

DELHI CHARTER TOWNSHIP  
PLANNING COMMISSION  
May 12, 2008

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

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

Pledge of Allegiance

**Amendments to Agenda:** None

**APPROVAL OF APRIL 14<sup>TH</sup>, 2008 MEETING MINUTES**

Goodall moved, Donaldson supported to approve the April 14, 2008 meeting minutes as presented.

**MOTION CARRIED**

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

**3585 WILLOUGBY ROAD SPECIAL USE PERMIT #257, RIVERVIEW COMMUNITY CHURCH, 33-25-05-13-200-006**

Ms. Miller addressed the PC and explained that the applicant has requested a SUP that would allow for the extension of the existing use of a temporary classroom until they have completed their permanent renovations. She explained that the original SUP that was granted in 2004 permitted the existing temporary classroom structure that will be utilized, however, the conditions of that approval required the structure to be removed by May 31, 2008. The church would like to continue using the classroom until 2013 or until their building expansion is complete, whichever occurs first. Ms. Miller stated that the Township has not received any complaints regarding this structure and that staff does not see a reason why an extension should not be granted.

Discussion arose regarding the timeline of removal and how it would correspond with the construction of the permanent renovations.

The applicant, Edward Clooney, a representative for Riverview Community Church, addressed the PC and explained the process the Church follows in regards to fundraising, development and construction.

**Grinnell moved, Goodall seconded to recommend to the Township Board approval of SUP 08-257 to allow a temporary classroom at 3585 Willoughby Road (33-25-05-13-200-006) in the A-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 08-257 Temporary Classroom" dated May 5, 2008 is hereby adopted.**

- 1. The Temporary Classroom shall remain in the existing location.**
- 2. The Special Use Permit extension is valid until May 31, 2013.**

3. **The structure shall be removed within sixty (60) days after it is no longer in use or the termination date, which ever is first.**
4. **The site shall be restored with turf within thirty (30) days after removal.**
5. **The Director of Community Development is authorized to grant one extension of this Special Use Permit until May 31, 2016 if it is determined that the plans and preparations for the classroom wing addition are underway and that the actual construction has or will commence.**

Discussion: None

ROLL CALL VOTE:

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

**MOTION CARRIED**

**PUBLIC HEARTING: ZO TEXT AMENDMENT 08-849 REAL ESTATE SIGN SIZE, PLACEMENT, AND DISPLAY TIME**

Ms. Miller addressed the PC and briefly summarized the proposed amendment regarding Real Estate Sign size, placement and length of display time. She stated that this amendment was posted in the community newspapers and highlighted that after months of discussion, this Public Hearing is the final step before Township Board approval.

Commissioner Leaf asked if the changes that have been made make this section of the Zoning Ordinance realistically enforceable and Ms. Miller stated that it is much more enforceable that the provisions currently.

**Open Public Hearing at 7:39PM**

No Public Comment

**Closed Public Hearing at 7:39PM**

**Goodall moved, O'Hara seconded to recommend approval to the Township Board of the proposed Delhi Township Zoning Ordinance text amendment (Ord. No. 39.149), case number 08-849 to amend section 6.9.9 and specifically subsection (A) relating to the size, placement and length of display time for "real estate signs".**

Discussion: None

ROLL CALL VOTE:

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

**MOTION CARRIED**

**Cost of Community Service Study Presentation, LSL Planning**

Ms. Miller introduced Sherrin Hood from LSL Planning and provided a brief summary about the Cost of Community Service Study (COCS Study). Ms. Hood provided a presentation about the current findings and future direction of the COCS Study.

Meeting Adjourned 8:47 p.m.

Respectfully Submitted,

Michael Goodall  
Secretary