

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 23, 2008

MEMBERS PRESENT: Craig, Donaldson, Grinnell, Hettinger, O'Hara, Zietlow
MEMBERS ABSENT: Goodall, Hayhoe, Leaf
STAFF PRESENT: McFadyen, Miller, Stepp

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

Pledge of Allegiance

Amendments to Agenda: None

APPROVAL OF JUNE 9TH, 2008 MEETING MINUTES

Donaldson moved, Craig supported to approve the June 9th, 2008 meeting minutes as presented.

MOTION CARRIED

Public Comment (Non-Agenda Items): None

Final Site Plan Approval of Delhi Senior Center, 2108 Cedar Street

Ms. Miller addressed the Planning Commission (PC) and summarized key items that the site plan has satisfied including outdoor lighting and dumpster enclosures. She also pointed out items 1 – 5 in the staff report and discussed the Zoning Board of Appeal's recent variance approvals including the landscape buffer requirements.

Commission Donaldson identified an error on the title page regarding the address of the site and inquired about the lighting details and a photo metrics chart. Brief discussion arose regarding the proposed lighting for the site.

Berry Wood, representing the Downtown Development Authority (DDA), addressed the PC and stated that the title bar will be corrected.

Chairperson Hettinger inquired if LED streetlights were researched as an option of this site and Mr. Wood stated that they were not.

There was general discussion regarding the layout of the site in front of the building, specifically about the barrier that the bioswale system and two foot seat wall create to prevent traffic accident impacts.

Public Comment: None

Donaldson moved, O'Hara supported to approve the Final Site Plan submitted by Delhi Charter Township DDA for the construction of a Senior Center at 2108 Cedar Street (33-25-05-14-303-022) based on meeting the Zoning Ordinance requirements for Site Plan Review pursuant to Section 3.3 for a public building with two variances (ZBA 08-84 and ZBA 08-85) in the PP zoning district.

ROLL CALL VOTE:

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

MOTION CARRIED

Potential Zoning Ordinance Text Amendment regarding the Public Property (PP) District

Ms. Miller provided explanations for the proposed changes and stated that the most notable change proposed to the PP district is the setback requirements change. She explained that the Township Attorney suggested that instead of using the same method as used in most residential districts, allow the PC to determine if the building site was harmonious with the adjacent land uses and existing development.

Discussion arose regarding the change to the language concerning noise also.

Commissioner Donaldson suggested setting a minimum standard regarding the setback requirements and discussion took place regarding the development of minimum standards.

Ms. Miller stated that she will draft minimum standards based on surrounding areas to provide to the PC for future consideration.

Commissioner Grinnell provided the PC a brief summary of the DDA's recent activities.

Meeting Adjourned 7:50 p.m.

Respectfully Submitted,

Michael Goodall
Secretary