

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MAY 11, 2022

MEMBERS PRESENT: BRUCE CALHOUN, ROB HOLLENBACK, PAUL JAMES, TIM GREEN,
ANNETTA WILBON, CAROL DOWSETT, PAUL SNYDER, JOHN ALLEN

ATTORNEY DAVID LATTIE

BUILDING MATT PLACE

RECORDING SECRETARY CHARM HEALY

MEMBERS ABSENT: FRED JACKSON

OTHERS PRESENT: Walter Olszewski, Patrick Miller

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 WILBON, SECOND BY GREEN to adopt the May 11, 2022, regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY ALLEN to approve the April 13, 2022, regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

TEXT AMENDMENTS PUBLIC HEARING

NEW BUSINESS

NEW MEMBER: PAUL JAMES

CASE #16-SP-2022-5 AND CASE #16-SCU-2022-5 – NORTH COAST SOLAR, APPLICANT FOR 1333 S OAK ROAD.

Mark Spencer; owner wants a ground mount solar; Mr. James from North Coast Solar to save energy and cost savings.

Matt Place – Mark Spencer is the owner of Parcel ID #25-05-14-300-002; lot size is 27.90 acres; current zoning is RU-1; current land use is residential; future land use is residential; future land use is residential; building on site is residential home with out buildings; this property is bordered to the North with I-69 freeway, to the East by residential urban, to the South by residential urban and to the West by residential urban; zoning requirements are

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MAY 11, 2022

section 1742.1.b3 ground mounted solar systems shall be as use permitted subject to special condition use; 1742.4c ground mounted systems cannot be constructed in any required set back area; greenbelts, landscape screening and or fencing shall be required to screen ground mounted systems from adjoining properties and roadways.

The Building/Planning Department would support a recommendation of approval based on the following for Case#16-SP-2022-5:

1. The proposed bank of panels (83'7"X41'2") will sit 99' from the west property line and 108' from the north property line.
2. The proposed bank of panels will need to be screened as to not be visible from Oak Road.

The Building/Planning Department would support a recommendation of approval based on the following for Case #16-SCU-2022-5:

1. The maximum height not exceed 8 foot to top of panels from grade at their highest incline.
2. Landscape screening in the form of 6-foot-tall arborvitae be placed on the west side of the panels.

Calhoun – looking at SCU first; said to place it inside; behind front line of house.

Mark Spencer – said they can do it behind the front line of the house.

Calhoun – resubmit another drawing showing new location.

Mark Spencer – has 12 neighbors supporting it.

Calhoun – said owner has agreed to push the solar behind the front plane of the property; wants it screened from Oak Road; asked if arborvitae to screen.

Mr. James – from North Coast Solar said arborvitae may grow and shield use of solar.

Calhoun – 8' high arborvitae.

MOTION BY HOLLENBACK, SECOND BY ALLEN to Case #16-SCU-2022-5 to screen on West side of arborvitae or pine and solar panel set to side yard and Case #16-SP-2022-5 to spacing of trees to adequately screen 20'-30' in length and 6' in height and 4' apart for 1333 S. Oak Road. Motion carried unanimously.

CASE #16-SP-2022-4 – WARD INVESTMENT GROUP, IS PROPSOING “IRISH MEADOWS” A CONDOMINIUM DEVELOPMENT ON SOUTH IRISH ROAD.

Place – applicant is Ward Investment Group, LLC; Parcel ID #25-05-32-300-005; 80 acres; current zoning is Residential Suburban Estate; future land use is Residential Suburban Estate; no building on site; Ward Investment Group is proposing a condominium development with 31 building sites; the roads and approach to the development will be paved according to GCRC standards; each lot will have an individual septic system and well; storm water drainage will be private open ditch and will be designed to meet the requirements of GCDC-SWM; lot sizes range from 1.59 acres up to 4.65 acres; a minimum of 1.50 acres is required; homes built in this zoning district are required to be a minimum of 1,800 sq. ft; there is landscaped boulevard at the entrance to this site; width and length of roads meet the requirements of the zoning ordinance; 1-8' tree will be placed in front of each home built; also, the boulevard will be

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MAY 11, 2022

landscaped per the color landscape plan presented tonight; the signage will be submitted and approved separately; poles for street lighting is shown; they will be placed according to Consumers Energy requirements; the open ditches in this development prevent the installation of sidewalks; Per section 1735.2 the Planning Commission has the ability to waive the installation of the sidewalks; Chief Flewelling does not have any concerns with this site plan; upon approval of this site plan the engineered drawings will be submitted to all the agencies. The Building /Planning Department would support a recommendation of approval of this Tentative/Preliminary Site Plan based on the following reasons and conditions:

1. This site plan complies with the requirements of the zoning ordinance per section 2009 for single-family detached condominiums.
2. This site plan complies with the requirements of the RSE zoning district in which it will be located.

Allen – will this be fenced?

Pat Ward – we are going to work with an attorney to discuss HOA, but we are leaning towards no fences.

Allen – asked if mowing will be done by the association?

Pat Ward – done by the homeowner.

Dowsett – will there be any amenities attached to the HOA?

Pat Ward – we don't have any proposed at this time; considered maybe a little pavilion; no pool area.

Rich – mentioned no wetlands on this site.

Calhoun – mentioned maybe adding a nature feature.

Place – a pond would need to meet the requirements of ordinance for “ponds”.

Allen – are there any other subdivision you have built?

Pat Ward – Goodrich Meadows, near completion.

Calhouh – about sidewalks?

Place – there are none due to the ruralness.

Wilbon – are requiring sidewalks on Irish Road.

Calhoun – typically when you have a subdivision you need them, but trying to head it off for the next one that will be brought to us.

MOTION BY GREEN, SECOND BY ALLEN to approve Case #16-SP-2022-4 – Ward Investment Group, is proposing “Irish Meadows” a condominium development on South Irish Road. Motion carried unanimously.

PUBLIC COMMENT

Public comment period was opened up at 6:12 P.M.

Lindsey Spiewak – 2218 Lily Ct, Davison, Mi – wants to thank David Lattie for keeping them informed and help with the subdivision issue.

Walter Olszewski – 1384 S. Cummings Road, Davison, MI – how will it affect him?

Mr. Spencer – replied it will not affect you and or wild life.

Patrick Miller – 7235 Sherwood Lane, Davison, MI – is it in front yard?

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MAY 11, 2022

Mark Spencer – no it is in the side yard.

Patrick Miller – it should not be past from corner of house.

Public comment period closed at 6:15 P.M.

INFORMATIONAL ITEMS

Allen – what is going on Lapeer Rd over the highway?

Place – bridge work.

Allen – how long?

Place – about a month.

Calhoun – what about the tire company?

Place – heard nothing back yet; Hamlin's Pub have the footings poured.

Dowsett – how to we go about requesting a stop light at Lippincott and Irish?

Place – I'll look into that for you.

Snyder – the intersection of Court and Irish?

Place – I believe the year 2023 to be completely rebuilt.

ADJOURNMENT

MOTION BY ALLEN, SECOND BY SNYDER to adjourn at 6:35 P.M. Motion carried unanimously.

Rob Hollenback, Secretary