

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 10, 2022

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

ATTORNEY DAVID LATTIE

BUILDING MATT PLACE

RECORDING SECRETARY JAMI VERT

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

**OTHERS PRESENT:** Rich VanDever, Pat Ward,

**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 SNYDER, SECOND BY DOWSETT** to adopt the August 10, 2022 regular meeting agenda as presented. Motion carried unanimously.

**PREVIOUS MINUTES**

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

**UNFINISHED BUSINESS**

Place – no traffic light going in on Lippincott and Irish Road.

Calhoun – why are they closing the entire Road?

Place – you will have to ask Genesee County Road Commission.

**NEW BUSINESS**

**CASE #16-SP-2022-9 – WARD INVESTMENT GROUP LLC, THE OWNER, ARE PROPOSING PLEASANT WOOD, A SITE CONDO DEVELOPMENT, LOCATED NORTH OF TURTLE CREEK SUBDIVISION.**

Rich VanDever – Davison Land Surveying; approximately 16 acres; the original plan was to be part of BelleMeade; RU-1 Lots; half site is wooded; other half is farm which will be the homes; entrance sign; residents will have walking trails, firepit, pavilion will be for the residents only.

Place – preliminary condominium site plan review; Pleasant Wood; Ward Investment Group, LLC; case #16-SP-2022-9; 17.32 acres; current zoning is RU-1; current land use is vacant; future land use is single family; no building on site; Ward Investment Group LLC is proposing a 32-unit site condo (1200 sq ft minimum) Cluster Housing Development; parcel is located off

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Davison Road through Bellechasse Dr. at the end of Oak Shade Dr.; this is the second Township cluster development; cluster housing is an alternate means of development; it creates the same number of home sites but clusters them no more than 50% of the land; remaining acreage will remain perpetually undeveloped by means of master deed; standard lot sizes and setbacks are waived if the site plan meets the requirements set forth in the ordinance; developer has met the requirements withing this site plan; walking trails, a pavilion, and fire pit will be provided; Genesee County Sewer, Water and Storm Sewers will be provided; paved, private roads will be built to Genesee County standards; Genesee County Road Commission does not require a traffic study for this location; however, they are requiring a “T” turn-around in the GCRC right of way; this will be shown on the final drawings when they are submitted for your review; each lot will have a street tree planted in front of the house; boulevard will be landscaped per the color landscape drawing provided; details for the monument sign will be submitted to the building department in the future; 50% of the total acreage will be preserved in perpetuity; all lots are bordered with additional 30-foot-wide open space; street lights will be provided per Consumers Energy standards; minimal wetlands have been located on this property; fire chief does not have any concerns with this development layout; 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 Preliminary Site Plan based on the following reasons and conditions:

1. This preliminary site plan meets the requirements for Cluster Housing per section 1604. and Single-Family detached condominiums per section 2009.
2. When engineered drawings are completed, they will be returned to this board for a final review per Ordinance section 2009.3 single-family detached condominiums.

**PUBLIC COMMENT**

Public comment period opened up at 6:20 p.m./closed at 6:21 p.m.

Green – how much are you planning on selling these for?

Pat Ward – not sure yet; talks about may be being single family rentals.

Calhoun – are there any proposed landscaping around detention ponds?

Rich VanDever – I would assume we would do something; we will look into the pond; have not finalized that yet

Calhoun – is the walking trail, fire pit open to the rest of the BelleMeade?

Pat Ward – it will be to the ones paying the dues.

Calhoun – I wonder if that will be an issue that will come up with people wanting to walk through the woods and stuff.

Dowsett – why rentals?

Pat Ward – tremendous need for rentals; not only in Davison market but nationally; we are finding that people are downsizing; detached; don’t like the commitment of a mortgage.

Dowsett – are they a mix or some owner ship and some renters?

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Pat Ward – that’s not the plan at this point; there going to be separate parcels of course; long term could there be a mix perhaps; but our end goal right now is to rent them out.

Calhoun - there would be no subdividing this off in the future.

Pat Ward – no, we will hold it entirely.

Calhoun – Matt is there a way to control that; I would hate to see this landlord do this and the other landlord do nothing.

Pat Ward – it will be an HOA; single family home.

Calhoun – that could happen down the road.

Pat Ward – maybe sometime down the road the renter might want to buy the house; but for right now just rentals.

