

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
JUNE 12th, 2024

MEMBERS PRESENT: TIM R GREEN, CAROL DOWSETT, ANNETTA WILBON, BRUCE CALHOUN,
ROB HOLLENBACK, LORI PASCOE
BUILDING MATT PLACE
RECORDING SECRETARY JESSICA HARMON

MEMBERS ABSENT: JOHN ALLEN, PAUL JAMES, PAUL SNYDER, DAVID LATTIE

OTHERS PRESENT: ANDREW NADHIR, NAMIR SHANGO, BEN BURBAR, ROB STIVERSON,
BRITTANY ROSENMUND, JEFF FORSYTH

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 6:01 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 GREEN to adopt the June 12th, 2024 regular meeting agenda. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY GREEN, SECOND BY WILBON to approve the November 8th, 2023 regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

Lori Pascoe is a new board member; welcome!

A: ELECTION OF OFFICERS

MOTION BY DOWSETT, SECOND BY WILBON to elect Bruce Calhoun as Chair. Motion carried unanimously.

MOTION BY HOLLENBACK, SECOND BY DOWSETT to elect Paul Synder as Co-Chair. Motion carried unanimously.

Rob Hollenback was elected as Secretary. Ayes: 5, Nays: 0.

CASE #16-RZ-105 NAMIR SHANGO

Calhoun: We are looking at rezoning corner of Bristol and M-15 from Residential Suburban Estate to General Commercial.

Dowsett: How close is the residential houses to this?

Calhoun: Theres another one on the north side of Bristol Rd; separated by a pond and utility lines. That's another issue for residential is those utility lines.

Dowsett: Will the residents who live close by be notified?

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Place: Every resident that lives within 300 feet were notified.

Place: Case # 16-RZ-105; Namir shango is requesting to rezone 1.49 acres of land on the NW corner of M-15 and Bristol Rd. The parcel has 558 feet of frontage on Bristol and 238 feet of frontage on M-15. The applicant is requesting to rezone this parcel from RSE (Residential Suburban Estate) to GC (General Commercial). This parcel is bordered on the North, east and west by RSE (residential Suburban Sate) and on the South across Bristol Rd by PL (Public Land) The Southwest corner is zoned LC (Local Commercial). The Future Land Use Map recommends this parcel as Suburban estate and the three other corners to be local business.

The planning Department would Support a recommendation for approval based on the following reasons:

1. It makes since to have all four corners zoned the same.
2. This would be the best use for the property as residential is not a good fit for this corner.

Hollenback: What could be going for General Commercial in this area?

Place: Any General Commercial District could go on this corner; retail, service establishment, office showroom workshop, decorator, dressmaker, fraternal organizations and clubs, video sales, shopping centers, health clubs, auto washes, theaters, banquet halls, hotels and other similar uses. Other things that are subject to Special Conditional Use that could go there is a sales room, rental facilities and lots, motels, filling stations, service stations, arcade, smoking lounges, adult entertainment, carry out restaurant, and warehouses. There would be a lot of conditions for those uses.

MOTION BY DOWSETT, SECOND BY GREEN to recommend to the Township Board to change the zoning to General Commercial for case #16-RZ-105. Motion carried unanimously.

CASE #16-SP-2024-1 / 16-SCU-2024-1

Andrew Nadir – 1044 S State Rd – Bosc Realty Davison; 6,000 sq ft retail building with a drive through with 14 car stack, 32 additional parking spaces. The tenants would be neighborhood services that would fit in with the area like coffee, restaurant, nail salon.

Place: This is the staff report for case #16-SP-2024-1, parcel # 05-16-200-59 at 1044 S State Rd for Bosc Davison; 1.24 acres General Commercial; there are currently 2 buildings on the sight that will be demolished and removed to make way for a proposed coffee shop and a small retail store, The size of the building being proposed is 6093 Square ft. 2409 for the coffee shop and 3684 for the retail side. There will be a 6-foot-tall screening wall on the west side of the site to shield the residential area.

Zoning Requirements: All uses in this site plan fit in the General Commercial Zoning district.

Access and Circulation: Access will come off of M-15 with one entrance and the exit will have both right and left turn lanes. (MDOT will have final say on the driveway into the site) with drive

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access to all areas of the site. There are 14 stacking space for the drive-thru and the traffic study recommended at least 10.

Parking: 32 parking spaces are provided, with barrier free spaces. This complies with the ordinance.

Landscaping: Landscaping meets the requirements of the ordinance with 30.5 percent green space.

Signs: . All signage will be submitted and reviewed by the building department.

Site Lighting: The site lighting meets the requirements of the ordinance.

Dumpster: The dumpster details are complete.

Variance: a 2-foot variance was granted for the South side parking and greenbelt.

Engineering:

Fire Department: The Fire Chief has no issues with this site plan

Genesee County Road, W&W and Surface water: Upon approval of this site plans the engineered drawings will be submitted to all the agencies.

Recommended Actions:

The Building/Planning Department would support a 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.

Dowsett: You aren't able to discuss tenants?

Nadir: No, not at this time. We are looking at national tenant brands. Coffee type users would be an ideal fit but not guaranteed at this point.

Dowsett: If we have questions about specifics, do they have to come back to us?

Place: No. The concrete wall that is going on the property line is going to match the neighboring ones to keep the design the same.

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Green: When would you start the project?

Nadir: Our goal would be spring/summer of 2025. We have to go to county after this for final approval and then M-Dot.

Place: How soon would you start demolition?

Nadir: We haven't selected a GC yet – it won't delay us. We can move forward after county approval.

