

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 8, 2022

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

ATTORNEY DAVID LATTIE

BUILDING MATT PLACE

RECORDING SECRETARY JAMI VERT

**MEMBERS ABSENT:** PAUL SNYDER, FRED JACKSON,

**OTHERS PRESENT:** James Jacobs, Bill & Debbie Nicolai

**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 DOWSETT, SECOND BY GREEN** to adopt the June 8, 2022, regular meeting agenda as presented. Motion carried unanimously.

**PREVIOUS MINUTES**

**MOTION BY WILBON, SECOND BY HOLLENBACK** to approve the May 11, 2022, regular board meeting minutes as presented. Motion carried unanimously.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**CASE #16-SCU-2022-6 – NORTH COAST SOLAR, APPLICANT FOR 8441 NOBLET RD, REQUEST FOR GROUND MOUNTED SOLAR ARRAY**

James Jacob – contractor of North Coast Solar; set way far off road; will not disrupt anything; no wet lands; straight forward project.

Place – William and Debra Nicolai owners; 8441 Noblet Rd; parcel #25-05-32-200-026; 1.60 acres; current zoning is Residential Suburban Estate (RSE); current land use is RSE; future land use is RSE; building on site yes; Mr. & Mrs. Nicolai are requesting a special condition use permit for a ground mounted 12-foot x 24-foot (288 sq.ft.) solar array in their rear yard; according to the zoning ordinance Section 1742.1.b.3 all ground mounted solar energy systems require review and approval by the Planning Commission; the Building/Planning Department would support a recommendation of approval of this Special Condition Use Permit based on the following reasons and conditions:

1. The proposed ground mounted solar array is in compliance with Section 1742.1.b.3.

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 8, 2022

2. The proposed ground mounted solar array will not jeopardize the rural character or have a visual impact to the zoning district where this array will be located due to the large parcels that are required in this area of the township and the distance from the road (approximately 250-feet) and the topographical changes in the rear yard that are lower than the road where the array will be placed.

**MOTION BY GREEN, SECOND BY DOWSETT** to approve recommendation for approval of CASE #16-SCU-2022-6 – NORTH COAST SOLAR, APPLICANT FOR 8441 NOBLET RD, REQUEST FOR GROUND MOUNTED SOLAR ARRAY. Motion carried unanimously.

**CASE #16-SP-2022-7 – NORTH COAST SOLAR, APPLICANT WILLIAM AND DEBRA NICOLAI FOR 8441 NOBLET RD**

Place –rural area; meets all requirements; did not require any additional screening as it sets off the road; William and Debra Nicolai owners; 8441 Noblet Rd; parcel # 25-05-32-200-026; 1.60 acres; current zoning is Residential Suburban Estate (RSE); current land use is RSE; future land use is RSE; building on site yes; Mr. and Mrs. Nicolai own a home at this address and are requesting a ground mounted solar array; Building /Planning Department would support a recommendation of approval of this Site Plan based on the following reasons and conditions:

1. The proposed ground mounted solar array will be at least 250-feet from the road and meets the required setbacks.
2. The proposed ground mounted solar array meets the requirements of the Ordinance.

Calhoun – a lot of water back there.

William Nicolai – 8441 Noblet Rd Davison, MI – being taken care of by tile rolls; entire field; it will drain into the ditch like it was supposed to.

**MOTION BY DOWSETT, SECOND BY ALLEN** to approve Case #16-SP-2022-7 – North Coast Solar; applicant for 8441 Noblet Rd; request for ground mounted solar array. Motion carried unanimously.

Dowsett – how energy efficient is this and how much do you expect this to help?

William Nicolai – we are getting a refund back from taxes in roughly \$8,500.00 after filing for a credit; out of pocket will be about \$20,000.00; 25-year and in some months, we will be able to sell some energy back to consumers.

**PUBLIC COMMENT**

Public comment period was opened up at 6:10 P.M./Public comment period closed at 6:10 P.M.

**INFORMATIONAL ITEMS**

Allen – I know it is in the city, but what are they putting in over on M-15 by the downtown area?

Place – I believe a Marijuana facility.

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 8, 2022

Green – it's a hot dog place; mayor of the City is the hot dog owner.

Calhoun – hopefully it stays out of the township.

Lattie – the township has opted out unless they decide to change plans.

Calhoun – we don't need it and what is it telling our kids.

Allen – the grow facilities are going out of business; it is not what they thought they would be getting.

Green – Burton does small amounts in revenue and Brighton does high amounts of revenue.

**ADJOURNMENT**

**MOTION BY ALLEN, SECOND BY GREEN** to adjourn at 6:14 P.M. Motion carried unanimously.

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Rob Hollenback, Secretary