commercial use; overview will be 8725 sf with sales office area, showroom and 8 bay service area; has been a family owned and operated business for over 50 years; they are also located in Burton; very involved with the community activities, hosting drives for local schools, adopting local families at holiday time, etc.; 51 parking spots are required; 53 are available; Building/Planning Department would support a recommendation

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of approval of this Conceptual Site Plan based on the following reasons and conditions are as followed:

- a. The Conceptual Site Plan contains the information required by the zoning ordinance based on the type of use proposed.
- b. Upon approval by the Planning Commission the applicant may proceed with the preparation of the engineered drawings for the Genesee County Agencies.

Dave – add additional berming

Bruce – no outside storage from the loading dock; audience have any questions or concerns; none.

MOTION BY SNYDER, SECOND BY ALLEN, to approve Case #16-SP-2021-2 – IRISH RD LLC. With the comment to add additional landscaping and berm along Irish Rd. Motion carried unanimously.

D. CASE #16-RZ-94 D.C.C. DEVELOPMENT CORP – A request to rezone a vacant 10.5 acre parcel from RU-1 (Residential Urban) to MX (Mixed Use). This parcel is located at the NW corner of Shalin Dr and Lapeer Rd.

Randy Minto – 2391 Baxter Rd, Davison, MI – D.C.C. would like to rezone from RU-1 from a single family to MX which is mixed use.

Charm – wants to rezone the 10.5-acre parcel; mixed-use district is to allow a mixture of complementary uses that may include housing, retail, offices, commercial services, light industrial uses, and civic uses, to create economic and social vitality and to encourage the linking of vehicle trips; the Future Land Use Map recommends MX (Mixed Use) from this corner West to the main entrance of Nature View Condominiums; this parcel is located in our DDA District; the Planning Commission supported a recommendation of approval based on the following reasons:

- a. The requested rezoning is recommended by our Future Land Use Map.
- b. The Mixed-Use District will be complimentary use for this diverse zoning district of single and multi-family homes and commercial zoning.

Bruce – ask audience if anyone has any questions

PUBLIC COMMENT

Public comment period opened up at 7:30 P.M.

Keith Martines – 9394 Isabella Ln, Davison, MI – does not have a problem with rezoning; wants to address the entrance; lots of accidents; need 3 lanes; just overall concerned with the traffic.

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Charm – very specific for the outside of the building; a lot of attention to detail; sidewalks; benches; etc.

Jan Polzin – 9341 Lapeer Rd, Davison, MI – biggest problem is residential; with kids; problem 2 lanes is not enough; too many accidents; wants roads fixed; please think about residents living in this area.

Bruce – will address the concerns.

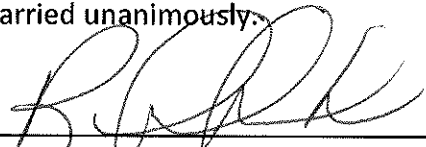
Charm – township was going for a grant and it fell through.

The public comment period was closed at 7:43 P.M.

MOTION BY GREEN, SECOND BY SNYDER, to approve Case #16-RZ-94 D.C.C. Development Corp. Six members approve, 2 opposed. Motion carried.

ADJOURNMENT

MOTION BY HOLLENBACK, SECOND BY SNYDER TO ADJOURN AT 7:49 P.M. Motion carried unanimously.



Rob Hollenback, Secretary