

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 9, 2022

**MEMBERS PRESENT:** CAROL DOWSETT, BRUCE CALHOUN, PAUL JAMES, TIM GREEN, PAUL SNYDER, ROB HOLLENBACK, COREY CHRISTENSEN  
BUILDING MATT PLACE  
RECORDING SECRETARY CHARM HEALY  
ATTORNEY DAVID LATTIE

**MEMBERS ABSENT:** ANNETTA WILBON, JOHN ALLEN

**OTHERS PRESENT:** None

**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. Welcomed Corey Christensen to the Planning Commission.

**ADOPT THE AGENDA**

**MOTION BY SNYDER, SECOND BY DOWSETT** to adopt the November 9, 2022, regular meeting agenda as presented. Motion carried unanimously.

**PREVIOUS MINUTES**

**MOTION BY SNYDER, SECOND BY GREEN** to approve the October 12, 2022, regular board meeting minutes as presented. Motion carried unanimously.

**UNFINISHED BUSINESS**

**CASE #16-SP-2022-10 AND 16-SCU-2022-8 – THE TRACTOR SUPPLY – AMENDED SITE PLAN AND SPECIAL CONDITION USE PERMIT.**

Kurt Hunt – construction manager of TSC – adding fenced storage on west side of building along with feed storage on east side of building; painting the outside of the building with a fresh new coat of paint.

Place – this is the amended special condition use; tractor supply company; 8171 Lapeer Rd; Case #16-SU-2022-8; the applicant is Tractor Supply Company; parcel ID #25-05-100-009; acreage/lot size is 3.69 acres; there's a building on site; tractor supply is proposing an amendment to their site plan; they would like to add a 6600 square foot garden center and storage to the West side of their building (they will be moving stock tanks and storage tanks to this area from the current outside storage area on the east side of the building); additionally, on the east side of the building is the current enclosed storage area they will be reconfiguring and enclosed area for storage of feed; the Building/Planning department would support a recommendation of approval of this conceptual site plan based on the following reasons and condition:

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1. This amended site plan complies with the requirements of the GC (general commercial) zoning district in which it is located.
2. The fencing material and color to match the existing material used on the enclosure on the east side.
3. This amended site plan meets the spirit and intent of the zoning ordinance.

James - current storage area to be unsightly.

Kurt Hunt - fence will be black stake fencing.

Christensen - question effect on loading or parking areas; what will it look like?

Calhoun - fencing on east side of building there is existing I'm not really happy with that; I would like to have vinyl slats to be put in fencing; Westside new portion if it's a greenhouse I want to see wrought iron carried around to the back; and screening of pine trees; do not want to see the storage from the drive; 8' to 9' feet pine trees in dense screening for full length of side; like the front corner entrance; front storage looks dense; the displays in the front are getting carried away and looks like an eyesore.

Place - it will alleviate this eyesore when the site plan is finished.

**MOTION BY SNYDER, SECOND BY HOLLENBACK** to approve CASE #16-SCU-2022-8 with the amended vinyl slates on the east side fencing, west side wrought iron to the back side of green house; chain link with slate fencing; fully screened on west side for visual all the way back to the boulevard; new planting on west side. Motion approved unanimously.

**MOTION BY SYNDER, SECOND BY DOWSETT** to approve CASE #16-SP-2022-10. Motion carried unanimously.

### **NEW BUSINESS**

#### **CASE #16-SP-2022-13– IRON GATE CONDOMINIUM DEVELOPMENT – PRELIMINARY CONDIMINIUM REVIEW.**

Kurt Neiswender – Architect of NF Engineer - 42 condos; 10+ acres; luxury 3200 square feet; family 2500 square feet; 2, 3 or 4 units combined for a variety; luxury units on golf course side; internal sidewalk; golf cart paths; gazebo; gardens; nourished beds; dry detention pond; private roads; entrance is off Lippincott; break ground next spring.

