

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 24, 2008

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 FEBRUARY 25TH, 2008 MEETING MINUTES

Goodall moved, Donaldson supported to approve the February 25, 2008 meeting minutes as presented.

MOTION CARRIED

Public Comment (Non-Agenda Items): None

2070 DEPOT STREET REZONING, 33-25-05-14-478-003 FROM IW TO IM

Ms. Miller addressed the Planning Commission (PC) and summarized the location and current zoning district of the property, as well as summarized the existing land uses surrounding said property. Ms. Miller illustrated such information using the current Zoning District Map. She also discussed the future use of the property in question and explained that the proposed zoning designation of IM is consistent with the Master Plan (MP).

Commissioner Donaldson asked if the previous Special Use Permit (SUP) for Snow Brother's Concrete is still in effect and Ms. Miller stated that the use had discontinued.

Commissioner O'Hara asked what the proposed use will be. Ms. Miller explained that it may be for outdoor storage and a truck repair facility but the applicant may have a more accurate answer. Ms. Miller stated that staff does not know the exact use at this time and she indicated that an application process for a SUP for outdoor storage has been initiated. The SUP is being investigated currently by staff to see if it is appropriate to require one based on what is proposed to be stored.

The applicant, Roger Dean, DTN Management Company, 2502 Lake Lansing Road, Lansing, addressed the PC. Commissioner Leaf asked what the use will be for this property. Mr. Dean stated that it would be for a truck repair facility.

Discussion arose regarding what uses are permitted by right and by SUP within the Industrial Warehouse (IW) and Industrial Manufacturing (IM) zoning districts. The interpretation of the uses listed within each district was discussed at length.

Open Public Hearing at 7:27 PM

No Public Comment

Closed Public Hearing at 7:28 PM

Hettinger moved, Goodall supported to recommend to the Township Board approval of Case 08-850 to rezone 1.62 acres at 2070 Depot Street (33-25-05-14-478-003) from IW, Industrial Warehouse to IM, Industrial Manufacturing based on being consistent with purpose and intent of the Zoning Ordinance, being compatible with the existing and anticipated development in the area, pursuant to the Master Plan, and the other conditions presented in the staff report dated March 10, 2008.

Discussion: None

ROLL CALL VOTE:

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

MOTION CARRIED

2108 CEDAR STREET REZONING, 33-25-05-14-303-022 FROM R1-E TO PP

Ms. Miller explained that this is the site of the proposed Senior Center which will be built by the Delhi Charter Township Downtown Development Authority (DDA). She explained that this land use is permitted within the current zoning district but that the Master Plan (MP) provides guidance that suggested that rezoning the property to Public Property (PP) would be most appropriate in terms of carrying out the intent of both the ZO and the MP. Ms. Miller highlighted the location of the property as it relates to other public facilities in the immediate area.

Ms. Miller also indicated to the PC that a variance from the Zoning Board of Appeals (ZBA) will most likely be sought in order for the proposed building to meet the setback requirements of the PP zoning district, or a future ZO amendment would be necessary to make the setback requirements within the PP district appropriate in light of surrounding land uses, but that this was a separate issue and that staff and the DDA believe that the PP zoning is the most appropriate. Setback requirements within the PP district were briefly discussed.

The applicant, Al McFadyen of the DDA, addressed the PC and showed an illustration of the proposed building. Commissioner Leaf asked the dimensions of the building and discussed the

possible variance that might be sought in the future. Commissioner Leaf stated that building the Senior Center on this property is a great idea and the location is ideal.

Open Public Hearing at 7:46 PM

Phyllis and Neil Millbauer, 2101 Cedar Street, asked what the total cost of the Senior Center project will be. Mr. McFadyen explained that the project is not funded through a millage and that their taxes will not be raised as a result, and he explained that the project cost of approximately 1.56 million will be funded entirely by tax increment revenues. Ms. Millbauer stated that the proposed variance for a reduced setback requirement would not be a problem for them. She expressed a concern with the possible increase in traffic on Cedar Street as a result of the new Senior Center being built and wondered about the possibility of widening Cedar Street. Mr. McFadyen explained that Cedar Street would not be widened in the foreseeable future. Parking on the on the site was discussed briefly.

Closed Public Hearing at 7:49 PM

O'Hara moved, Goodall supported to recommend to the Township Board approval of Case 08-851 to rezone 0.94 acres at 2108 Cedar Street (33-25-05-14-303-022) from R-1D, One and Two Family High-Density Residential to PP, Public Properties based on being consistent with purpose and intent of the Zoning Ordinance, being compatible with the existing and anticipated development in the area, pursuant to the Master Plan, and the other conditions presented in the staff report dated March 12, 2008.

Discussion: None

ROLL CALL VOTE:

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

MOTION CARRIED

Proposed Zoning Ordinance (ZO) Text Amendment regarding Real Estate Signage

Ms. Miller stated that the question had been raised at the previous PC meeting about the applicability of the proposed sign requirement modifications in the case of a multi-use building in the Town Center (TC) zoning district. She explained that after the last meeting, she had discussion with staff to brainstorm a little about the topic. At the end of the discussion, it was agreed that if the intent of the ZO in regards to this topic is to make it easily workable and enforceable, it needs to be kept as simple as possible. Ms. Miller said that staff considered other possible ways of regulating real estate signage within TC and none were logical from the perspective of those who would be regulated and enforceable. She explained a couple of scenarios that would be affected by the topic and stated that the ZO has other provisions that will ultimately limit the size of the sign regardless of the what is

technically permitted on most TC properties, specifically including the requirement to maintain clear site lines. She stated that staff recommends not creating special standards for the TC zoning district.

Commissioner Goodall summarized the proposed amendment in its entirety and Commissioner Donaldson pointed out that the size is larger than the current regulation and that the new provisions would facilitate ease of enforcement, therefore all parties should benefit. The PC directed staff to set the amendments to Public Hearing at the next opportune time.

Meeting Adjourned 8:30 p.m.

Respectfully Submitted,

Norm Hettinger
Secretary