

DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
OCT 2nd, 2025

MEMBERS PRESENT: JOHN ALLEN, BRUCE CALHOUN, ROB HOLLENBACK, LORRIE PASCOE,
ANNETTA WILBON, PAUL JAMES, TRAVIS HOWELL
BUILDING MATT PLACE
ATTORNEY BILL DELZER
RECORDING SECRETARY JESSICA HARMON

MEMBERS ABSENT: CAROL DOWSETT, PAUL SNYDER

OTHERS PRESENT: TOM TAMOU, JOE NOVITSKY, JENE TAMOU, MARINOS HANNA,
KATHLEEN BOWDEN, SUE FORYS, NANCY SAHUTSKE, WALTER NILL,
RICHARD ANDNESKI, JERRY VUKELICH, CARL KNIEPER, JOE SIMPSON,
MIKE CRISPIN, DEBORAH STRADINGER, DIANE GILDNER, CARRIE
MORRISSETT, LARRY MORRISSETT, JEFF BRELINSKI, WILLIAM BALLARD,
CANDACE KELLOGG, BEN VICK, DEBBIE WORVIE, JILL DAVIS, NAMIR
SHANGO, JIMMY KASHAT, MIKE QARANA, WALLY QARANA, BETTY
GAGNON, MILE GASSO, EVAN C, SAAD KAJI, AARON BAILEY

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

All were in favor to adopt the October 2nd, 2025, regular meeting agenda as presented.

PREVIOUS MINUTES

MOTION BY JAMES, SECOND BY HOWELL to approve August 13th, 2025, regular board meeting minutes. Motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

CASE #16-SP-2025-6 /16-SCU-2025-3 TOM TAMOU

Tom Tamou spoke about his goals for his plaza and spoke about all the work he has already done to it. He cares about his properties, his tenants, and improving Davison Township. Tom wants to add a 4-pump gas station to his plaza off of Davison Rd. This will be in the plaza's parking lot. A traffic study has already been completed; nothing will need to change with the roads. Lighting has been installed.

Joe Novitsky, the architect, spoke praises about Tom. He complemented his dedication and professionalism. Tom will be an asset to the community.

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Matt Place: Staff Report, Special Condition Use, Case #16-SCU-2025-3 and the Amended Site Plan, Case #16-SP-2025-6 were provided. Please reference the attached exhibits provided with minutes for the full reports.

Calhoun: I am going to change things up. I am going to have discussion amongst the Planning Commission members before we open it up for public comment. We will read some letters also after the primary discussion.

Hollenback: The parking lot, how much is going to be repaved?

Tamou: The whole parking lot.

Calhoun: Do you have anyone here that can speak to the EGLE requirements for this gas station?

Tamou: The gas supplier will be taking care of the environmental needs and permitting with the State.

Calhoun: I was just hoping someone would be here to speak on this.

Howell: The traffic study, was it off of just Davison Road or did it go down Turtlecreek and Bellechasse?

Place: It involved all of the drives off of Davison Road and Turtlecreek Drive. The Road Commission will get a copy and any questions or concerns they have will have to be addressed.

Calhoun: When did you purchase the property?

Tamou: April 30th, 2025.

Calhoun: The other tenant was the one that was in litigation for the repaving and not maintaining the property.

Delzer: There was a lawsuit going on, the terms of the lawsuit ensured that everything got done through the escrow remaining amount. They took care of paving the back of the plaza. The only area remaining is where this canopy would be going.

Place: Also, towards the doctor's office. That whole rest of the parking lot is getting redone after it gets approved. They have to do the canopy first.

Tamou: If we have everything needed, we can start paving the side of the A&B Liquor Store and the front that way it can be done before this winter. We already paid for the asphalt. We can also do the conduits for the building out to where the tanks will be and the canopy.

Calhoun: It will be concrete under the pumps, correct?

Tamou: Yes, it has to be.

Howell: With EGLE, is there any requirement for air quality testing once the station has been put in?

Calhoun: With the monitoring, if anything is leaking and causing air quality issues, then yes.

Tamou: There is a venting system for each tank that holds the fuel in it underground. If there is a spill, you have to report it to the state. The state covers this under their inspections initially.

Calhoun: Question for the architect, is there any requirements for a stormwater treatment structure?

Novitsky: We have not been asked to do that.

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Place: That will be when they submit to county because they will need an IPP permit and that'll have to be addressed.

Calhoun: The county will probably require that.