Place – Iron Gate; preliminary site plan review; Lippincott Blvd; (east off Atlas Rd, Southside); Case #16-SP-2022-13; the applicant is Troy Hall; parcel ID# 25-05-21-200-001, 21-528-034 and 035 (to be combined); 10.79 acres; current zoning is RM-1 (residential multiple-low density); there's no building on site; this 42-unit condominium development will have a landscape 66-wide entrance off Lippincott Blvd; these will be two-story units with basements, 2500 to 2700 square feet; they will all be 3 bedroom units with 2 to 2 1/2 bath options; veranda and outdoor patio will be included with each unit; gazebo, benches, golf cart path, vegetable garden area and shared seating area will be included with the on-site amenities; the private roads and entrance to this development will be built to the specifications of the Genesee County road Commission; the entrance driveway will be landscaped with a variety of trees,

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bushes and planting boxes; the rear yards of the entire site will be screened with a generous amount of different types of trees; additionally, trees will be planted intermittently throughout the front yard to meet the requirements of the zoning ordinance; irrigation will be provided throughout the landscaped areas; a sign design has not been submitted with the site plan, however, a sign will need to be reviewed and approved by the building department in the future; the photometric has been provided and meets requirements of the zoning ordinance; Consumers Energy will take care of installation of light poles; no traffic study was required per BILL DILORENZO of the Genesee County road Commission; the master D will be reviewed and approved by the Township attorney prior to this board reviewing the final site plan review for this site; the Fire Chief said the site plan looks good to him; Genesee County road, waste and water and surface water upon approval of this preliminary site plan the engineer drawings will be submitted to all the agencies; the Building/Planning Department would support a recommendation of approval for this preliminary condominium site plan based on the following reasons and conditions:

1. This preliminary site plan complies with the RM-1 zoning district in which it is located.
2. Upon approval by this board, the engineer has the approval to proceed with the engineering drawings for the roads, water and waste and service water.

Jim Morey – 1298 N Cummings Rd – Davison, MI - where are they going to come in off Lippincott?

Kurt Neiswender - where the fire hydrant is located.

Calhoun – where the vacant lot is located.

Place - between the 4th and 5th house there's a vacant lot.

Hollenbeck - how does the golf course feel about your golf cart path?

Kurt Neiswender – Kurt Minto is the golf course superintendent there and we are working with him.

Calhoun - I noticed that the retention pond is 10 feet deep will that hold water?

Kurt Neiswender – no, I believe there are civil engineers who designed it as a dry pond; it will not sustain water past any stormy event.

Calhoun - I would like to see it as a maintained pond but probably not enough area.

Dowsett - what are the building materials for the exterior?

Kurt Neiswender - Hardie board and stone; \$500,000 for the family unit's various shades of brown; \$600,000 on a luxury units black and white various shade; not the green and yellow in the packet; low maintenance trim.

Dowsett - what is the density like?

Kurt Neiswender - 4.2 dwelling per acre; zoning ordinance says it's limited to 8 dwellings per acre, so we are half of that right now.

Dowsett - remind me are these going to be some for sale and some rented?

Kurt Neiswender – no, 100% for sale.

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Calhoun - very nice development; who will maintain the garden area? will the HOA maintain?

Kurt Neiswender – HOA.

Calhoun - are you going to do anything to keep the surrounding neighbors out of this area? Not an issue, not worried about that at all?

Kurt Neiswender – not sure what we could do; we all just have to get along.

Dowsett – will there be an entrance sign?

Kurt Neiswender – yes, we have not done that yet; when we submit for signage then you will see that.

**MOTION BY SNYDER, SECOND BY CALHOUN** to approve **CASE #16-SP-2022-13**. Motion carried unanimously.

**PUBLIC COMMENT**

Public comment period was opened at 6:32 P.M.

Jason Austin – 9317 Varodell Dr – Davison, MI – wanted to apologize for not standing for the pledge, I am going to be 102 years old; I don't want to mow this property anymore so let's get this going.

Public comment period closed at 6:34 P.M.

**INFORMATIONAL**

No meeting in December.

**ADJOURNMENT**

**MOTION BY CALHOUN, SECOND BY DOWSETT** to adjourn at 6:36 P.M. Motion carried unanimously.

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Rob Hollenback, Secretary