

**DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
April 11, 2018**

**MEMBERS PRESENT:** Vice Chair Dave Shields, Secretary Travis Howell, Jackie Hoist, Rob Hollenback, Paul Snyder, Pat Miller

Attorney David Lattie

Zoning/Planning Administrator Charm Healy

Building Official Matt Place

Building/Assessing Supervisor Jeremy Smith

**MEMBERS ABSENT:** Bruce Calhoun, Fred Jackson, Greg Dutkiewicz

**OTHERS PRESENT:** Jim Morey

**CALL TO ORDER**

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

**PREVIOUS MINUTES**

**MOTION BY P. SNYDER, SECOND BY T. HOWELL** to approve the February 14, 2018 regular meeting minutes as presented. Motion carried unanimously.

**TABLED ITEMS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**Discussion on new Text Amendments and various housekeeping corrections to Zoning Ordinance #16**

Adam Young from Wade Trim began the presentation with a summary discussing the changes noting some deficiencies, inconsistencies and errors, accessory building regulations prohibiting portable carports, provisions allowing and regulating smoking lounges, cigar bars, and similar establishments, moving numerous uses of the CO District and GC Districts from special conditional use to a principal permitted use. Also certain light manufacturing uses with no outdoor activities, revisions to the Schedule of Regulations, more flexibility to be given to the Planning Commission related to acceptable non-residential building materials, revised parking formulas for certain commercial uses, new lighting regulations, wall sign regulations, trash storage area screening requirements, driveway and driveway approaches being constructed of asphalt or concrete, numerous rezoning that has been adopted since 2007 being incorporated on new zoning map and proposed changes to the zoning map.

**DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
April 11, 2018**

The board discussed how the trash areas are being handled currently, the portable carports being prohibited, the requirement of 5,000 square feet of open space being higher than the State Licensing standard, the direct access to a major thoroughfare for clubs and fraternal organizations, the landscaping of land not utilized for buildings, parking, etc., the property maintenance code, the square footage of each unit provided in hotels, building not be located within 100 ft. of a residential dwelling or district, church, or school for arcades, billiard parlors, card rooms, and similar uses being moved to a principal permission use or keep as a special condition use, establishing the Smoking Lounges subject conditions, the Schedule of Regulations and lowering the minimum livable floor area square footage, building appearance, structure completion and eliminating the material that can be used and sticking with what cannot be used, exterior lighting for security and electronic sign conditions.

Adam said that he would make the changes that were discussed tonight and would bring them back to the next regular Planning Commission meeting along with some other items such as the Zoning Map.

**PUBLIC COMMENT**

The public comment period was opened at 8:20 p.m. and there were no comments. The public comment period was closed at 8:20 p.m.

**INFORMATIONAL ITEMS**

Jeremy said that there will be a pizza restaurant, nail salon and hearing aid business occupying the spaces at the Cardinals Landing, next to the Black Rock establishment.

**ADJOURNMENT**

The meeting was adjourned at 8:25 p.m.

---

Travis Howell, Secretary