

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 26, 2007

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

MEMBERS ABSENT: None

STAFF PRESENT: Miller, Stepp

Chairperson Goodall opened the meeting at 7:00 PM.

APPROVAL OF FEBRUARY 26TH 2007 MEETING MINUTES

O'Hara Moved, Leaf Supported to approve the February 26th, 2007 meeting minutes as presented.

MOTION CARRIED

Public Comment (Non-Agenda Items):

Donna Germain, 2061 College Road, discussed a noxious weed complaint off of Willoughby and West of College Road that should be addressed.

WASHINGTON WOODS PLANNED DEVELOPMENT

Ms. Miller discussed the Preliminary Plat of Washington Woods that was previously approved in March of 2005. She noted that the plat is still in effect and it could be built tomorrow if they would like. Ms. Miller stated that Westridge Development has inquired about modifying the development and changing it into a Planned Development (PD) with 59 units proposed on 22 acres of land.

Commissioner Smith questioned the accuracy of the parallel plan that was presented as justification for the number of lots, specifically referring to the regulated wetlands that seem to impact lots 33 through 36. There was general discussion about lots 33 through 36 in regards to whether they were able to be built on or not.

Commissioner Donaldson asked if the wetlands were studied and Ms. Miller replied that they were during the preliminary approval.

Applicants **Carla Luberto, Westridge Development, 1795 Cedar Street, and Bruce Stewart, 2116 Haslett Road** addressed the Planning Commission.

Commissioner Donaldson asked if the unregulated wetlands are economically feasible to build on. Ms. Luberto explained that 12 test holes were dug, and the unregulated wetlands were found to have good soils, mostly with sand. Mr. Stewart replied that the lots were designed to keep the building envelopes out of those questionable areas.

There was general discussion regarding the benefits of the zoning of PD versus R1-D or R1-E including the number of units that are allowed per acre in each type as well as the amount of open space that will be generated.

Commissioner O'Hara suggested that the Higgins subdivision should be studied to check lot sizes and possibly used as a comparison. Also, Commissioner Donaldson requested that the Ingham County Sheriff's Department replace the Delhi Police Department on the plans, since one does not exist.

Ms. Luberto explained that Westridge Development is excited to keep the openness and allow the existing neighbors to continue to use the property.

There was general discussion about the removal of the woods and trees throughout the development. Ms. Luberto stated that they will leave as much as possible and would like input for the township as well as from the neighbors.

Smith moved, Donaldson supported, to complete the Planning Commission review of the Concept Plan for the proposed Washington Woods site condominium project as shown on the site plan with a received date of 2/27/07 from the Community Development Office with the following conditions:

1. Additional information should be provided on the parallel plan that illustrates that units 33 through 36 are buildable and should be included in the calculation of density for the PD.

ROLL CALL VOTE:

Aye: Craig, Donaldson, Goodall, Grinnell, Hayhoe, Hettinger, Leaf, O'Hara and Smith
Ney: none
Absent: none

MOTION CARRIED

DISCUSSION – HOLLEY MEADOWS CONCEPT PLAN

There was general discussion regarding the revised concept plan for the Holley Meadows PD, including comments regarding the lagoons, ponds and drain field.

STAFF REPORT

Staff provided information about upcoming agenda items and various other topics in the form of a verbal staff report and discussion. Ms. Miller discussed the Department of Community Development's Monthly Report, and highlighted the increase in commercial activity.

Adjourned at 8:00 PM

Respectfully Submitted,

Norm Hettinger
Secretary