

DELHI CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 11, 2007

MEMBERS PRESENT: Grinnell, Craig, Smith, Leaf, O'Hara, Hettinger, Donaldson,  
Hayhoe, Goodall  
MEMBERS ABSENT: None  
STAFF PRESENT: Miller, Finch

Chairperson Grinnell opened the meeting at 7:00 PM

**AMENDMENTS TO THE AGENDA**  
None

**APPROVAL OF MAY 14, 2007 MEETING MINUTES**

Smith moved, Donaldson supported, to approve the May 14, 2007 meeting minutes as presented.

**MOTION CARRIED**

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

**Final Site Plan Approval – Delphi Glass, 3380 E. Jolly Road**

Ms. Miller provided information to the Planning Commission regarding the Final Site Plan Approval for Delphi Glass located at 3380 E. Jolly Road. Ms. Miller stated that with this proposed expansion, the total size of the building will be 30,950 feet, and currently a Special Use Permit (SUP) would be required. She stated that staff recommends the Planning Commission approves the final site plan with the condition that the Township Board approves the Zoning Ordinance amendment that eliminates the need for a Special Use Permit and if that does not occur, the approval of the site plan will become void.

**David Sax and Dave Todd, from Delphi Glass and Weiland-Davco, addressed the Planning Commission.**

Mr. Todd stated that if the lighting on the west side of the building is an issue it will be addressed by lowering the wattage, changing the fixture or the rotation of the lighting.

Commissioner Smith asked for comments on the barrier free parking space issue. It was stated that it would be confirmed with KEBS whether or not the existing spaces would need to be brought up to ADA standards and if required, the changes would be made.

**Smith moved, Hayhoe supported, to approve the Final Site Plan submitted by Delphi Stained Glass for the construction of an addition that is approximately 12,390 SF in size at 3380 E. Jolly Road (33-25-05-02-200-041) based on meeting the Zoning Ordinance**

**requirements for Site Plan Review pursuant to Section 3.3 for a Commercial Use in the C-2, General Business zoning district with the conditions listed below:**

- 1. The Township Board approves a Zoning Ordinance amendment that eliminates the need for a Special Use Permit (SUP) or that if this does not occur, the approval of this site plan will become void.**
- 2. That no construction activity or permits may be issued until after the Township Board's action to approve said amendment.**
- 3. The Ingham County Drain Commissioner provides written approval of the Site Plan.**

**ROLL CALL VOTE:**

**Aye: Craig, Goodall, Grinnell, Hayhoe, Hettinger, Leaf, O'Hara, Smith**  
**Nay: Donaldson**  
**Absent: None**

**MOTION CARRIED**

**Zoning Ordinance Text Amendment Cases 07-822, 07-824, 07-828, 07-829, 07-832 & 07-839**

Ms. Miller stated that after the Public Hearing she reviewed the comments made and looked to see if anything needed to be modified. Ms. Miller reviewed the amendment changes with the Commission.

Commissioner Donaldson pointed out formatting type changes that he had not mentioned in previous reviews of the proposed amendments.

**Smith moved, Donaldson supported, that the Director of Community Development be authorized to make necessary changes to these documents pertaining formatting issues.**

**All Ayes**

**MOTION CARRIED**

**Smith moved, Goodall supported, to recommend to the Township Board, approval of the proposed Delhi Township Zoning Ordinance text amendments, case numbers 07-822, 07-824, 07-826, 07-828, 07-829, 07-832 and 07-839, which provide for a variety of changes deemed necessary for compliance with the new Michigan Zoning Enabling Act and those necessary to accommodate the continued effectiveness of the Ordinance.**

**ROLL CALL VOTE:**

**Aye:** Donaldson, Goodall, Grinnell, Hayhoe, Hettinger, Leaf, O'Hara, Smith,  
Craig  
**Nay:** None  
**Absent:** None

**MOTION CARRIED**

**Initiation of Master Plan Amendment**

Ms. Miller stated that because the Township Board approved not appealing the decision of Judge Dragonchuck the Planning Commission would need to approve the Secretary to mail out the Notice of Intent of the Master Plan Amendment.

**Leaf moved, Goodall seconded to begin the process of amending the Master Plan by authorizing the Director of Community Development to mail out, on the behalf of the Secretary of the Planning Commission, the Notice of Intent to Plan in substantially the form represented by Exhibit A pursuant to the Municipal Planning Action (Act 285 of 1931) and that staff prepare a draft of the proposed amendment to the Master Plan for consideration at the June 25 meeting.**

**ROLL CALL VOTE:**

**Aye:** Goodall, Grinnell, Hayhoe, Hettinger, Leaf, O'Hara, Smith, Craig,  
Donaldson  
**Nay:** None  
**Absent:** None

**MOTION CARRIED**

**Staff Report**

Meeting Adjourned at 8:19 PM

Respectfully Submitted,

Norm Hettinger  
Secretary