

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 13, 2008

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

Chairperson Craig opened the meeting at 7:00 PM

Pledge of Allegiance

Amendments to Agenda: Item #7 – Amend to say “Vice-Chairman”

Approval of September 22, 2008 Planning Commission Meeting Minutes

It was moved by Commissioner Donaldson and seconded by Leaf to approve the September 22, 2008 meeting minutes.

MOTION CARRIED

Public Comment (Non-Agenda Items): None

4184 & 4136 Willoughby Road (33-25-05-11-452-001, 004 & 005) Special Use Permit No. 08-261 for a proposed multi-family assisted living facility with a density of 9 units per acre

Opened Public Hearing @7:05PM

Ms. Miller discussed the use of the property and the proposed SUP. She summarized the staff report and provided an explanation regarding the proposal.

Ms. Miller discussed the recommended conditions for the SUP.

Commissioner Leaf asked a question about the number of phases in the development. There was discussion about the sidewalks and the connection to the non-motorized path. Commissioner Leaf also discussed the potential traffic and the study.

Mr. Tim Hildebrandt of 300 Southgate Blvd., Fairfield, Iowa, the applicant, addressed the PC board stating that Ms. Miller's presentation was excellent. There was discussion on the non-motorized trail and width of the walk. There were also comments about the gardens areas in the complex and access to the ponds.

Mr. Nick Johnson of 2575 Hummingbird Lane commented about the garages shown in the plans and how this would create more traffic in the area. Mr. Hildebrand related this

to another project in Des Moines saying seniors at this age create a lot less traffic than families and that transportation is provided by the facility.

Closed Public Hearing @ 7:55PM

Discussion:

Commissioner O'Hara moved, Donaldson seconded to recommend to the Township Board approval of SUP 08-261 for Prairie Hills at Holt, LLC to authorize a maximum of 9 units per acre and 360 dwelling units in the RM: Multi-Family Residential zoning district (Parcel ID: 33-25-05-11-452-001 & 004 & 005), with the specific conditions listed below:

- 1. All buildings will be constructed with at least 50% of the entire exterior façade being brick, stone or other similar material, as approved by the Director of Community Development during the Site Plan Review process.**
- 2. That existing natural vegetation be preserved to the extent possible during development and that during Site Plan Review for each phase, information be provided that demonstrates the location of existing trees and the location of those that will be removed.**
- 3. That a minimum of 60% open space and a minimum of 200 sq. ft. of recreational space per bedroom be provided.**
- 4. This SUP is approved based on the representations made by Prairie Hills at Holt, LLC, and their successors, in their application materials submitted to the Department of Community Development on September 18, 2008 and the Concept Plan with the same date. This SUP is only for development that is substantially consistent with the three types of units (Assisted Living, Independent Living and Memory Care), style and design that *is represented in these materials. The Concept Plan shows no placement of buildings on the east side of the ponds and it is a condition of this SUP that no buildings shall be approved on the east side of the ponds.***
- 5. The exact unit type and building mix may be changed and will be finally determined during Site Plan Review for each phase of development, provided that the maximum permitted number of units is not exceeded and that all other conditions of this SUP and requirements of the Zoning Ordinance are met.**
- 6. Site Plan Review pursuant to Section 3.3 of the Delhi Township Zoning Ordinance shall be required for each Phase of development. However, the phasing order and number is not required to conform to that which is included in the application materials and may be modified by the developer.**

7. **Sidewalk along the entire frontage of Willoughby Road will be installed during construction of Phase I of the development.**
8. **The public non-motorized pathway shall be installed by the Township in its entirety during construction of the first phase of the project and will be a 10' wide asphalt path with a total of 14' clear area (2' on each side). The developer shall provide the Township with an easement for the pathway. The exact location of the pathway will be determined by the developer and the Director of Community Development to ensure that the routing is acceptable to both parties.**
9. **The Planning Commission has reviewed the "Basis for Determination for Granting a Special Use Permit" and has found that the provisions outlined in Section 5.7.4(1) and the general and specific standards outlined in Section 8.1.3 have been satisfied and that those findings are accurately reflected and fully incorporated into this motion and that the document titled "Basis for Determination for SUP 08-261 Prairie Hills at Holt, LLC" dated October 9, 2008 is hereby adopted.**

Roll Call Vote:

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

MOTION PASSED

Election of Planning Commission Vice-Chair

Commissioner Craig opened the floor to nominations for the Vice-Chair position. Duties of the office were read.

Commissioner Leaf nominated DiAnne Warfield, seconded by Commissioner Donaldson.

Commissioner Hayhoe nominated Betsy Zietlow, seconded by Commissioner Leaf.

Commissioner Craig moved to close nominations.

Since there was more than one nomination a secret ballot was casted. After the tally DiAnne Warfield was elected.

There was general discussion about the topics for the October 27, 2008 meeting and the various ongoing construction projects in the township.

Meeting adjourned at 8:26PM.

Respectfully Submitted,

Michael Goodall
Secretary