

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 8, 2019**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, Secretary Rob Hollenbeck, Carol Dowsett, Fred Jackson, Pat Miller, John Allen, Paul Snyder and Jackie Hoist

Attorney David Lattie

Zoning/Planning Administrator Charm Healy

P.Z.OS.CE. Officer Jeremy Smith

OTHERS PRESENT: Ashley Frase, Jim Morey, Mark Cooper, Chris Haack

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:03 pm at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY JACKSON to approve the April 10, 2019 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

Case #16-SP-2019-1 Bisbee Importing LLC Site Plan V/L Gale Rd.-Old Airport Property

Rich VanDever from Davison Land Surveying briefly went over the changes to the site plan that the board asked for at the last regular meeting.

1. The north side screening has a 5' bedding for the railroad tracks and a 99' right of way between the tracks and the property that has 20-30' of vegetation there.
2. The south side screening also has 20-30' of vegetation grown up.
3. The light poles have been added to the site plan to indicate the LED down facing with the zero spillover as the ordinance requires. There will only be lighting in the loading and unloading area.
4. The limited hours of operation we oppose since there is no other business of this sort that has these limitation restrictions. The site has always been zoned M-2 and neighboring properties should be aware that this property could be used for a greater use than the passive storing of cars.
5. The Gale Road truck loading zone has its own access and egress for loading and unloading. We are aware of the seasonal road restrictions and adjust operations accordingly.

Charm stated that the Planning Commission rezoned the two parcels from M-2 to M-1 earlier this year and the M-2 would have allowed many types of uses that would have disrupted the peacefulness of this area much more than a few trucks with trailers coming and going. The railroad abuts the parcel and there are several trips in a 24 hour period for the past 50 years with 5 railroad crossings in the general vicinity and every train that

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 8, 2019**

comes through sounds their horns at every crossing several times a day. How does this compare with a few car haulers a day? The 50 acre parcel is secluded and should not disrupt neighboring properties with the delivering of cars. The loading/unloading area entrance is 1800 feet east of Gale Road and the areas off Rising Street abuts the cities Industrial area so why should restrictions be placed on this applicant or any applicant? The only residential parcels are on the east and west side along Gale Road and there is a natural screened perimeter of acres of 20-30' high around the property to the north and south. Additional screening will be placed north of one resident south of the proposed Gale Road driveway entrance. The limitation of hours of operation is not something the Township done and the required vehicle routes are posted per Genesee County Road Commission. The Planning/Building Department would recommend a support of approval based on the site plan meets the requirements of the Davison Township Zoning Ordinance and M-1 Zoning District in which it is located and this parcel has been zoned for Industrial Use since 1973. All county agencies approvals are required to be submitted to the Planning/Building Departments prior to issuance of building permits.

Mark Cooper – Fernco – said that Fernco does not operate 24 hours a day and there is a sewer line issue within the City of Davison that has not been fixed and could become more of an issue with more hard surfaces being built.

Stephan Bagne Attorney with Clark-Hill representing Mr. Cooper stated that Rising Street is a private street and there are barricades there currently that will not be moved for Mr. Bisbee's business.

Paul Snyder asked if the lights from the trucks would hit the house to the south of Gale Road, if there will be lights at the entrance on Gale Road and if there was any discussion about the use of Rising Street with the other businesses located there.

Charm stated there was a meeting held with the businesses, the City of Davison Officials and Davison Township Officials before a plan was even developed and we were told that Rising Street was public.

Mr. Lattie stated West Rising Street has not been established as a public or private road and the applicants are here tonight about the ingress/egress from Gale Road. If you approve something tonight you will be solely approving the Gale Road access. Whether Rising Street someday turns into an access point for this property I don't know, but as of tonight it is not available, so any approval would only be for Gale Road ingress/egress.

Rich said that we are just requesting you approve the turn around on the township property and we'll deal with Rising Street later.

Jackie asked about the tie down areas and it was explained that was for when the property was an airport.

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 8, 2019**

Bruce asked if the storm water will run off in detention area and if no asphalt will go down until built?

Rich said no buildings until Phase 2 and the only asphalt is to improve the entrance on Gale Road at this point.

MOTION BY PAT that the Planning Commission approve the Conceptual Site Plan for Case #16-SP-2019-1 based on the Site Plan meets the requirements of the Davison Township Zoning Ordinance and M-1 Zoning District in which it is located and this parcel has been zoned for Industrial Use since 1973, and all county agencies approvals are required to be submitted to the Planning/Building Departments prior to issuance of building permits.

Chairman Calhoun requested Mr. Miller re-consider his motion to include landscaping coming in as mentioned. The headlights on the turn, there will be a lot of trucks coming in there and they will be shining on the house to the south on Gale Road. I'd like to protect that a little bit better. If it would be possible to locate the sign to the opposite side and bring the pines up a little closer to the property line on that side and add a few for the first 50 feet, stagger them so they block the headlights as they turn in. Once past the turn the spacing is adequate, but at the initial, let's screen that really well there so there is no issues. It's a very low use for Manufacturing, there will be no water issues because any new asphalt is going to be detain by a detention system that will go back into the Storm system at a reduced rate. The site is very well screened except on the Gale Road side. Will the fencing be chain linked?

Rich said yes because of the automatic gate system.

Bruce said I will turn it back to the maker of the motion if he will include these amendments.

Pat said yes I agree to that.

MOTION BY MILLER, SECOND BY SHIELDS to approve Case #16-SP-2019-1 based on the Planning/Building Department recommendation with the understanding that this is for the Gale Road access and the landscaping amendments as presented. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:25 pm and there were no comments.

OLD BUSINESS

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 8, 2019**

Discussion on Solar Energy Systems

Adam Young briefly discussed the Township Boards comments about being in favor of the small scale solar, a requirement of parcel size for ground mounted systems, a maximum 6 foot height for ground mounted systems not exceeding the height of the fence allowance and revisiting the large scale solar due to indecision by both board.

Charm stated that the township board felt the same as the Planning Commission and the next step is to hold a Public Hearing.

There was discussion about an applicant approaching to build a large scale solar system, opening up to other areas for large scale, the radius from the power grid, moving forward, each case being a Special Condition Use, not limiting the ordinance to small scale only and having 2 drafts for the boards.

MOTION BY JACKSON, SECOND BY SHIELDS to Set the Public Hearing for June 12, 2019 at 7:05 pm. Motion carried unanimously.

NEW BUSINESS

None

TOWNSHIP INFORMATIONAL UPDATE

Universal Software is planning on an addition to their business located on Irish Road just south of Lapeer Road.

Ground breaking for Financial Plus will take place on May 10, 2019 at 10 am. The parcel is located in the Meijer complex on Lapeer Road.

ADJOURNMENT

The meeting was adjourned at 7:43 pm.

Rob Hollenbeck, Secretary