

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
JULY 13, 2022

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

ATTORNEY DAVID LATTIE

PLANNING/ZONING CONSULTANT CHARM HEALY

RECORDING SECRETARY JAMI VERT

MEMBERS ABSENT: FRED JACKSON, MATT PLACE

OTHERS PRESENT: Joe Uopis, Al Dallaire, Jason Austin, John Nicholson, Dolores Losey, Mike Dudash, Ted Leffler

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 Municipal Building, 1280 N Irish Rd, Davison MI 48423 and the pledge of allegiance was recited.

ADOPT THE AGENDA

MOTION BY DOWSETT, SECOND BY HOLLENBACK to adopt the July 13, 2022 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY ALLEN, to approve the June 8, 2022 regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

CASE #16-RZ-102 – TROY HALL, THE APPLICANT IS REQUESTING REZONING OF PARCELS #05-25-21-200-001, 528-034, 528-035 NEAR THE SE CORNER OF LIPPINCOTT AND ATLAS ROAD FROM RU-1 (RESIDENTIAL URBAN) TO RM-1 (RESIDENTIAL MULTIPLE) LOW DENSITY.

Troy Hall – in process of buying the 10-acre property from Minto Jr.; the condos around are nice, but not large enough; 8 luxury condo's; 2400-2500 sq ft, designed very nice; 32 style condo's; family condo's 2000 sq ft with upper level; dead end not using Varodell Drive; family is going to live in the condo's; have a layout on phone; just trying to rezone and let you know we are not going low income; we are going for luxury condos.

Calhoun – just going to let the audience know that this meeting is just to vote yes or no on rezoning; this is not the time for all the questions on how the building will look; what the size of those condos will be; that all will be handled in the site plan review; we are just looking

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at if we want to rezone this property; if you guys come up, we will not discuss those issues; this meeting is not for those questions.

Healy – Troy Hall, the applicant is requesting rezoning of 3-parcels of property containing 11+/- acres, with access on Lippincott Blvd and Varodell Drive; the request is to go from RU-1 (Residential Urban) to RM-1 (Residential Multiple-Family low density); these parcels are bordered to the north by RU-1, to the west by RU-1, to the south by RU-1 and to the east by RM-1; the future land use map recommends these parcels for RM-1; the Planning Department would support a recommendation of approval based on the following reasons:

1. The future land use map recommends these parcels for RM-1 (Residential Multiple Family-low density).
2. This location in Davison Township currently has a mix of RU-1 (Residential Urban) and RM-1 (Residential Multiple Family low-density).

PUBLIC COMMENT

Public comment period was opened up at 6:07 P.M.

Joe Uopis – 9318 Vardoell Dr., Davison, MI – couple of concerns; what about the easements; additional headlights; additional street traffic; most of my concerns is he they use Varodell as a drive; request traffic study; don't want subdivision going up as multi-family.

Al Dallarie – 9270 Vardoell Dr., Davison, MI – traffic oriented; concern with traffic; road not holding up; once they pave it, it will become a drag street for racing.

Jason Austin – 9317 Vardoell Dr., Davison, MI – 101 years old; don't give a damn what they do with the property as long as they keep up with it; previous owner said he would mow it and didn't; new potential owner states they will keep up with it.

John Nicholson – 9298 Lippincott, Davison, MI – they are going to take up some of the end of my driveway.

Dolores Losey – 2050 Golfcrest, Davison, MI – concern about the drainage; having trouble with the drainage now.

Mike Dudash – 2258 Valleyvista Dr., Davison, MI – been here for 25 years; I am a nature watcher; is there going to be green space?; make that a point; nature loses again.

Ted Leffler – 2040 Golfcrest Dr., Davison, MI – you can see all the wild life; rather see a local developer with high end condos than some out of state developer.

Calhoun – reads a letter from Matt Griswold 9308 Varodell Dr; all of his concerns are bases on site plan review.

Public comment period closed at 6:16 P.M.

Green – very important that all of you come back to the site plan meeting; this board does take in consideration of what your concerns are and come up with a logical solution; come back and give your concerns if this gets approved tonight; we do care about your concerns.

Calhoun – we do have other condos in the area; nothing to radical; good if it is high end; vacant for years; developers looking at it with high end condos; you will go from gravel to

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pavement; there would be no access off Varodell Dr, but that is site plan that will make decision on that; you will have more travel down the road.

Dowsett – none of these are going to be rental units?

Hall – intent is to sell them all.

MOTION BY HOLLENBACK, SECOND BY DOWSETT to approve recommendation for requesting rezoning of parcels #05-25-21-200-001, 528-034,528-035 near the SE corner of Lippincott and Atlas Road from RU-1 (Residential Urban) to RM-1 (Residential Multiple) low density. Motion carried unanimously.

INFORMATIONAL ITEMS

None

ADJOURNMENT

MOTION BY WILBON, SECOND BY SNYDER to adjourn at 6:23 P.M. Motion carried unanimously.

Rob Hollenback, Secretary