

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
APRIL 9, 2007

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

MEMBERS ABSENT: None

STAFF PRESENT: Miller, Stepp

Chairperson Goodall opened the meeting at 7:10 PM

APPROVAL OF THE AGENDA

The agenda was approved with the addition of Agenda Item 7a – Election of Officers

APPROVAL OF MARCH 26TH 2007 MEETING MINUTES

Smith Moved, Leaf supported, to approve the March 26, 2007 meeting minutes as presented.

MOTION CARRIED

Public Comment (Non-Agenda Items): None

Public Hearing – Change of Zoning Request #07-820, 2350 Cedar Street, C-2: General Business to C-3: Highway Service

Ms. Miller discussed the differences between C-2 and C-3 in particular regards to the type of uses that would be allowed. Ms. Miller stated that many of these permitted uses already exist within close proximity of the subject property. Ms. Miller discussed the Delhi Township Brownfield Authority's effort on this property that formally housed a "pool and patio" business.

Commissioner Leaf asked for the main reason the Planning Commissioner should recommend this request for a change of zoning. He stated that the argument could be made to deny this due to the surrounding properties zoning designation of C-2. Ms. Miller explained that many of the surrounding properties are currently legal, non-conforming parcels with businesses that are allowed in the C-3 district. She replied that a stronger argument could be made that if the zoning of the area were being assigned today, from a "clean slate", that the majority of uses in the area would more accurately represent those that would be found in C-3, rather than in C-2. Specifically, she noted the fast-food restaurants, Dart Bank and Swift's Auto Repair as examples.

June Machala, 7915 Lena Rose Lane, Ada Michigan of Tim Horton's Real Estate Division addressed the Planning Commission. She is the representative of the applicant in this case. Ms. Machala stated that on behalf of Tim Horton's, they are excited to develop in Holt and that this parcel will work very well for their business.

Public Hearing opened at 7:33 PM

No Comment

Public Hearing closed at 7:33 PM

O'Hara moved, Goodall seconded, to recommend to the Township Board approval of Case 07-820 to rezone 1.54 acres at 2350 Cedar Street (33-25-05-15-277-024) from C-2, General Business to C-3, Highway Service based on being consistent with the Township Master Plan, being compatible with existing development in the area, and the conditions presented in the staff report dated March 28, 2007.

ROLL CALL VOTE:

Aye: Craig, Donaldson, Goodall, Hayhoe, Hettinger, Leaf, O'Hara, Smith, Grinnell
Ney: None

MOTION CARRIED

2007 Proposed Amendments to the Zoning Ordinance # 39

There was significant discussion regarding the proposed amendments. All of the amendments proposed, except for those regarding Article 10 and the various Industrial Districts were reviewed and agreed upon. It was determined that the remaining two proposals would be reviewed at the April 23rd meeting and that all the proposals would be scheduled for public hearing at an upcoming meeting once the review of these two proposals was completed.

Election of Officers for the Planning Commission

Grinnell was nominated for the position of "Chairperson" by Goodall (seconded by O'Hara).

Smith moved, Goodall Supported, to elect Chuck Grinnell to the position of Chairperson by unanimous ballot of the Planning Commission.

Voice Vote: Unanimous in favor of the motion.

MOTION CARRIED

Craig was nominated for the position of "Vice Chairperson" by Grinnell (seconded by Leaf).

Smith moved, Leaf supported, to elect Rita Craig to the position of Vice Chairperson by unanimous ballot of the Planning Commission.

Voice Vote: Unanimous in favor of the motion.

MOTION CARRIED

Hettinger was nominated by Grinnell to continue an additional term as Secretary (seconded by Leaf).

Smith moved, Grinnell supported, to re-elect Norm Hettinger to the position of Secretary by unanimous ballot of the Planning Commission.

Voice Vote: Unanimous in favor of the motion.
MOTION CARRIED

Meeting Adjourned 9:45PM

Respectfully Submitted,

Norm Hettinger
Secretary

DRAFT