

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 10, 2007

MEMBERS PRESENT: Craig, Donaldson, Goodall, Grinnell, Hayhoe, Hettinger, Leaf, O'Hara
MEMBERS ABSENT: None
VACANCY: One
STAFF PRESENT: Miller, Stepp

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

Pledge of Allegiance

Amendments to Agenda: None

APPROVAL OF NOVEMBER 26TH, 2007 MEETING MINUTES

Goodall moved, Donaldson supported to approve the November 26th, 2007 meeting minutes as presented.

MOTION CARRIED

Public Comment (Non-Agenda Items): None

Final Site Plan Approval of Extreme Body Works, 2616 Eaton Rapids Road

Ms. Miller addressed the Planning Commission (PC) and summarized key items that were included in the approved Special Use Permit and explained how the site plan has satisfied those requirements and the requirements of the Zoning Ordinance.

The applicant, Ron Enger of Enger Surveying and Engineering, 4685 West Columbia Road, Mason addressed the PC and answered questions regarding the proposed site plan.

Craig moved, Hayhoe supported to approve the Final Site Plan submitted by Extreme Body Works for the construction of a vehicle paint and custom graphics facility at 2616 Eaton Rapids Road (33-25-05-07-376-001) 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 as permitted by Special Use Permit 07-253.

ROLL CALL VOTE:

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

MOTION CARRIED

Potential Zoning Ordinance Text Amendments regarding Fuel Stations

Discussion took place regarding the proposed fueling station text amendments. The sizes of setback requirements as well as landscape buffer requirements were primarily discussed. The PC came to a consensus and directed staff to have the proposed amendments reviewed by the Township Attorney and to set a date for the Public Hearing.

Signage Discussion

The current sign ordinance was discussed at length in response to letters received by staff from Mitchel Skory and Ginny Reid. Extensive debate occurred regarding the size of real estate signs, current enforcement and the potential impacts of future enforcement, as well as the existence of many non-conforming signs along Cedar Street.

The PC suggested that continuing education efforts directed at explaining the current sign ordinance regulations is paramount. There was discussion about the intent of the sign section of the Ordinance relative to commercial real estate signs, but no general consensus was reached. Some PC members felt that this was not an issue that needed to be looked at and some did. The final determination was that Ms. Miller will research what the Township's historical regulation of this type of sign included and how they are handled by surrounding Township's.

General Discussion

Chairperson Grinnell gave a report from the Downtown Development Authority and highlighted that the DDA Board has slowed the decision on the new senior citizen center and is possibly considering an alternative location from the old "Fire Barn" site.

Meeting Adjourned 8:52 p.m.

Respectfully Submitted,

Norm Hettinger
Secretary