

DELHI CHARTER TOWNSHIP  
PLANNING COMMISSION  
AUGUST 25, 2008

MEMBERS PRESENT: Craig, Donaldson, Goodall, Hayhoe, O'Hara, Warfield,  
Zietlow  
MEMBERS ABSENT: Weaver  
STAFF PRESENT: Malone, Miller

Chairperson Craig opened the meeting at 7:00 PM

**Pledge of Allegiance**

**Amendments to Agenda:**

A new agenda item #9 was added to the agenda regarding a resolution for Norm Hettinger.

**Approval of July 28, 2008 Planning Commission Meeting Minutes**

Moved by Goodall, seconded by Donaldson to approve the July 28, 2008 amended version of the meeting minutes.

Voice Vote: **MOTION CARRIED**

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

**Final Site Plan Approval SP No. 08-003 3960 Patient Care Drive (33-25-05-01-100-029), GDG Building #2 Expansion**

Ms. Miller addressed the PC and explained the proposed development. The owner would like to develop a 25,100 SF expansion. Ms. Miller provided information about the arrangement of the parcels.

Our normal parking space size is 9' x 18' and when the southern building was constructed it was approved with spaces of 9' x 16' so a ZBA Variance was granted earlier in the summer which would permit the continuation and development of 16' deep spaces adjacent to a landscaped area or a sidewalk of at least 7' wide. This is what is represented on the current site plan.

**Brian Kemppainen of 4135 Alward Road, Lainsburg Michigan 48848** from Vision Quest Consulting and **Greg Petru of 2116 Haslett Road, Haslett MI 48840** from KEBS Engineering addressed the PC, representing the applicant.

**Leaf moved, Goodall supported to approve the Final Site Plan submitted for the construction of a Medial Office Building at 3960 Patient Care Drive #33-25-05-01-100-029 based on meeting Zoning Ordinance requirements for Site Plan Review pursuant to Section 3.3 for a public building with a variance (ZBA 08 -87) in the C-2 zoning district, with one condition:**

**1. Prior to an occupancy permit being given to the building that the ICRC will accept the road as a public road or the road will be made a private road pursuant to Section 6.13 of the Zoning Ordinance.**

Discussion: None

**ROLL CALL VOTE:**

Aye: Craig, Donaldson, Goodall, Hayhoe, Leaf, O'Hara, Warfield, Zietlow  
Absent: Weaver  
Nay: None

**MOTION CARRIED**

**Proposed Zoning Ordinance Text Amendment No. 39.150, Zoning Case No. 08-854, regarding the Public Property Zoning District**

There was general discussion about the amendments proposed to the PP: Public Property zoning district language and Ms. Miller provided a brief summary of the Planning Commission's previous comments and consensus. She highlighted the sample "minimum" setbacks that had been included in this draft of the amendments and asked for feedback from the PC members.

There was discussion about the setbacks and how they could and should interact with other provisions of the Zoning Ordinance, specifically buffer strips and landscaping requirements. Consensus was reached that the minimum setbacks should be modified and that once those changes had been made, the revised draft should be sent to public hearing for consideration at an upcoming meeting.

**MOTION:**

Goodall moved, Donaldson seconded to send the revised draft as discussed at tonight's meeting to public hearing at an upcoming meeting of the Planning Commission.

**VOICE VOTE:**

All Ayes

**MOTION CARRIED**

**Resolution Recognizing the Contribution to Delhi Township of Norman Hettinger**

Commissioner Craig discussed the proposed resolution which recognizes the contribution made by Norm Hettinger prior to his passing to the Planning Commission and citizens of

Delhi Township. She asked that the Planning Commission approve the resolution and that a copy be forwarded to Mr. Hettinger's widow and the Township Board.

**MOTION:**

Moved by Warfield, seconded by Craig to adopt the proposed Resolution.

**VOICE VOTE:**

**All Ayes**

**MOTION CARRIED**

There was general discussion about upcoming meeting topics and the status of several on-going projects.

Meeting adjourned 8:27 PM

Respectfully Submitted,

Michael Goodall  
Secretary