Dowsett – do you have any idea of what the rent will be?

Pat Ward – right now once we get all of our final cost in, it will be north of \$2,000.00, probably in the \$2,200/\$2,400 a month.

Dowsett – and then the HOA fee

Pat Ward – what ever we do will be all encompassing; HOA fee will include lawn care; we want it to feel that it is truly single-family community that is well keep; we will control all that.

Dowsett – just curious about the contracts; what if someone does not want to pay and then it is hard to get them out.

Pat Ward – it can be.

Dowsett – can you put language in there about that.

Pat Ward – currently in our lease agreement it speaks to that; you have 7 days and then we proceed to the next step; we have found that when you are dealing with that monthly payment, they are high money makers; higher level of cliental.

Snyder – HOA will still be there?

Pat Ward – yes.

Wilbon – it is not just lawn care, but snow removal? All year round?

Pat Ward – I don’t know that yet; we are including lawncare in that HOA fee; snow removal we are still debating that as well.

Hollenback – the main road?

Pat Ward – the main road we will take care of but sidewalks and driveways, not sure on yet. Plus, at that point we assume some liability and we don’t want that.

Calhoun – so the road back there will be private?

Rich VanDever – yes, we are trying to get Genesee County Road Commission to take them on as it seems to make perfect sense; they are all public roads and we are just providing a loop; but they are hesitant to take them on for whatever reason, so I need to sit down with them and talk with them.

Calhoun – at that point they would be the ones to remove the snow on the roads.

Green – do you have any wording in there about sub-leasing?

Pat Ward – yes, we do; without any type of approval which we would not approve.

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Calhoun – Matt, we had a project a couple months ago almost like this; can you refresh my memory.

Place – they were apartments versus site condo developments.

**MOTION BY HOLLENBACK, SECOND BY SNYDER** to approve recommendation for approval of CASE #16-SP-2022-9 – Ward Investment Group LLC – the owner – are proposing Pleasant Wood – a site condo development – located North of Turtle Creek Subdivision. Motion carried. 6-1

**CASE #16-SCU-2022-7 – DOLLAR GENERAL – SPECIAL CONDITION USE PERMIT – 8406 DAVISON ROAD.**

Mike McPherson – civil engineer consultant with Atwell Group; I have Matt Casey owner of Zaermba Group; proposing new Dollar General store; off Davison Rd; just west of Gale St; 10,640 sq ft; zoned is GC; 5 acre parcel; would only develop north half; the wooded area would remain undeveloped; working with Genesee County Road Commission; we are requesting to only have 34 parking spaces less than what is required by the Township; loading will be behind the building; drainage will be designed by the standards of the Drain Commission; water and sanitary will be simple leads to the public mains; 53 trees and 58 shrubs in addition to the land on the south; very well screened on the sides and back.

Place – Dollar General; Special Condition Use Permit; 8406 Davison Rd; applicant is Atwell Group; Owner Name is Zarembe Group; parcel id #25-05-08-200-016; 5 acres; current zoning is GC; current land use is GC; future land use is GC; no building on site; Dollar General is proposing to build a 10,640 sq ft retail store across from Elga Credit Union on Davison Rd; requesting a Special Condition Use Permit per section 1302.11 for outdoor sales and storage of merchandise in front of the building; areas will be located as indicated on the site plan in front of the store and limited to the dimensions of 6-feet 1-inch by 2-feet 9-inches for the propane and ice storage/display and 5-feet 3-inches by 3-feet 3-inches for the outdoor display of seasonal items; seasonal items are limited to beach or pool recreation, clothing or garden items as stated here; outdoor display of seasonal items will only be on display outdoors during the hours the business is open. Building /Planning Department would support a recommendation of approval of this Special Conditional Use Permit based on the following reasons and conditions:

1. The Special Condition Use request complies with the ordinance section 1302.11.
2. The areas to be used for this Special Condition Use permit are designatd on the site plan in front of the store and are limited to the dimensions of 6-feet 1-inch by 2-feet 9-inches for the propane and ice storage/display and 5-feet 3-inches by 3-feet 3-inches for the outdoor display of seasonal items. The seasonal items are limited to beach or pool recreation, clothing or garden items as stated here. The outdoor display of seasonal items will only be on display in the designated areas during business hours.

