

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
JULY 14, 2021

MEMBERS PRESENT: CHAIRMAN BRUCE CALHOUN, SECRETARY ROB HOLLENBACK, CAROL DOWSETT, PAUL SNYDER, TIM GREEN

ATTORNEY DAVID LATTIE

PLANNING/ZONING CONSULTANT CHARM HEALY

RECORDING SECRETARY JAMI VERT

MEMBERS ABSENT: VICE CHAIR DAVE SHIELDS, JOHN ALLEN, JACKIE HOIST, FRED JACKSON, BUILDING OFFICIAL MATT PLACE

OTHERS PRESENT: Josh Trudgeon, Jeff Like, Helen Somers,

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 HOLLENBACK, SECOND BY SNYDER to adopt the July 14, 2021 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY GREEN, to approve the June 9, 2021 regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

CASE #16-SP-2021-4 AMENDED SITE PLAN FOR "TORCH ART AND GLASS" 1216 S IRISH ROAD AND CASE #16-SCU-2021-4 REQUEST FOR SPECIAL CONDITION USE PERMIT FOR OUTSIDE STORAGE

Charm is presenting on behalf of the applicant – they are applying for a Special Use Permit for "outside storage" for gas and oxygen for use in his glass art business. It has to be set on the outside. The Davison/Richfield Fire Chief and Township Building Official met the owner on site and discussed the use and location of the tanks. It will not be an eye-sore, it will be locked up.

The Planning/Building Department would support a recommendation of an approval of this Special Condition Use Permit based on the following reasons and conditions:

The information submitted contains the criteria needed to obtain a Special Conditional Use Permit.

This use is allowed within the General Commercial District.

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Board discussion was opened up at 6:05 P.M. Bruce – would like to ask that it looks like the unit is small; are they individual canisters? Josh – 20lb canisters; just like the ones you get for your gas grill. Bruce – two tanks; they come and replace the tanks/or you swap them out? Josh – no, we do that. Bruce – it is in a locked cabinet? Josh - yes

MOTION BY HOLLENBACK, SECOND BY DOWSETT, to accept both CASE #16-SCU-2021-4 SPECIAL CONDITION USE PERMIT FOR OUTSIDE STORAGE and CASE #16-SP-2021-4 AMENDED SITE PLAN FOR “TORCH ART AND GLASS for approval. Motion carried unanimously.

CASE #16-RZ-95 – A REQUEST TO REZONE 71.3 ACRES WITH FRONTAGES ON POTTER AND STATE ROADS FROM RU-1 (RESIDENTIAL URBAN) TO RA (RESIDENTIAL AGRICULTURAL) KNOWN AS 25-05-03-100-021

Jeffery Like – 1216 S. Oak Road, Davison, MI – purchased property with the plans of farming, building a house and barn on it next summer; rezone back to RA what it was before.

Charm – Mr. Like did purchase this property; has frontage on Potter Road of 400 feet and on State Road of 50 feet; he is requesting to rezone this parcel from Ru-1 (Residential Urban) to RA (Residential Agricultural); no buildings on it right now; this parcel is bordered by Residential Agricultural and Residential Urban to the east; Suburban Residential Agricultural to the north (Richfield Township); Residential Mobile Home Park to the South and Residential (City of Davison); and Residential to the west; Future Land Use Map which we refer to for guidance in our decision making recommends single family residential for this location, this rezoning will continue to allow for single family home or homes to be built and would be complimentary to the surrounding land uses. The Planning Department would support a recommendation for approval based on the following reasons:

This parcel abuts an agricultural zoned parcel to the east; this area is still substantially zoned agricultural.

The rezoning to an agricultural district would have a low impact on the environment and the surrounding residents.

Please make your motion in the form of a recommendation to Davison Township Board.

Bruce is opening up to the public if anyone wants to speak.

Brent Duby – 10064 E. Potter Road – very familiar with the property; do agree that it is mainly agricultural; would definitely fit with the character of the area; small piece of Potter Rd there is a lady that sells eggs; would like to rezone back to RA; would like his property rezoned back to RA as well.

Bruce – you would have to petition the Township Board to have that done

Helena Somers – 10182 Potter Rd – should go back to agricultural and not residential; they are showing support

Jane Nemitz – 1480 Country View Ln – would support the change

Bruce is opening up to the Board for discussion.

Tim – if we leave it the way it is, could he still farm and build

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Charm – yes, but they are looking at lower taxes doing it this way

Bruce – what type of farm are you going to have

Jeffery – wheat, corn, beans; no live stock; respect the area of the neighbors

MOTION BY HOLLENBACK, SECOND BY SNYDER, to recommend to the Board Case #16-RZ-95 to approve the request to rezone 71.3 acres with frontage on Potter and State Roads from RU-1 (Residential Urban) to RA (Residential Agricultural) known as 25-05-03-100-021. Motion carried unanimously.

PUBLIC COMMENT

Public comment period was opened at 6:14 P.M.

Public comment period was closed at 6:14 P.M.

INFORMATIONAL ITEMS

Charm – just ask the Planning Commission Members to look over previous minutes and any issues email them to Jami so she can make the corrections. Then at the next meeting the Secretary can sign that night and not have to make special trip back at a later date.

Bruce – how is the drainage issue in front of the strip mall

Charm – will have to address this at the next meeting once I find out

Rob – can we talk with moving the meeting back to 7

Tim – we are in the process of changing all the meetings to 6

ADJOURNMENT

MOTION BY SNYDER, SECOND BY DOWSETT TO ADJOURN AT 6:18 P.M. Motion carried unanimously.

Rob Hollenback, Secretary