Tamou: There is a pond in the front of Gill-Roys. When the next building is added to plaza, that'll be a whole site development. The requirements will probably be there after that. We will be working with the county if we get approval to move forward.

Calhoun: I would like to include something since this is a special conditional use and we can add to the requirements. The first two parking spaces to the south of the pumps, I would like those to be islands with trees. My purpose for this is to add landscaping and break up the asphalt. It creates a bit of a barrier.

Tamou: According to the operators, RVs need room to make that turn.

Calhoun: That won't come into play because you could have a car parked into that spot which would create the same issue.

Calhoun: Did you do any turning radiuses for trucks?

Novitsky: Yes.

Howell: Which direction would the filling trucks come in?

Tamou: Turtlecreek just like the trucks come into the back of VGs or Doogies.

Howell: Are there any concerns with the sidewalk there for safety?

Calhoun: There are trucks already going that direction behind the stores.

Calhoun: Are the trees along the road new?

Tamou: New. The ones in the back are existing already. We trimmed them up.

Hollenback: Where is the actual station going?

Tamou: A&B Liquor store is the operator. Mike or Wally, would you like to speak?

Mike Qarana: I am the owner of A&B Liquor Store. The hours of operation will be 6am – 10pm.

Hollenback: Read letters from residents. See them attached with meeting minutes.

Pascoe: What's the chances of the gas station changing its hours to 24 hours?

Calhoun: We won't allow it.

Place: It's 6am to 10pm.

Calhoun: Will the Township allow that in the future?

Place: That'd be up to the Planning Commission. I don't know if they can dictate the hours while the store is open.

Delzer: If part of your approval process is 6am-10pm, then any changes would have to come back to the board for a new use at that point.

Calhoun: Because this is a special conditional use, I will put this in the minutes that your hours of operation will be 6am to 10pm. Other items on there are the soils, EGLE is very strict on the monitoring of these tanks. It's not an issue as far as leaks go. Traffic isn't usually an issue with gas stations. Gas stations are places you go to while you are going to some place else. It's not that type of business. The owner (Tom Tamou) has showed tremendous support for this

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plaza. He has improved the parking lot. He is looking to help dress up the community. He added new lighting throughout the plaza. I think we will get some good maintenance out of this developer. As far as the EV pumps, are you considering any?

Tamou: Yes, we are working with Consumers Energy because we have to have special power for those. It's fast charging level three. We have them showing on the plan.

Calhoun: I see them now, I didn't before.

Tamou: They require a new transformer. Consumers said the power already runs that way, they just have to install a transformer and the metering. It will be online also so people will see a charging station available.

Calhoun: Will they have canopies?

Tamou: No, it does not require canopies.

Wilbon: Is there a limit on the number of gas stations in a certain radius?

Calhoun: No.

Tamou: I believe more gas stations would help keep the prices lower due to competitors nearby. Competition is not bad.

PUBLIC COMMENT

Public comment period was opened at 7:12 p.m.

The following individuals made comments regarding the new gas station the Belle Meade Plaza:

-Carrie Morrisett, 2099 W Ridge Dr

-Walter Nill, 2125 Chevychase Dr

-Michael Crispin, 2098 Akram Ct

-Jerry Vukelich, 8427 Davison Rd

-Aaron Bailey, 8435 Davison Rd

-William Ballard, 2074 W Ridge Dr

-Ben Vick, 2266 Oakshade Dr

-Jill Davis, 9079 Spring Brook Cir

Public comment period closed at 7:51 p.m.

NEW BUSINESS (Revisited to make decision after public comment)

CASE #16-SP-2025-6 /16-SCU-2025-3 TOM TAMOU

MOTION BY HOLLENBACK, SECOND BY WILBOUN to approve 16-SCU-2025-3 with the conditions of the hours being 6am to 10pm and the 4 parking spots being turned into islands with trees. Motion carried.

INFORMATIONAL ITEMS

Place: I am retiring, my first day of retirement will be 12/1/25.

Howell: Any updates on the Irish and Lapeer Road development?

Place: The national discount store is going through negotiations with the road commission.

Hollenback: What about the apartments on Court St?

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Place: They got the site plan done, I don't know if there was a sale at corporate or not but all of those 4 buildings were postponed.

Place: The next meeting is scheduled for November 13th.

James: I will not be able to make it.

ADJOURNMENT

MOTION BY HOLLENBACK, SECOND BY WILBOUN to adjourn at 8:06 p.m. Motion carried unanimously.

Rob Hollenback, Secretary