

DELHI CHARTER TOWNSHIP  
PLANNING COMMISSION  
JANUARY 22, 2007

MEMBERS PRESENT: Goodall, Craig, Smith, Leaf, O'Hara, Grinnell, Hettinger,  
Donaldson  
MEMBERS ABSENT: Hayhoe  
STAFF PRESENT: Miller, Stepp

Chairperson Goodall opened the meeting at 7:00 p.m.

**APPROVAL OF JANUARY 8<sup>TH</sup> 2007 MEETING MINUTES**

Donaldson Moved, Grinnell supported, to approve the January 8<sup>th</sup>, 2007 meeting minutes as presented.

**MOTION CARRIED**

**Public Comment (Non-Agenda Items):** None

**Final Site Plan Approval – Delhi Four Seasons Apartments, 2363 Cedar Street, 15-201-016**

Ms. Miller discussed the approved Special Use Permit requirements for this project and their status relative to approval of final site plan for Delhi Four Seasons Apartments, as well as a variance that was previously granted for this site. Ms. Miller reviewed the recommended motion on page 4 of the provided staff report with the listed conditions.

Commissioner Donaldson asked if there was any consideration for the west side of the property in regards to possible fencing. He discussed that it appears the fence stops half way down the west property line of the development and inquired why this was. He suggested that possibility that it may limit foot traffic more than the tree line.

Ms. Miller replied that due to the tree location along that side of the property and the requirement in the SUP that the trees be maintained, fencing was not discussed or recommended.

Commissioner Donaldson inquired about bicycle parking spaces that are to be provided as well as if a traffic study had been completed.

Applicant, Jackson McDaniel, 555 Old Woodward, Birmingham, MI 48323, addressed the Planning Commission.

Mr. McDaniel provided answers to the questions posed by the Planning Commission. He discussed the fencing on the property and stated that bicycle racks will be provided. Mr. McDaniel explained that first floor units are adaptable for barrier free. Paul Furtaw, 3135 Pine Tree Road, Lansing, addressed the Planning Commission.

Commissioner Hettinger asked what type of fencing will be put up.

Ms. Miller stated that staff did not recommend fence be installed along the west side of the property because of the tree location and its relation to the requirement of the Special Use Permit that was issued. She stated the Planning Commission may require putting that fence up, but it needs to be done in a way that will not disrupt the existing tree line or sidewalk.

General discussion took place regarding the west side property line and the possibility of installing fencing. Problems with the location of the fence were discussed in regards to the trees, sidewalk and curb. The length of the fence was also discussed.

Renee Sumerix, 2616 Frank, Lansing, MI 48911 addressed the Planning Commission. She expressed her objection to the development and the approval of the site plan by the Planning Commission.

Ms. Bashore, 2375 Main Street, Holt, MI, 48842 asked if she could have the location of additional trees be verified on the plan. Commissioner Grinnel showed where they will be on site plan provided.

Commissioner Hettinger asked if there will be all new fence installed, and also what will happen to existing fence.

Mr. McDaniel stated that they are willing to put up new fence along their property line and that they will survey the line to ensure ownership of existing fence. He also said that they will work with adjacent homeowners to get existing fence off of their property.

Commissioner Grinnell stated that he found it peculiar that the property line has not been surveyed yet. Ms. Miller replied that it had been and is shown on the plan provided.

**Smith moved, O'Hara supported to approve the final site plan for the construction of a 91 unit, 223 bedroom apartment complex at 2363 Cedar Street (15-201-016) based on meeting all requirements of Special Use Permit #243 and all requirements of the Zoning Ordinance for site plan review for a multiple family development in the RM district as outlined in the staff report dated January 17, 2007 with the following conditions:**

- 1. The two draft easements granting access to the two homes located on Krental Ave to "Emergency Fire/Police Egress" and the draft easement from Delhi Stratford Place that provides vehicle access to Delhi Four Seasons to the Delhi Stratford Place property shall be executed and recorded prior to the issuance of any building permits by the Department.**
- 2. The sidewalk extension agreement for the sidewalk along the Main Street frontage shall be executed and recorded prior to issuance of any building permits by the Department.**
- 3. The engineer shall supply a revised sheet C3.0 that states 100 SF of recreation/community area is required per bedroom, rather than 1,000 SF as is presently shown.**

4. The developer shall install all new fencing for the entire length of the southern property line as shown on the site plan and shall modify the fencing detail on the site plan to show a "shadowbox" type design. The notation that existing fencing will be repaired or replaced shall be removed from the plans.
5. The location and specifications for the required bike parking areas shall be shown on the plan.
6. Additional evergreen trees shall be located in the buffer strip to the southwest of the parking lot adjacent to building #8b for the purpose of providing screening of the parking area. Arrangement and exact location of said trees shall be finally approved by the Director of Community Development. The fence along the southern property line shall be installed as far to the west as possible without removing any of the trees that protected by SUP #243.
7. The engineer shall also e-mail a complete set of revised drawings to the Community Development Department prior to the issuance of any building permits for the project.

**ROLL CALL VOTE:**

**Aye:** Craig, Donaldson, Goodall, Grinnell, Hettinger, Leaf, O'Hara and Smith

**Ney:** None

**Absent:** Hayhoe

**MOTION CARRIED**

Staff provided information about upcoming agenda items and various other topics in the form of the verbal staff report and discussion.

Commissioner Smith provided information about the Downtown Development Authority's recent activity including the Holiday ad campaign, the purchase of a display booth and general discussion about the funding of grease interceptors when required by the Township.

Meeting adjourned 8:21pm.

Respectfully Submitted,

Norm Hettinger  
Secretary