

DELHI CHARTER TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 10, 2007

MEMBERS PRESENT: Craig, Donaldson, Grinnell, Hayhoe, Hettinger, OHara, Smith  
MEMBERS ABSENT: Goodall, Leaf  
STAFF PRESENT: Elsinga, Miller, Stepp

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

**APPROVAL OF August 27<sup>th</sup>, 2007 MEETING MINUTES**

Donaldson moved, Smith supported to approve the August 27<sup>th</sup>, 2007 meeting minutes as presented.

**MOTION CARRIED**

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

**Special Use Permit Request 07-253, 2616 Eaton Rapids Road, Extreme Body Works, (33-25-05-08-376-001)**

Ms. Miller addressed the Planning Commission (PC) and explained the type of business that the applicant will operate at the site. She stated that currently Extreme Body Works is located on N. Pennsylvania in the City of Lansing and provides repair service for various motor vehicle types. However, at this new location, the applicant specifically wants to provide customized graphic and paint treatments for large power boats and, to a lesser extent, other vehicles. Ms. Miller stated that this request does not include repair of vehicles or the installation of parts or accessories. Ms. Miller described the location of the property as well as provided descriptions of the properties that are adjacent to the site. Ms. Miller stated that staff recommends approval of the requested Special Use Permit (SUP) with the conditions listed in the staff report.

Commissioner Craig inquired if the hours of operation will be restricted. Ms. Miller replied that there is not currently a restriction proposed because all of the work will be done inside. She stated that if the PC would like the hours of operation to be limited to certain times, a condition can be added to the motion.

Commissioner Donaldson suggested proposing an additional condition regarding outside storage, time periods for doors to be open and also the discharge of odors.

The applicant, Chris Mills, 2616 Eaton Rapids Road, addressed the PC. He stated that the hours of operation would typically be 8 a.m. to 6 p.m. Monday through Friday.

Commission Donaldson asked the applicant which way the doors will open. Mr. Mills replied that one (1) will open to the south and two (2) will open to the east.

Commissioner OHara inquired about the type of permits or regulations that are part of this business. Mr. Mills gave the PC a brief explanation regarding the requirements of the Environmental Protection Agency and other standards that have to be met. He also stated that most waste is taken care of by Safety Clean, which is an offsite disposal system.

There was brief discussion regarding the concept site plan that was submitted. Proposed parking, the turn-around area for trucks as well as fencing issues were discussed.

**Public Hearing Opened at 7:32 p.m.**

Dan Allen, 2630 Eaton Rapids Road, stated that the hours of operation should be 7 a.m. to 6 p.m. and the semi-trucks that will be delivering to this business are a large concern for him. Mr. Allen stated concerns about existing traffic, and that the odors from this business should not leave the site.

Jason Poole, 2618 Eaton Rapids Road, explained that he and his wife Kathy live directly to the north of this property and that their bedrooms and bathroom will face this business. They requested a higher fence to provide privacy as well as to restrict the time that larger trucks will be able to make deliveries.

Marsha Bowers, 4626 Krental Ave, stated that the PC should take into consideration the type of chemicals that may be used for this business and how that may affect the community now and in the future. She suggested that a Brownfield could be established for the property.

**Public Hearing Closed at 7:36 p.m.**

Mr. Mills stated that the hours he would like to be allowed to work would be 7 a.m. to 6 p.m. Monday through Friday and also a reasonable time period on Saturdays.

Commissioner Hettinger asked if the boats will be started up at any time. Mr. Mills replied that they would not, and explained that typically the boats arrive without engines.

There was brief discussion regarding the types of paints and graphic applications that will be used as well.

