DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
AUGUST 12, 2026

MEMBERS PRESENT: LORRIE PASCOE, WANDA MITCHELL, PAUL JAMES, ROB HOLLENBACK, TRAVIS HOWELL, ANNETTA WILBON, SCOTT HYNES

AMY BONTEMPO
RECORDING SECRETARY JAMI VERT

MEMBERS ABSENT: BRUCE CALHOUN, ATTORNEY BILL DELZER, PAUL SNYDER

OTHERS PRESENT: RICH VANDEVER, ALEX HANDJIS, WILSON LAHOUD

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.

ROLL CALL

Howell; Mitchell; Wilbon; Hynes; James; Pascoe; Hollenback – Present

Amy Bontempo – Paul Snyder notified the township that he would be absent.

MOTION BY HOWELL, SECOND BY HOLENBACK to excuse Snyder from the meeting. Motion carried unanimously.

ADOPT THE AGENDA

MOTION BY WILBON, SECOND BY HOWELL to adopt the August 12, 2026, regular meeting agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY JAMES, SECOND BY HOWELL to approve July 8, 2026, regular board meeting minutes. Motion carried unanimously.

PUBLIC COMMENT

Public comment period was opened at 6:02 p.m./Public comment period closed at 6:03 p.m.

NEW BUSINESS

REVIEW AND ACTION ON CONCEPTUAL PLAN REVIEW OF CASE #SP-2026-5 FOR CIVIC SQUARE – 18 UNIT ATTACHED CONDOMINIUM PROJECT

Rich Vandever & Alex Handjis – phase two; 18 attached condos; ranch style will look different than the previous ones; do we need to add an amenity; what landscaping do you request; are you wanting sidewalks; how big the t-turn around is needed; 16 shrubs instead of 2 pine trees; elevation; brick on front; are you wanting streetlights; there are none on the first phase.

Amy Bontempo – they are looking for additional guidance; look at the t-turn around for the emergency vehicles, etc.; fire chief is requesting the t-turn around; sidewalks are up to the board; parking spaces are provided; request more vegetation; the amenity is in the ordinance; shrubs are not the best, I would recommend trees; elevation should mirror the current ones.

Wilbon – how far are the amenities?
Howell – fire chief requested the bigger t-turn around and I agree.
James – having that big of a t-turn around will help with the emergency vehicles.
Hynes – I would like to see pine trees and not shrubs.
Hollenback – have you talked with any of the existing neighbors to get there insite?
Wilbon – they already are showing a fence with shrubs.
Mitchell – I am good with the fence and shrubs; is it a commercial grade fence?
Hynes – would like to see more trees than a fence.
Hollenback - I would agree.
James – I too would agree.
Wilbon – with the streetlight make the HOA put one in later if they need it.
Howell – can you add shrubs around the parking areas.
Wilbon – would like to see it like the older phase.
Hynes – keep it consistent.

REVIEW AND ACTION ON CONCEPTUAL PLAN REVIEW AMENDMENTS OF CASE #SP-2026-7 FOR GOLFCREST ESTATES 3 TO ADD 7 UNITS TO EXISTING CONDOMINIUM

Rich Vandever & Alex Handjis – we are looking to add units 26-28 and 29-32; this was on the original plan; already sewer lead for these; utility plan already there; onsite detention may need to be looked at to improve; we can match exactly like the existing; we can put arbor vitae if you prefer.

Hollenback – will you have your own screening to put up?
Hynes – will these 7 have the same HOA as the current ones?
Hollenback – is there 6 parking spaces for all?
Pascoe – the new parking spaces will not be gravel?
Howell – keep it uniform with shrubs around the parking spots.

REVIEW AND ACTION ON PRELIMINARY CONDOMINIUM SITE PLAN REVIEW OF CASE #SP-2026-6 FOR RIVERSHYRE ESTATES – A 20 UNIT DETACHED SINGLE-FAMILY CONDOMINIUM PROJECT

Amy Bontempo – they have met most of the requirements however, they are looking at 25ft setbacks instead of the 75ft setbacks.

owner – the homes along the wetland will have less square footage than the previous homes already there; utilities are already being used by existing homes.

James – what is the square footage of these homes you are proposing?

Owner – 2,000 to no more than 2,200 sq. ft.

Wilbon – lot 10, 9, 3 are going to be small with the wetland that comes up behind the house.

Hynes – maximize as much as possible; there is a reason that they had the setback changed to 75ft.

Hollenback – you're showing the wetlands?

Howell – can you combine lots 9 & 10?
Hynes – would like to know why they changed the setback to 75ft. from 25ft.
Howell – would you be able to split lot 3 with 2 & 4?

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS TO ARTICLE XXV – AMENDMENTS

Public hearing opened at 7:01p.m./Public hearing closed at 7:01 p.m.

REVIEW AND RECOMMENDATION ON ZONING ORDINANCE AMENDMENTS TO ARTICLE XXV – AMENDMENTS

MOTION BY JAMES, SECOND BY MITCHELL to send the Zoning Ordinance Amendments to the County for their required review and then back to the Township Board for final approval. Motion carried unanimously.

UNFINISHED BUSINESS

ORDINANCE AMENDMENTS – SECTION 1102 #1 AND SECTION 1302 #3 – GASOLINE FILLING AND GASOLINE SERVICE STATIONS

MOTION BY JAMES, SECOND BY HOWELL to set public hearing for ordinance amendments – section 1102 #1 and section 1302 #3 – gasoline filling and gasoline service stations. Motion carried unanimously.

INFORMATIONAL ITEMS

Hynes – ZBA wanted me to bring in front of this board to look over the solar panel ordinance.

Amy Bontempo – ZBA also wants you to look at the sign ordinance for variances approval standards.

Wilbon – how many people are wanting solar panels?
Hynes – can we just educate ourselves about this?
Howell – lets just look it over.
Hynes – look at the entire issue.

Amy Bontempo – site plan review meeting to go over with the applicant; get feedback from a couple members from the Planning Commission.

Hynes – subcommittee.
James – not sure, the board has different ideas.
Hollenback – we all have different ideas.
James – not sure, the board has different ideas.
Amy Bontempo – hold off on the site plan review subcommittee at this time.

ADJOURNMENT

MOTION BY JAMES, SECOND BY WILBON to adjourn at 7:25 p.m. Motion carried unanimously.

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Rob Hollenback, Secretary

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