

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 12, 2022

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

BUILDING MATT PLACE

RECORDING SECRETARY CHARM HEALY

MEMBERS ABSENT: ANNETTA WILBON, FRED JACKSON, ATTORNEY DAVID LATTIE

OTHERS PRESENT: ANDY CAMPBELL, JIM MOREY

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 October 12, 2022 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY HOLLENBACK to approve the September 14, 2022 regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

CASE #16-SP-2022-10 TRACTOR SUPPLY 8171 LAPEER ROAD

Case has been tabled to next month meeting in November.

NEW BUSINESS

CASE #16-SP-2022-12 JIM MAGUIRE/BRUCE CALHOUN

Calhoun – will abstain from voting on this matter; will turn this over to the co-chair Paul Snyder.

Calhoun – my neighbor wants to put a pond on his property and it happens to cross it on my property; I am going to grant an easement; we drew up a contract stating that if he does not maintain the pond, I have the right to and if I don't maintain the pond nor does he the association has to right to.

Place – the applicants are Jim Maguire/Bruce Calhoun; parcel ID #05-33-626-003/05-33-626-018; lot sizes are 1.55/4.22 acres; current zoning is RSE; current land use is RSE; no buildings on lot 3 – house on lot 7; section 1726.4.A states a pond may cross a property line only upon submittal of an easement agreement reviewed and accepted by the planning commission allowing such occupation; The Building/Planning Department would support a

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recommendation of approval of this Conceptual Site Plan based on the following reasons and conditions:

1. This conceptual site plan meets the requirements of the Davison Township Zoning Ordinance.
2. The applicant upon approval of this site plan is directed to obtain a soil erosion permit from Genesee County and construction permit from the Davison Township Building Department.

Snyder – for the maintenance agreement should the association also be included with this being if things don't work out there reasonable for it?

Calhoun – no, it's private.

MOTION BY DOWSETT, SECOND BY GREEN to approve recommendation for approval of CASE #16-SP-2022-12 – Jim Maguire/Bruce Calhoun. Motion carried unanimously. Calhoun did not vote on this matter.

CASE #16-RZ-103 D-END HOLDINGS PARCEL #25-05-200-018

Andy Campbell – have a purchase agreement on this piece of property; 1559 N Irish Road; it is about 51 acres; we are looking to have it rezoned to mixed use, from its current zoning of industrial; there is a small wetland creek that splits a quarter of the way back; commercial on the road frontage up until the wetland; back we would use light industrial; warehouse, storage use possible.

Jim Morey – 1298 N Cummings Rd – which side of the railroad tracks?

Calhoun – Northside

Jane Maroon – 1413 Hobnail Ct – concerned we are worried about noise; we have a lot of extra traffic that we don't need; don't mind having businesses, but I think we are getting to many; what is he asking for?

Calhoun - mixed used.

Place – case #16-RZ-103; parcel ID #25-02-07-200-018; D-End holdings, LLC; 51.72 acres on North Irish Road; purchaser is requesting to rezone a 51.72-acre parcel on the West side of Irish Road just North of the railroad tracks from M2 (General Manufacturing) to MX (Mixed Use); parcel is bordered on the south by RU-1 separated by the railroad tracks, on the North by RM-2, on the West side by RU-1 and the East side by GC; the future land use map recommends industrial; the purpose of the MX use group is to allow a mixture of complementary land uses that may include housing, retail, offices, commercial services, light industrial and civic uses, to create economic and social vitality and to encourage the linking of vehicle trips; the MX group that the applicant is requesting does permit light industrial uses per section 1503 B of the Davison Township Zoning Ordinance; Building /Planning Department would support a recommendation of approval based on the following reasons:

1. The requested rezoning to MX is consistent with the future land use and the master plan update of 2017.

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2. The rezoning meets the spirit and intent of the MX use group and the Davison Township Zoning Ordinance. (Please make your motion in the form of a recommendation to the Township Board)

MOTION BY HOLLENBACK, SECOND BY SNYDER to approve recommendation for case #16-RZ-103 D-End Holdings, LLC, parcel #25-05-200-018 to rezone to MX to the Davison Township Board. Motion carried unanimously.