**PUBLIC COMMENT**

Public comment period opened up at 6:43 p.m.

Linda Harrison – 8380 Davison Rd Davison, MI – I spoke with Matt early today and just spoke with Mr. Casey and my only concern was I thought it was going to be some type of big

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warehouse; I am okay with what they are proposing; finally, something will go into that empty space; my other concern was delivery; they stated they do not deliver after business hours.

Public comment closed at 6:44 p.m.

Allen – is there a way to say yes to only propane and ice being out front?

Place – yes, this is the time for that to put conditions on their plans.

Calhoun – this is where we do that in this special condition use.

Allen – I get the propane and ice, but not the other stuff.

Snyder - I get what Allen is saying; please no disrespect but we just don't want it to look like a flea market.

Calhoun – I am a fan just because the other guy does it does not mean we need to.

Green – how many spaces are they supposed to have.

Place – 53 and they are asking for 35.

Green – have we made this exception a lot?

Place – we have in the past.

Hollenback – what are the operating hours?

Matt Casey – I believe 8 am to 10 pm; if they don't get a lot of customers in that time, they adjust the hours.

Wilbon – can we look at maintenance of the parking lots.

Place – they are supposed to maintain that.

Snyder – delivery hours?

Matt Casey – during working hours.

Green – what about the trash truck?

Matt Casey – try to have it during working hours; we can make it in the contract.

Green – we need to put stipulations on when they can dump trash, so that way they are not bothering the residents.

Matt Casey – if that is a concern, we can work with that.

Calhoun – just for consideration for the residents.

Green – we don't want that stuff out front; put limit on trash pickup.

**MOTION BY ALLEN, SECOND BY HOLLENBACK** to approve Case #16-SCU-2022-7 – with the following changes which is to allow only propane and ice machine out front and nothing else; and also have limitation on time frame when trash can be picked up during hours of operation. Motion carried. 5-2

**CASE #16-SP-2022-8 – DOLLAR GENERAL – CONCEPTUAL SITE PLAN – 8406 DAVISON ROAD.**

Place – Dollar General; 8406 Davison Road; Atwell Group is applicant; Zaremba Group is the owner/developer; parcel id #25-05-008-200-016; 5 acres; current zoning is GC; current land use is GC; future land use is GC; no buildings on site; they are proposing a 10,640 sq ft retail building to be located across from Elga Credit Union on Davison Rd; building entrance will face Davison Rd with parking in the front and on the side of the building; applicant is proposing to construct bio-retention around the four sides of this property; as a result they are asking to do

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sheet drainage and eliminate the curbing; bio-retention will need to be approved by Genesee County Drain Commission; no traffic study is required per Genesee County Road Commission; driveway will be built to GCRC standards with curbing; Dollar General is requesting a reduction in the required parking spaces; a reduction of 23 parking spaces is being requested; 34 parking spaces are provided; per section 1706.15 the Planning Commission has the ability to reduce the required number of parking spaces if information is submitted by the applicant to support the request; the applicant submitted information for your review; I have additionally inspected the parking count of the Dollar General Stores in Columbiaville, Richfield Township, and Elba Township. They each had between 30-32 parking spaces; there is a 20-foot bermed landscaped greenbelt along the frontage with a mix of evergreen and colorful viburnum bushes; wall sign and monument sign are being requested; both comply with the sign ordinance; a permit will be required for each one; 30% is required, over 50% is provided with open space requirements; parking lot poles and lighting on the building will be directed downward toward the building will be provided; photometrics comply with ordinance; dumpster location and construction materials comply with the ordinance; block walls will be textured and will match the color of the building; loading and unloading zone is located behind the building and complies with the ordinance; fire chief does not have any concerns with this site plan; upon approval of this site plan the engineered drawings will be submitted to all of the required agencies. The Building/Planning Department would support a recommendation of approval of this Conceptual Site Plan based on the following reasons and conditions:

1. The Conceptual Plan meets the requirements of the zoning ordinance for a retail business in a General Commercial zoning district.
2. If GCDC does not approve of the bio-retention storm water plan Dollar General is required to amend the drawings showing curb and gutter in the parking lot and storm water retention that is acceptable to GCDC.

Green – what happens if it is busier than what you think?

Place – Planning Commission has the right to deny.

