

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 11, 2023

**MEMBERS PRESENT:** BRUCE CALHOUN, TIM R GREEN, ROB HOLLENBACK, PAUL SNYDER, JOHN ALLEN, PAUL JAMES, COREY CHRISTENSEN, ANNETTA WILBON  
BUILDING MATT PLACE  
RECORDING SECRETARY JAMI VERT

**MEMBERS ABSENT:** CAROL DOWSETT, ATTORNEY DAVID LATTIE

**OTHERS PRESENT:** 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 HOLLENBACK** to adopt the January 11, 2023 regular meeting agenda as presented. Motion carried unanimously.

**PREVIOUS MINUTES**

**MOTION BY SNYDER, SECOND BY HOLLENBACK** to approve the amended November 11, 2022 regular board meeting minutes to reflect the date of November 9, 2022 as presented. Motion carried unanimously.

**UNFINISHED BUSINESS**

Calhoun – what is the deal with the strip center over by taco bell?; what is taking so long?

Place – Genesee County; also Joanna has not completed some of the items on his correction list for the sewer and water permits to get issued; until they do that they don't get any permits.

Calhoun – Dairy Queen went up after and they are done before; they did a nice job on that building.

Place – biggest hitch with Dairy Queen was the power; they could not get the underground wire to run from the pole to the building.

**NEW BUSINESS**

**CASE #16-SCU-2022-9 / 16-SP-2022-14 DAVISON RETAIL LLC**

Mitchell Harvey (Engineer) – with me tonight is Rachel Miller (Developer) and Beau Wynn (Architect); seeking approval for commercial building located at 8089 Lapeer Rd site plan; little under 2.5 acre just south of Meijer; east of Financial Plus Credit Union; 9,000 sq.ft. multi-use commercial building; working west to east; drive-thru all the way to the west side of the building; move east and you have two retail stores that are about 2,460 sq.ft. a piece; eastern

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end cap you have medical clinic just over 2,000 sq.ft; 103 parking spaces, 86 are required by ordinance; access to this site would be through the existing Meijer Ring Road; being sensitive to Lapeer Rd; have pedestrian activity in mind; connect to existing sidewalk on Lapeer Rd and the sidewalk extends north to the main entrance of the building; with an outdoor patio; sidewalk will tie into the sidewalk in front of the bank; well landscaped; over 30 trees; various species of shrubs; site lighting will be provided by fully downlit led fixtures; minimizing any spill over in the neighboring sites; we believe this site is harmonious with the surrounding areas; nor will it be hazardous or disturbing to the surrounding neighbors; and as designed this building is consistent with the corridor of Lapeer Rd.

Beau Wynn (Architect) – we have done 100's+ of these buildings around the US; represent several national brands; steel frame; veneer; brick on the bottom; basic stream line contemporary prototype; lid for shade, drive-thru tower; similar with the store front; step the planes in and out; sconces; 10 feet high brick; encapsulate the top of the building so everything is shielded.

Place – the applicant is Davison Retail LLC; the business name is Davison Retail LLLC; owner name is Davison Retail LLC; parcel ID is 05-17-100-011 Meijer property if approved split will be completed; lot size is 2.12 acres proposed; current zoning is GC; current land use is GC; future land use is GC; no building on site; Davison Retail LLC is requesting a Special Use Permit of Section 1302.8 for a drive-thru restaurant; this restaurant is Starbucks will have 2290 sq. ft. and will located on Lapeer Rd with in the Meijer development; their proposed single lane drive-thru will hold 12 cars; The Building/Planning Department would support a recommendation of approval of this Special Condition Use Permit based on the following reasons and conditions:

1. This type of use meets the requirements for special condition use permit per section 1302.8 of the Davison Township Zoning Ordinance.
2. This Special Use permit request is compatible in the General Commercial Zoning District.

Place – this is the report for the site plan; the overview is Davison Retail LLC is proposing a 9,257 sq. ft. four-multi-unit retail center one with a drive-thru with in the Meijer development on Lapeer Rd; this development will go just east of the Financial Plus Credit Union; zoning requirements are GC; there are two 36-foot approaches proposed; to accommodate a right and left hand turn out; 86 spaces are required and 103 are proposed; a 5 ft wide sidewalk currently runs down Lapeer Rd and a 6-ft wide sidewalk is proposed along the interior service drive; plentiful landscaping has been provided; sign application and approval will be required by the Building Department; the site lighting meets the requirements of the ordinance; storm water will connect to the existing detention pond; two dumpster locations are on the site and the materials comply with the ordinance and will match the building; the traffic study was completed when the Meijer development was originally approved and included the out lots; the fire chief does not have any concerns with this site plan layout; Genesee County Road, W&W and Surface water upon approval of this site plan the engineered drawings will be submitted to all the agencies; 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 complies with the requirements for the zoning district in which it is located.
2. Approval of this conceptual site plan gives direction to the applicant to produce the drawings necessary for all Genesee County Agencies.

Calhoun – by far this is the best site plan we have seen in front of us; only thing I see is on the elevation; almost has two fronts to it; I would like to see one of two options, dress up the back more like the front elevation; maybe some smaller signage; or go the other direction and provide more screening.

Beau Wynn – we could entertain do some different color brick; something like that.

Calhoun – down in Troy area, they have a lot retail that they push up to the front of the street; fake façade across; if that is not a choice then I would like to see some nice trees across that to screen that and breaks it up.

Mitchell Harvey – you are talking along this area?; directly behind the building.

Calhoun – yes.

Rachel Miller – we can add more trees.

Calhoun – bring detail along the back; once you go back to the developer and figure out what you want to do bring it back to Matt and he can get a hold of at least one of the board members; want to see it broken up.

**MOTION BY HOLLENBACK, SECOND BY SNYDER** to approve case #16-SCU-2022-9 with bringing the esthetics of the building from the front to the north side of the building or more landscaping and bring it back to Matt and at least one board member and case #16-SP-2022-14. Motion carried unanimously.

### **PUBLIC COMMENT**

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

### **INFORMATIONAL ITEMS**

Calhoun – any news Matt?

Place – you know what my answer is.

Hollenback – have they even started the addition to that subdivision over off of Davison Rd.?

Place - they are almost through the county; we have some nice stuff coming to Davison if they keep their word.

Snyder – what is the backhoe at Meijer doing?

Place – they might be doing some cleaning of the detention pond.

Green – Dollar General?

Place - they just submitted their plans to me and just about done with Genesee County.

Green – and the gas station?

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Place – they have their approvals.

**ADJOURNMENT**

**MOTION BY SNYDER, SECOND BY GREEN** to adjourn at 6:24 p.m. Motion carried unanimously.

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Rob Hollenback, Secretary