CASE #16-2022-9 PLEASANT WOOD

Rich VanDever and Pat Ward – we were here a couple months ago and now we have submitted for the final preliminary; so, we can start moving dirt and things like that here in the next couple months; single family development; with 32 lots.

Place – this the staff report for the final condominium review; Pleasant Wood; proposed Oak Shade Circle; case #16-SP-2022-9; Ward Investment Group; parcel ID #25-05-05-200-018; 17.32 acres; current zoning is RU-1; Ward Investment Group received approval from the Planning Commission on August 10, 2022 for the preliminary review; they have completed their engineered drawings and the Master Deed will be sent to the township attorney for review; they are requesting final approval to enable them to proceed with acquiring the Genesee County approvals needed for construction; Building/Planning Department would support a recommendation of approval of the final condominium review based on the following reasons and conditions:

1. This proposed development complies with the zoning district in which it will be located.
2. The engineered drawings presented meet the requirements of Section 2009.c. and 1804 of the Davison Township Zoning Ordinance.

Dowsett – I want to clarify these are rental units?

Pat Ward – correct.

Calhoun – basically houses that are 2000 sq.ft. but for rent.

Hollenback – what changes from the last time that we looked at this?

Pat Ward – landscaping; drainage; how to get sewer and water.

Lorrie Pascoe – 2236 Oak Shade Dr – in 2005 we had redone our roads; was a lot of work; a lot of money; they need a construction entrance; I don't want to have to pay for the roads again; we were led to believe they were private homes not rental; that will be major damage done to our roads if that happens.

Calhoun - most of the subdivisions end like that so that they can expand.

Wanda Mitchell – 8410 Oak Shade Ct – I am applaud by this; do you have rentals in your backyard; 36 rentals in the backyard; how well do you keep these up; I have been in this area for 38 years; been very quiet and clean private little road; been a lot of the same people for the past years; who is coming into these rental houses? What is the value of these homes?; this space here is a common space with a fire pit and I really don't want

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to live next to a camp ground; do you have someone who manages these properties? If they don't keep them up do they get evicted?; where are your retention ponds?

Pat Ward – the people renting these out are going to be paying in the high \$2,500 a month; we have had no issues with our other properties we have in other townships; they are here (shown in person).

Calhoun – I don't think you will have any problems with the renters that are going to rent these properties; this was a planned expansion from day one.

Green – let say this road is in repair, do the new development have to help pay for this?

Place – there's are private roads; they will incur the cost; they come down Oak Shade Dr.

Calhoun – the road will not be repaired until the subdivision is complete; in two years they will be done.

Green – they have to share in the cost?

Calhoun – they don't have to share in the cost; public road that is going to repair that until you are done; once you are done, they should be repairing.

Rich VanDever – Road Commission requested we put in a T-turn around; however, we are requesting a given easement; still waiting to hear from them.

Hollenback – if the roads in this private subdivision needs to be done, they will have to pay their own cost; road commission will not come in and help.

Green – what company do you own Pat?

Pat Ward – C&L Ward; we are just going with what the trend is going to; lookup build to rent; this is happening across the country; we maintain all the landscaping; grass cutting; master deed covers all exterior lawn and building; we will watch this very carefully.

Dowsett – asked about condos across from the township.

Place – they are full right now.

MOTION BY ALLEN, SECOND BY SNYDER to approve case #16-SP-2022-9 – Pleasant Wood as presented. Motion carried. 5 – yes (Allen, Snyder, Hollenback, Calhoun, James) 2 – no (Dowsett, Green)

PUBLIC COMMENT

Public comment period was opened up at 6:45 P.M.

Green – residents can ask questions in the whole meeting during the regular board; we want the residents to understand what is going on.

Hollenback – our ordinances are on the Davison Township website to help if needed.

Place – you can come into the township and ask any questions you need; are we going to have a meeting next month, I know deer hunting starts up.

Public comment period closed at 6:46 P.M.

INFORMATIONAL ITEMS

None

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ADJOURNMENT

MOTION BY DOWSETT, SECOND BY GREEN to adjourn at 6:46 p.m. Motion carried unanimously.

Rob Hollenback, Secretary