Place: You don't need county approval.

Hollenback: You said the fence on the backside of the residential is going to be the same material as the building?

Nadir: We told are contractors to put a 6ft wall and we are going to match it to have the same appearance of adjacent properties.

Place: There will be a section that will be a white vinyl fence. There is a sewer main that goes out the back of the west property and the county would not allow us to have a concrete wall to sit on top of that, they approved us to do a sectional fence across there.

Calhoun: This is a Special Conditional Use which allows us to place a lot of restrictions, I don't see any looking at your building and site. A few issues I have is the site lighting, the wall packs on the back side shows elevation of 7ft, I don't think it's tall enough. I recommend the wall packs to be removed, you can have lights over the doors but no wall packs shining back towards the residential. I am uncomfortable with the drive through stack; we have the same issue with Tim Hortons, it backs out into the road. I can't see any option for a double drive through lane unless we were able to waive the green belt between the wall and the drive. Have your site engineers provide a double stack drive through plan. The placement of the drive through menu board sign, have you thought about where will that be placed?

Nadir: No, we have not yet.

Calhoun: You can put it on the south side or the corner to eliminate some noise. Maybe a kiosk to eliminate noise as well, we did that with Subway.

Place: One issue we had was trash pickup, can't be before 8am. That was a big complaint from the residents.

Nadir: We will bring that vendor in to control the hours of operation.

Calhoun: I notice on your landscape plan; you are showing 3 doors coming out the back but you don't show any concrete stoops.

Nadir: We don't know if we will have 2 or 3 tenants yet so we haven't finalized those details yet, we will put paths to the curb.

MOTION BY HOLLENBACK, SECOND BY DOWSETT to approve case # 16-SP-2024-1 & 16-SCU-2024-1 with the conditions of; remove wall packs from rear of building and add sconce lights, add lights on poles to rear property, site plan for double car lane to be approved by one board member and the building department, trash pickup after 8am and concrete paths at the exterior rear doors and solid vinyl fence over sewer line at rear property. Motion carried unanimously.

CASE 16-SP-2022-2-A AMENDED / 16-SCU-2022-3-A AMENDED

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STIVERSON: 7504 Davison Rd – there's 2 proposed drive throughs, one will be for a coffee type tenant, there's 13 cars on the north side, there will be room for an additional 10 down the east side of the property. The second drive through could be a carry out window. Because of remodeling the building, Davison Rd had right of way acquired at some point in time, the north end of the business encroaches into the setback. The back side of the building is what you will see from Davison Rd. We are proposing electric vehicle charging stations along the west property line. The driveways are in the same location as the previous plan.

Place: He is going to remodel instead of build new, the traffic study is the same and hasn't changed, drive throughs are the same just relocated, all the conditions that were on the last site plan have been addressed and included in current site plan.

Hollenback: How high is the berm from Davison Rd?

Stiverson: 3 ft from the sidewalk vantage point.

Place: They were proposing to put 4ft tall trees to screen the back side of the berm.

Hollenback: With the drive through, when you are pulling out of the carry out line, then you are going against traffic. If there's a backup at the coffee line, then they can't get out.

Calhoun: You will need to stripe or add a crosswalk and add a sign that says "do not block intersection".

Hollenback: Is there enough parking spaces?

Place: Yes, we calculated it.

Hollenback: I am concerned about the west elevation. It'll be the back of the building from the Davison Rd vantage point.

Dowsett: It looks industrial. It needs more architectural detail.

Calhoun: Have the architect submit something that looks more pleasing. If you can also eliminate the rear secondary exits, they are not needed.

Hollenback: No wall packs on here, right?

Stiverson: 2 on north wall.

Calhoun: No, you can't do that. You can do light poles. Wall packs aren't allowed in the township. I'd also like to see some pine trees by the pond.

Dowsett: No items put outside in the front of the building, not allowed?

Place: Ice/propane is allowed.

Calhoun: Matt, you may want to note on the sidewalk for the drives and intersection, the ramps.

Place: For Davison/Irish Rd, the road commission is coming in. We have a safety grant to redo all lighting and crosswalks down Irish. The entrance to site we will add barrier free.

Calhoun: One other thing is the pedestrian access to the site, if you could move that down so they only have to cross one lane of traffic instead of two. Add bike racks also? Consider.

Place: Requirements from last time; fueling hours to be from 7am and midnight, trash pickup in between 9am and 7pm and the 6ft high fence.

MOTION BY HOLLENBACK, SECOND BY DOWSETT to approve case #16-SP-2022-2-A Amended / 16-SCU-2022-3-A Amended; carry on current conditions plus add a bike rack; add

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stop bar/stop sign/ do not block drive at NE corner; move connector sidewalk to the south, add cross walk stripping; screen east side of pond with more trees; remove light packs & add light poles with down cast lights; add warning detectors to ramp side of sidewalks at drives; add architectural features to north side of building; fueling hours to be between 9am and 7pm; cedar shadow box fence along south and west property line. Motion carried unanimously.

PUBLIC COMMENT

Opened at 7:02 p.m. and closed at 7:02 p.m.

INFORMATIONAL ITEMS

Place: Every few years, the law requires us to take a look at our Master Plan; the last update we did was in 2018 for a housing update. We can either stay the course that we have designed or we can come up with some changes. We can discuss further in the future.

Calhoun: I'd like to see some text amendments to the ordinance.

ADJOURNMENT

MOTION BY DOWSETT, SECOND BY WILBON to adjourn at 7:07 p.m. Motion carried unanimously.

Rob Hollenback, Secretary