Calhoun – I am huge on not over paving our community; land bank the balance of the parking to provide parking later in the future if needed; if there is ever a problem then they will have to make it parking.

Allen – square foot is 10,640, what is the one on M-15?

Matt Casey – not sure.

Calhoun – I don't think there will ever be an issue, but to have a back up plan is good to have.

Matt Casey – if we want to sell it in the future that could be an issue that could come up; typically, 35 parking spots is enough; back in the 80's/90's that parking spots were needed; now these days that many parking spots are not needed; ordinance is way to strike.

Wilbon – is this where we discuss the maintenance?

Calhoun – the landscaping and site plan are required to be maintained through our ordinance.

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Lattie – we have been down a man on code enforcement; that should be taken a step forward.

Dowsett – I don't really like the way it looks like a pole barn; what option are we going to be shown so it doesn't look that way.

Matt Casey – the building is all metal with a little bit of block on the bottom; you will see roof top mechanicals; colors are a deep brown; on this proposal building we will have stone around the entrance way; hide roof top mechanicals; screened on three sides; colors can change.

Calhoun – you say it will be screened on three sides.

Matt Casey – east and west, which is front and two sides.

Calhoun – on the east elevation are you going to do roof sumps? How are you going to handle that?

Matt Casey – there will be down spouts.

Calhoun – lighting on left side of building; in our ordinance we don't allow the side packs; outcast wall packs?

Matt Casey – all the side packs have cut out shields on all of them; they will all be down cast.

Calhoun – I don't know if we can use them.

Place – we have used them in the past with shields on them; basically, what you want to allow.

Calhoun – I believe we are eliminating wall packs; light poles along that side is what you need to put.

Matt Casey – we will get rid of wall packs.

Calhoun – I am not a fan of not having curbing.

Place – If Genesee County does not approve the detention pond, then they will have to come back to the board.

Calhoun – are we allowed to make them have curbing with the cut outs.

Place – you can put that requirement in.

Calhoun – I put that requirement in along the front, down the side.

Place - so you want that on the west side and north side?

Calhoun – west side, north side, east side of front parking area; dumpster enclosure does that match the building?

Matt Casey – yes.

Calhoun – masonry you have proposed can you tell me what that actually is?

Matt Casey – concrete panel; died to look like brick.

Calhoun – every 4-6 feet you will see a seem.

Matt Casey – it is very difficult to see.

Calhoun – not a fan of those; like to see at least on the front to masonry decorative block, brick; not real crazy about the side panels being all metal.

Wilbon - you said they are metal but look like brick.

Calhoun – about 12 inch vertical.

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Dowsett – the roof line, can we get a peaked roof; we are trying to astatically add to the look of the township; look a little more upscale; New York has one that has a peaked roof; we don't want another flat roof.

Calhoun – the maker of the motion can add that they want masonry, block brick; peaked roof; elimination of wall packs; fully screened sides.

Lattie – you still have the original question of the parking spaces if you are going to reduce it.

Calhoun – I am comfortable with the parking spaces as it is; if you would like to make a motion with the land bank parking, we could have a vote on that.

Place – just for Mr. Green's information say this building was to get sold and the new tenants have to come and let us know what they are putting in we would know if they needed more parking then they would put it in.

Lattie – settle this problem now.

Green – I like Calhoun's idea of make them have this in there to make it land bank parking for later use.

Matt Casey – when you are talking about a pitch roof, you are not talking about the whole roof?

Dowesett – no, just the entrance.

Allen – are they demoing the land to put parking there or?

Calhoun – no, it is showed but not done with until the additional parking is needed and they have the extra space labeled for later use if need be.

**MOTION BY HOLLENBACK, SECOND BY GREEN** to approve Case #16-SP-2022-8 – Dollar General Conceptual Site Plan with the following requirements: masonry on front, front elevation more update per photo shown to Matt Casey, curb and gutter at the front parking and entry way drive to the west, show additional parking if necessary for future use, a parapet wall screened on three sides not on the back, no wall packs, and to show with the land bank of additional parking. Motion carried unanimously.

**INFORMATIONAL ITEMS**

None

Calhoun – can we put the public comment portion in the front?

**ADJOURNMENT**

**MOTION BY ALLEN, SECOND BY HOLLENBACK** to adjourn at 7:15 P.M. Motion carried unanimously.

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Rob Hollenback, Secretary