

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 13, 2023

MEMBERS PRESENT: TIM R GREEN, CAROL DOWSETT, ROB HOLLENBACK, PAUL SNYDER, PAUL JAMES, COREY CHRISTENSEN, ANNETTA WILBOUN
BUILDING MATT PLACE
ATTORNEY DAVID LATTIE
RECORDING SECRETARY JAMI VERT

MEMBERS ABSENT: BRUCE CALHOUN, JOHN ALLEN

OTHERS PRESENT: MEGAN STRAUCHMAN, JOHN PERKINS, ROSEMARY KORNACK, ED LEVOIR, MARC HARVEY

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 DOWSETT, SECOND BY HOLLENBACK to adopt the September 13, 2023 regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

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

UNFINISHED BUSINESS

None

NEW BUSINESS

CASE #16-RZ-104

Place – Davison Township Board of Trustees is requesting to rezone two parcels on Davison Road parcel 05-04-300-009 which is 39.43 acres and 05-04-300-010 which is 1.67 acres.

Christensen – what the property will be used for?

Place – it is going to be rezoned to public land: the use of public land could be municipal buildings; publicly owned recreational uses; parks; play grounds; golf courses; pools; natural open spaces; wild life sanctuary.

Christensen – is there a specific use that they are looking for this site for?

Place – the site plan is not developed yet; looking for a new municipal building.

Rosemary Kornack – 9045 Springbrook Ct – looking for some information about the municipal building that might be built on that; where the driveway is going; what is the traffic going to be like; larger police department; fire station; library?

Place – at this time we are only here to rezone the property; that information will be at a later date.

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Christensen – I guess my concern is why we are not following future land use, but just looking for clarity.

Place – the future zoning map is a guide; it is not restricted to that; we can deviate from it.

Place – The board is requesting to rezone these parcels (009) from RU-1 (residential urban) and (010) from (local commercial) to PL (public land). The parcels are bordered to the North, East and West by Ru-1 (residential urban) and to the south by GC (general commercial); the future land use map recommended targeted residential and targeted traditional commercial with upper story residential; The Planning Department would support a recommendation of approval based on the following reasons:

1. This rezoning would promote general safety, convenience, comfort and welfare to Township residents.
2. The rezoning would provide an environment for proper functioning of public facilities in relation to township plans for facilities, recreation and land use.

The Planning Commissioners motion should be made in the form of a recommendation to the Township Board.

MOTION BY HOLLENBACK, SECOND BY CHRISTENSEN to approve recommendation for approval of CASE #16-RZ-104 to rezone two parcels on Davison Road; parcel 05-04-300-009 and 05-04-300-010 for the Township Board. Motion carried unanimously.

CASE #16-SP-2023-2 / 16-SCU-2023-2

Ed Levoir – manager of WMPC radio in Lapeer; 96 years on the air; Christina station; applied for the NEC license; was granted to put station on air; biggest challenge is where to put the tower/antenna; narrow spot location to be able have tower; need to be in a certain location on this map; found some property on Atherton Road; if permits go through we will use a chunk of the land; free standing tower; asking for a split to purchase a 2-acre parcel; construct tower if board approves; the Christina station will have community content; bible teaching; family-oriented praise and worship; it is requiring asphalt, but we are asking for a variance for gravel; this parcel will still be accessed by the cows; gravel is safer for the cows; more appealing.

Place – case #16-SP-2023-2; applicant is Calvary Bible Church of Lapeer; parcel id 05-24-400-002; 2-acre proposed (split will be completed after approval of Planning Commission); current zoning is RA (residential agricultural); current land use is agricultural; future land use is agricultural; no building on site; Calvary Bible Church of Lapeer is proposing to construct a 100-foot tall Rohn radio tower on 2-acres with a 20' by 20' fenced and screened area with possible gravel drive; if ever in the future there is a problem they will be required to put an asphalt drive in; zoning requirements permitted in RA (residential agriculture) zoning with special condition use; access and circulation will be off of Atherton Road with 12-foot-wide gravel drive; parking is required for one (1) vehicle; landscaping required is screening with arborvitae minimum six foot tall on the south side of fenced area required along Atherton Road; tower engineering has been provided; the Building /Planning Department would support a recommendation of approval of this Conceptual Site Plan based on the following reasons and conditions:

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1. This conceptual site plan complies with the requirements for the zoning district in which it is located.

