

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 12, 2007

MEMBERS PRESENT: Goodall, Craig, Smith, Leaf, O'Hara, Hettinger, Donaldson,
Hayhoe

MEMBERS ABSENT: Grinnell
STAFF PRESENT: Miller, Stepp

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

APPROVAL OF JANUARY 22ND 2007 MEETING MINUTES

Smith Moved, Craig supported to approve the January 22, 2007 meeting minutes as presented.

MOTION CARRIED

Public Comment (Non-Agenda Items): None

Final Site Plan Approval – Seventh Day Adventist Church, 5382 Holt Road, 17-451-005

Ms. Miller stated that the Board approved a Special Use Permit (SUP) on December 6, 2005 about a 5.75 acre parcel, zoned A-1. One condition of the SUP was that the Planning Commission (PC) be able to complete a traffic study if it was deemed necessary at the time of site plan review. However, staff recommends that this is not needed based on the size of the facility being proposed and the relatively low anticipated impact of the development to the traffic on Holt Road.

Ms. Miller provided information about the site plan and discussed the plans overall conformance to the requirements of the Zoning Ordinance.

There was general discussion about the requirement for a buffer strip on the north property line and the requirement for bike racks on the site.

Commissioner Smith asked what rules are in place concerning the distance of handicap parking spaces from entrance doors. Ms. Miller replied the Zoning Ordinance does not have requirements regarding that issue. Commissioner Donaldson stated that handicapped parking must be most direct from parking area, according to ADA codes. There was general discussion about the site plan layout relative to the location of handicap parking spaces and it was agreed that the applicant should move the spaces as close to the front door of the building as possible.

Applicants, Loren Nelson, P.O Box 19009, Lansing MI 48091 and Jeff Dowell, 4980 Burt Ave, Grand Ledge, MI 48837 addressed the Planning Commission. Chairperson Goodall suggested that the applicant should begin conversations at this time regarding whether or not sprinklers would be required in the building either at this time or when the future addition was added.

There was general discussion about sampling manholes and their effect on business in the Township. Ms. Miller suggested that the PC invite Ms. Diorka, Public Service Department Director and Mr. Elsinga, Township Manager to an upcoming meeting to discuss the issue of sampling manholes. The PC agreed that this was a good idea.

Commissioner Smith stated that he did not believe that the site plan presented represented the most efficient and practical use of the land and for that reason would not be supporting the approval.

Commissioner Hettinger stated that it is not the PC's place to "like" or "dislike" a plan and that if it meets the Zoning Ordinance and if the applicant fulfills all conditions an approval should be given.

Hettinger moved, Donaldson seconded to approve the final site plan dated December 11, 2006 for the construction of a church building at 5382 Holt Road (33.25-05—17-451-005) based on meeting requirements for site plan review for an Institutional Use with a Special Use Permit in the A-1, Agricultural district as outline in the staff report dated February 7, 2007 with the following conditions:

1. The site plan be modified to include a 20' buffer strip pursuant to section 8.2.4(8) of the Zoning Ordinance.
2. That bike racks be installed on site in accordance with Section 7.1.16(A)(2).
3. That the handicap parking spaces shall be located as close to the building as possible to the building and that the final location and layout be approved by the Director of Community Development pursuant to Section 3.3.11.

ROLL CALL VOTE:

Aye: Craig, Donaldson, Goodall, Hayhoe, Hettinger, Leaf, O'Hara
Ney: Smith
Absent: Grinnell

MOTION CARRIED

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

Meeting Adjourned 8:30pm

Respectfully Submitted,

Norm Hettinger
Secretary