

DAVISON TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 8, 2023

**MEMBERS PRESENT:** TIM R GREEN, CAROL DOWSETT, PAUL SNYDER, PAUL JAMES, ANNETTA WILBOUN, COREY CHRISTENSEN

BUILDING MATT PLACE

RECORDING SECRETARY JAMI VERT

**MEMBERS ABSENT:** BRUCE CALHOUN, JOHN ALLEN, ROB HOLLENBACK, DAVID LATTIE

**OTHERS PRESENT:** CHRISTOPHER GRZENKOWICZ, LENARD BUTLER

**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 JAMES, SECOND BY WILBOUN** to adopt the November 8, 2023, regular meeting agenda with revision to solar array. Motion carried unanimously.

**PREVIOUS MINUTES**

**MOTION BY JAMES, SECOND BY DOWSETT** to approve the September 13, 2023, regular board meeting minutes as presented. Motion carried unanimously.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**CASE #16-SP-2023-4/CASE #16-SCU-2023-3 SOLAR ARRAY**

Lenard Butler – owner of 9096 Noblet Rd. – would like to become more efficient; decided to start this project this year; try to become more energy dependent.

Place – the applicant is Lenard Butler; parcel ID #05-33-300-004; lot sizes are 69.5 acres; current zoning is RA; current land use is RA; future land use is RA; buildings on site- yes; owner is requesting a special use permit for two 14ft by 36 ft ground mount solar arrays in his rear yard; according to the zoning ordinance section 1742.1.b.3 all ground mount solar energy systems require review and approval by the Planning Commission; the arrays will sit approximately 374 ft off the road behind the house; it will set 200 ft off the west property line and 134 ft off the east property line; The Building/Planning Department would support a recommendation of approval of this Special Use Permit and Conceptual Site Plan based on the following reasons and conditions:

1. The proposed ground mounted solar array is in compliance with section 1742.1.b.3
2. The proposed ground mounted solar array will not jeopardize the rural character of have a visual impact to the zoning district due to the array being screened by large trees and the house. This array will sit approximately 374 ft from the road.

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3. This conceptual site plan meets the requirements of the Davison Township Zoning District in which it is located.
4. The proposed ground mounted solar array will not jeopardize the rural character or have a visual impact on the zoning district where this array will be located to the extent of being 374 ft off the road and in the rear yard.

James – the only change is the size of the solar array.

Place – yes.

**MOTION BY GREEN, SECOND BY DOWSETT** to approve recommendation for approval of CASE #16-SP-2023-4 and CASE #16-SCU-2023-3. Motion carried unanimously.

**CASE #16-SP-2023-5 ALDI INC**

Christopher Grzenkowicz – Desine Inc for Aldi – proposed 90 parking spots; 4 barrier free spots; will use Menards drive to access our parking lot; 3 guard signs; entry will be northeast corner; loading south side; dumpster will be tucked in; steel frame structure; transparent glass; covered entrance; roof top vents.

Place – case #16-2023-5; parcel ID #05-18-200-0119 parcel to be split upon Planning Commission Approval; 4.86 acres; current zoning is GC; future land use GC; building on site Menards out lot vacant; Aldi Inc to construct a 20171 sq ft grocery store on the last out lot in the Menards development; zoning requirements GC; access and circulation to the site will come off the service drive that serves the Menards development off of Court St; access throughout the Aldi site will be a 24-foot-wide drive lane that meets the ordinance; parking required 84 spaces, they are providing 90 along with 4 barrier free spaces; bike rack proposed next to the parking lot; sidewalk will be 5-foot-wide and will be provided along the front of the property and 7-foot-wide sidewalks around the building; landscaping meets the requirements of the ordinance; green space required is 30 percent and 63.8 percent is provided; signs shown on the drawings are acceptable however separate applications and approval will be required; site lighting meets the requirements of the ordinance; dumpster for the is site will sit in the loading dock area partially below grade behind a screen wall that matches the building and a gate constructed of steel and trex decking; updated traffic study has been provided that recommend the Genesee County Road Commission review the signal timing at Irish and Court for a 1 second change to the East bound/Westbound left turn movements; the developer will turn in a copy of this report to the road commission; Building /Planning Department would support a recommendation of approval of this Conceptual Site plan based on the following reasons and conditions:

1. The conceptual site plan complies with the requirements for the zoning district in which it is located.
2. Approval of this conceptual site plan gives directions to the applicant to produce the drawings necessary for all Genesee County Agencies.

Snyder – traffic study was my concern.

Place – they said they only need a 1-sec change.

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**MOTION BY JAMES, SECOND BY WILBOUN** to approve recommendation for case #16-SP-2023-5 Aldi Inc. Motion carried unanimously.

**PUBLIC COMMENT**

Public comment period was opened at 6:20 p.m./Public comment period closed at 6:20 p.m.

**INFORMATIONAL ITEMS**

None

**ADJOURNMENT**

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

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Rob Hollenback, Secretary