

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
JULY 12, 2023

**MEMBERS PRESENT:** Bruce Calhoun, John Allen, Tim Green, Rob Hollenback, Corey Christensen, Paul James, Paul Snyder, Annetta Wilbon  
Attorney David Lattie  
Building Matt Place  
Recording Secretary Jami Vert

**MEMBERS ABSENT:** Carol Dowsett

**OTHERS PRESENT:** Mike Demol, Hannah Perakovic, Jon Erdie

**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 May 10, 2023 regular meeting agenda minutes as presented. Motion carried unanimously.

**PREVIOUS MINUTES**

**MOTION BY SNYDER, SECOND BY ALLEN** to approve the July 12, 2023 regular board meeting minutes as presented. Motion carried unanimously.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**CASE #80-SP-161 & 80-SCU-86 IRISH FARMS**

John Erdie – attorney for my clients; reinstate site plan; project started and abandoned by previous owners in 2008; some issues with master plan.

Place – Irish Farms; case #80-SCU-86; the applicant is Statewide Management LLC; parcel ID #05-06-100-037, 05-06-200-024, 05-06-200-023; lot size is 136.67 acres; current zoning is RU-1; The “Estates” and “Villages” of Irish Farms were originally approved on 12/8/2004; due to economic downturn from 2005-2008, covid and ownership changes this development has remained dormant; new owner purchased Irish Farms and is going to build it out as originally approved; no amendments have been made to the ordinance that would require any changes to this site plan; the special condition use request is required due to this development being a planned unit development; when received the amended pud agreement will be reviewed by the planner, township board and the township attorney; The Building/Planning Department would support a recommendation of approval of this special conditional use permit based on the following reasons and conditions:

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1. This site plan was originally approved by the Planning Commission on 12/8/2004.
2. Since the date of approval, no changes in the ordinance have taken place that will affect this site plan.

As for case #16-SP-158; the applicant is Statewide Management LLC; parcel ID #05-06-100-037, 05-06-200-024, 05-06-200-023; lot size is 136.67 acres; current zoning is RU-1; The "Estates" and "Villages" of Irish Farms were originally approved on 12/8/2004; due to economic downturn from 2005-2008, covid and ownership changes this development has remained dormant; new owner purchased Irish Farms and is going to build it out as originally approved; the "Estates" (entrance on Potter Road) Phase 2 per the site plan have streets that will need to be constructed; sewer and water is already installed and approved and in operation; all streets in this development are required to be inspected and approved per Genesee County Road Commission standards; the "Village" (entrance on Irish Rd) Phase 3 per site plan has several lots remaining that require all the engineering to be submitted for the sewer, water, and road construction for review and approval; additionally, the Road Commission is requiring decel lanes and a box culvert on Irish Rd that will also require review and approval; no changes in the ordinance have taken place that will affect this originally approved site plan other than ownership; the "Village" portion will need to return to the Planning Commission for final preliminary condominium approval when the engineered drawings are complete; the revised pud and master deed will be reviewed by the planner, township board and the township attorney prior to building permits being issued; the Building/Planning Department would support a recommendation of approval of this amended site plan based on the following reasons and conditions:

1. This site plan was originally approved on 12/8/2004 and no changes to the Davison Township Ordinance have taken place that would require any changes to be made.
2. The owner agrees and understands that the engineered drawings for final preliminary review for the "Villages" will need to be submitted and approved by the Planning Commission and all Genesee County agencies before building permits will be issued.
3. The owner additionally agrees and understands that all streets in the "Estates" and "Villages" are required to be inspected (and the cost of incurred by the owner) and built with Genesee County Road Commission standards.

Hollenback – we are only looking at phase 2?

Place – yes.

Hollenback – regulated wetlands in southwest corner; pending overflow.

Mike Demol – sub-base is already there; staked out area that we won't touch.

Green – will it be an association?

John Erdie – yes, never been picked up with and ran with.

Hollenback – wetlands in phase 3; those hit 4 of the condos; is there any issues?

Mike Demol – not staked that area; not in that phase.

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Calhoun – make note that the wetlands have to be approved by the DEQ; no traffic coming in through the southernly drive. New Hampshire or Timberwood Dr.

**MOTION BY HOLLENBACK, SECOND BY JAMES** to approve recommendation for approval of case #80-SCU-86 and case #16-SP-158 for wetland use from DEQ, no construction equipment or machinery using New Hampshire Dr or Timberwood Dr. and Irish Rd. to be completed with Box Culvert and decell lane and Waterford Way before phase 3 is completed. Motion carried unanimously.

**PUBLIC COMMENT**

Public comment period was opened up at 6:08 p.m.

Public comment period closed at 6:08 p.m.

**INFORMATIONAL ITEMS**

Board members discussed issues that were going on with Meijer and the Greyhound bus and dropping off people; issues that the parks is having with crime, guns, drugs, etc.; discussed what is being done and how to control the issue. Discussed on how to prevent some of these issues with land use when they come to this board.

**ADJOURNMENT**

**MOTION BY SNYDER, SECOND BY ALLEN** to adjourn at 6:47 p.m. Motion carried unanimously.

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Rob Hollenback, Secretary