

DELHI CHARTER TOWNSHIP  
PLANNING COMMISSION  
April 14, 2008

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

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

Pledge of Allegiance

**Amendments to Agenda:** None

**APPROVAL OF MARCH 24<sup>TH</sup>, 2008 MEETING MINUTES**

Donaldson moved, Leaf supported to approve the March 24, 2008 meeting minutes as presented.

**MOTION CARRIED**

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

**1125 CEDAR STREET SPECIAL USE PERMIT, 33-25-05-25-376-009**

Ms. Miller addressed the Planning Commission (PC) and explained the zoning of the property and stated that the new owner, John E Green Company, would like to be allowed outdoor storage in the C-3: Highway Service district. She also discussed the requirement for a Type C buffer strip along the south portion of the proposed outdoor storage enclosure area and how this requirement affected the type of proposed fencing on that side.

Commissioner Donaldson provided supplementary explanation by stating that due to the surrounding properties zoning designation of C-2 and the subject properties current zoning designation of C-3 the south property line requires a different type of fencing rather than chain link.

The applicant, Randy Potts, 1563 Royal Crescent Drive, addressed the PC and requested clarification regarding the discussion on the south property line requirements. Mr. Potts stated that he was in favor of the screening and solid wood (or other material) fencing because he felt it would help to cut down on theft.

Commissioner Donaldson asked what the top of the fence will be made of and Mr. Potts replied that it they had recently considered topping it with barbed wire. Discussion regarding whether barbed wire was permitted arose and Ms. Miller confirmed that it is not allowed in the C-3 district.

Commissioner Donaldson asked if any onsite materials will be threatening to the nearby creek and the applicant replied no.

**Donaldson moved, Goodall supported to recommend to the Township Board approval of SUP 08-256 that would permit Outdoor Storage at 1125 N. Cedar Road (33-35-05-25-376-009) in the C-3 district with the listed conditions below pursuant to Section 5.11.5 (8). 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 08-256 Outdoor Storage” dated April 7, 2008 is hereby adopted.**

- 1. The outdoor storage area must be enclosed by a solid fence no more than 10 feet in height.**
- 2. All supplies and materials stored within the area shall not exceed the height of the fence.**
- 3. The fence spanning the south side of the storage area shall comply with the requirements of a “Type C” buffer and be setback at least 10 feet from the property line and that the fence on this side will not be chain link, but some other material in conformance with Section 6.10.3.1 (3) of the Zoning Ordinance.**
- 4. That no barbed wire shall be permitted, pursuant to Section 6.2.4 of the Zoning Ordinance.**

Discussion: None

ROLL CALL VOTE:

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

**MOTION CARRIED**

**2150 CEDAR STREET REZONING, 33-25-05-14-302-013 & 33-25-05-14-304-014 FROM C-2:  
GENERAL BUSINESS TO PP: PUBLIC PROPERTY**

Ms. Miller addressed the PC and summarized the proposed project for this site, which is a Farmer’s Market. She stated that the requested zoning district for the subject site is consistent with the goals and policies of the Master Plan (MP), the Future Land Use Map (FLUM), and existing development in the area.

Commissioner Hettinger asked about the underground storage tanks and whether they were cleaned up. Mr. Al McFadyen, Director of the Downtown Development Authority (DDA), stated that the soil contamination was previously remediated.

Commissioner’s Grinnell and Donaldson indicated that they would be voting “present” since they were intimately involved in the Farmer’s Market project.

Open Public Hearing at 7:26PM

No Public Comment

Closed Public Hearing at 7:27PM

**Craig moved, O’Hara supported to recommend to the Township Board approval of Case 08-852 to rezone 0.91 acres at 2150 Cedar Street (33-25-05-14-305-013 and 014) from C-2, General Business 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 27, 2008.**

Discussion: None

ROLL CALL VOTE:

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

**MOTION CARRIED**

**Downtown Development Authority (DDA) Presentation**

Al McFadyen, Director of the DDA, presented the PC with a presentation and update of the DDA's ongoing and proposed projects.

**Election of Planning Commission Officers**

Ms. Miller stated that it was time to elect officers and that the nominations offered by Chairperson Grinnell are Norm Hettinger for Chairperson, Rita Craig for Vice-Chairperson and Mike Goodall for Secretary for the term of May 1, 2008 to April 30, 2009. She explained that additional nominations may also be made at this time.

**Grinnell moved, Donaldson supported to elect the slate of officers presented to the Planning Commission by Chairperson Grinnell at the April 14, 2008 meeting of the Delhi Charter Township Planning Commission.**

Discussion: None

ROLL CALL VOTE:

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

**MOTION CARRIED**

Meeting Adjourned 8:10 p.m.

Respectfully Submitted,

Norm Hettinger  
Secretary