Dowsett – can we approve the gravel all in one motion?

Place – yes.

Christensen – variance?

Place – all gravel; undo hardship.

Christensen – fall rating?; nervous about set back.

Place – 50 percent is required for fall back.

Place – case #16-SCU-20223-2; applicant is Calvary Bible Church of Lapeer; business name is WMPC radio; owner name is Calvary Bible Church of Lapeer; parcel id 05-24 400-002; 2-acres when split is completed; current zoning is RA (residential agriculture); current land use is vacant farm land; future land use is agriculture; no building on site; applicant is looking to construct a 100-foot-tall radio tower with 20' by 20' fenced enclosure; access will be off of Atherton Road with a 12 wide gravel drive to the fenced enclosure; tower engineering has been provided; the Building/Planning Department would support a recommendation of approval of this Special Condition Use for radio tower.

MOTION BY CHRISTENSEN, SECOND BY WILBOUN to approve recommendation for case #16-SP-2023-2/16-SCU-2023-2 to the Davison Township Board. Motion carried unanimously.

CASE #16-SP-2023-3

Megan Strauchman – 2094 Washburn Rd – Davison, MI – charity in Davison 2015; therapy center for kids with cerebral palsy; present baseball field will be handicapped accessible; bring our baseball players here to the township; long term progressive care; learn to build core strength; have lived in the township for 20-years; 1-1,000 kids have cerebral palsy; not rare to hear about kids/adults having this.

Place – this is the conceptual site plan for phase one for Ireland's Dream; case #16-SP-2023-3; parcel id 05-15-551-022; 18.72 acres; current zoning is MX (mixed use); current land use is MX (mixed use; future land use MX (mixed use); no building on site, vacant land; this is the first of phase of Ireland's Dream site plan; it will include access to the site off of Kota Drive; the ball field, bleachers, 1200 sq ft pavilion with rest rooms; dugouts, concrete trails and sidewalks and parking area; phase two at a later date will include the rest of the parking lot; therapy center, natatorium and 20 bed housing with an accessible play equipment area; zoning requirements all uses in this site plan fit in the mixed-use zoning district; access will come off of Kota drive with access to all areas of the site; 6 barrier free and 121 parking spaces are provided; landscaping meets the requirements of the ordinance; all signage will be submitted and reviewed by the building department; the site lighting meets the requirements of the ordinance; the dumpster details are complete; the Fire Chief has no issues with phase one; 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 recommendation of approval of this Conceptual Site Plan based on the following reasons and conditions:

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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.

Dowsett – 6 barrier free is low.

Megan Strauchman – we don't really use the handicapped; we try to leave that to the ones that really need that; my husband and myself just use regular parking spots when taking our daughter out; that is a good question; we can expand it; everything else is barrier free.

MOTION BY GREEN, SECOND BY DOWSETT to approve case #16-SP-2023-3. Motion carried unanimously.

PUBLIC COMMENT

Public comment period was opened up at 6:29 p.m.

Marc Harvey – 5171 Lonsberry Rd - I encourage everyone to come out and see these kids play ball when it is up and running; some are 21-years old and have the best time.

Public comment period closed at 6:30p.m.

INFORMATIONAL ITEMS

Place – there will not be an October Planning Commission meeting due to lack of agenda; with November coming up and it being deer season, how many members will be able to attend? Probably see you in November then.

Green – at the board meeting you mentioned Popeye's?

Place – they are still coming from what they have told me; so is Dollar General; originally Dollar General was not going to come because of all the restrictions, but they decided to end up coming as of right now.

ADJOURNMENT

MOTION BY HOLLENBACK, SECOND BY WILBOUN to adjourn at 6:32 p.m. Motion carried unanimously.

Rob Hollenback, Secretary