**Commissioner Smith moved, Hayhoe supported to recommend to the Township Board approval of SUP 07-253 that would permit the application of paint and graphics to motor vehicles, trailers, boats and other fuel powered equipment including lawn and garden equipment” at Eaton Rapids Road (33-35-05-08-376-001) in the C-2 district with the conditions below. The Planning Commission has reviewed the “Basis for Determination for Granting a Special Use Permit” and has found that the general and specific standards outlined in Sections 8.1.3 have been satisfied and that those findings are accurately reflected and fully incorporated into this motion and the official meeting minutes and the document titled “Basis for Determination for SUP 07-253” dated August 16, 2007 is hereby adopted.**

- 1. The use authorized by this SUP is limited to the application of paint and graphics to automobiles, boats, motorcycles, and trucks including the application of paint and custom graphics.**
- 2. Uses not authorized or permitted by the SUP include repair or replacement of parts on vehicles or boats, body work of vehicles or boats or the installation of new or used accessories on vehicles or boats or unless the SUP is amended in the future to include these activities.**
- 3. The development shall receive all required Local, State and Federal approval and/or permits prior to commencing operation. The site shall continue to be operated such that it remains in compliance with all required approvals and/or permits and those permits shall be renewed as required by the issuing agency.**
- 4. All work shall be performed within the building.**
- 5. Hours of operation shall be restricted to 7:00am to 6:00pm, Monday through Friday and 9:00am to 5:00pm on Saturday.**

**Discussion**

Commissioner Donaldson moved and Commissioner O'Hara seconded, to amend the Motion to add the following three (3) conditions;

- 6. No discharge of odors perceived beyond the property lines.**
- 7. The doors to the east will be maintained in the down position during the day.**
- 8. No overnight, outside storage of vehicles being worked on.**

AMENDMENT TO MOTION ROLL CALL VOTE:

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

**MOTION CARRIED**

ROLL CALL VOTE ON THE MOTION:

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

**MOTION CARRIED**

**Special Use Permit Request 07-254, 1836 Cedar Street, Holt Veterinary Clinic, (33-25-05-23-252-003)**

Ms. Miller addressed the PC and explained the circumstances that led to this request. She stated that the applicant has proposed a small addition to the existing building and as a result a SUP will be required in order for this property to no longer be classified as a legal non-conforming use. She continued by clarifying that the Holt Veterinary Clinic has been providing service to the community for many years at this same location and due to a Township initiated rezoning, this use is only permitted on this property with a SUP at this time.

There was discussion regarding the issue of providing emergency care and the regular hours of operation. The PC discussed that it is important to allow emergency care to be provided whenever needed and that this matter should be clarified as a condition of the SUP.

The applicant, Hugh Fauser, 1836 Cedar Street addressed the PC briefly.

**Smith moved, Donaldson supported to recommend to the Township Board approval of SUP 07-254 to make conforming an existing Veterinary Clinic at 1836 Cedar Street (33-25-05-23-252-003) in the C-1 district with the conditions below. The Planning Commission has reviewed the "Basis for Determination for Granting a Special Use Permit" and has found that the general and specific standards outlined in Sections 8.1.3 have been satisfied and that those findings are accurately reflected and fully incorporated into this motion and the official meeting minutes and the document titled "Basis for Determination for SUP 07-254 Holt Veterinary Clinic" dated August 24, 2007 is hereby adopted.**

- 1. The boarding of animals, other than patients of the clinic, is not authorized by this SUP. The addition of open boarding would require an amendment to this SUP.**

2. **The existing outdoor animal walk area shall be cleaned daily and the refuse properly disposed.**
3. **Emergency treatment may be provided outside of normal hours of operation.**

ROLL CALL VOTE:

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

**MOTION CARRIED**

**Final Site Plan Approval of Holt Veterinary Clinic, 1836 Cedar Street (33-25-05-23-252-003)**

Ms. Miller gave a background of the proposed addition and explained that one unique item is that the current well and septic systems will remain instead of requiring the connection to public utilities at this time. She continued that both, the Township and the Ingham County Health Department agree that this is acceptable. Ms. Miller explained that parking is more than adequate and that the applicant uses a waste hauler so there will not be a dumpster. She stated that Holt Veterinary Clinic was granted a sidewalk postponement agreement by the Township due to future DDA public improvement activity in the area. Ms. Miller discussed some other issues such as buffer strip requirements and lighting issues briefly as well as informed the PC that all approvals are in from other agencies. She stated that staff recommends approval of this site plan conditioned upon SUP approval.

**O'Hara moved, Craig supported to approve the Final Site Plan (revised July 23, 2007) submitted for an addition to the Holt Veterinary Clinic, 1836 Cedar Street (33-25-05-23-252-003) based on meeting the Zoning Ordinance requirements for Site Plan Review pursuant to Section 3.3 for a Veterinary clinic operated in a fully enclosed building in the C-1, Low Impact Commercial zoning district with the following condition.**

1. **Approval of a Special Use Permit authorizing a Veterinary Clinic on the site.**

Public Comment: None

ROLL CALL VOTE:

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

**MOTION CARRIED**

**Amendments to the Delhi Charter Township Mater Plan**

**Open Public Hearing 8:11 p.m.**

Ms. Miller explained that the intent of this Public Hearing is to receive public input and comment regarding the proposed amendments. Ms. Miller stated that a final copy, with all strikeout and bold removed, is available for the PC's review. She explained that a resolution will

be needed from the PC and emphasized that the PC's approval is the final approval of the Master Plan.

**Public Comment:**

Renee Sumerix, 2616 Frank Street, stated that she opposes the section 14 change to the Future Land Use Map for the former trailer park from commercial to multi-family residential because she believes that this will result in degradation of the tax base. She also stated that she found it interesting that in a memo dated June 26<sup>th</sup>, 2007 by Ms. Miller, it was indicated that the Master Plan is only being adopted again due to Judge Dragonchucks ruling. Ms. Sumerix explained that she will provide the Township Board with her written comments, but briefly she mentioned that the public school system has changed drastically and Table 23, page 53 should be changed to reflect that.

Donna Germain, 2061 College Road, confirmed that her copy of the Future Land Use map was the same as the one being discussed.

Marsha Bowers, 4626 Krental Ave, stated that she is in opposition to the proposed rezoning in section 14. She explained that the Township does not need to create more traffic in an already high density area. Ms. Bowers also continued that the PC is taking this request from a developer and that is not the job of the PC.

Commissioner O'Hara restated that the PC is the final approval of the Master Plan and that it is not granted final approval by the Township Board. There was mention that the Township Board will be forwarded a copy of the final Master Plan.

Ms. Marsha Bowers addressed the PC again to voice her dissatisfaction with the public hearing notification process in that public hearings are not required anymore. Commissioner O'Hara clarified that the meeting tonight is the public hearing for the Master Plan and that it was noticed properly. Ms. Bowers clarified that she was also talking about the cases. Mr. O'Hara stated that the changes to the way public hearings are conducted for SUP's is the result of a change in the State Law. Ms. Bowers indicated that she believed that the PC was required to ratify and adopt that law.

**Closed Public Hearing at 8:23 p.m.**

Commissioner Donaldson stated that he would like Table 23 updated to properly reflect the current school system and their buildings. He also explained that since Map 7 and Map 8 are deleted from the Master Plan, all references to these maps should also be deleted.

Ms. Miller stated that she believed that the PC had previously provided direction about the text related to these maps and that the thinking expressed at that time was that it was helpful information to provide a historical context for the planning process. However, she agreed that having multiple maps that appear similar to the Future Land Use Map is confusing and for that reason is supportive of removing them. The text has not typically caused confusion for people, but she also can understand and support removing it as well.

Commissioner Smith suggested that if the PC feels changes to the Master Plan as presented tonight are needed, they should be done via a formal motion to clarify and expedite the process. He wanted to eliminate the potential that every time the PC looked at the Master Plan there would be additional comments that were not previously discussed.

**Donaldson moved, Smith supported to postpone action and require the following changes to be made to the Master Plan as presented.**

- 1. Delete Table 20 and specify that this table has been “Deleted and Reserved”.**
- 2. Delete Table 21 and specify that this table has been “Deleted and Reserved”.**
- 3. Update Table 23 to reflect current school system information.**
- 4. Delete all text references to Maps 7 & 8 and Tables 20 & 21.**
- 5. Delete Map 9 and all text references to Map 9.**

Discussion

Donna Germain, 2061 College Road, inquired about the deletion of Maps 7, 8 and 9 and had questions specifically relating to Maps 9 and 17.

Commissioner Donaldson asked if Map 9 was not deleted for a reason, and if it causes confusion. Ms. Miller reiterated that Map 9 was not previously deleted, but that it has been the source of past confusion on a few occasions in the past.

ROLL CALL VOTE:

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

**MOTION CARRIED**

Discussion

Meeting Adjourned 8:35 p.m.

Respectfully Submitted,

Norm Hettinger  
Secretary