

DELHI CHARTER TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 27, 2008

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

Chairperson Craig opened the meeting at 7:00 PM

**Pledge of Allegiance**

**Amendments to Agenda: None**

**Approval of October 13, 2008 Planning Commission Meeting Minutes**

It was moved by Commissioner Goodall and seconded by Commissioner Donaldson to approve the October 13, 2008 meeting minutes.

VOICE VOTE: **ALL AYE**

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

**Proposed Special Use Permit No. 08-193 (amendment) Aspen Lakes, Wigman Road to allow an increase in the number of apartments and reduce the number of condominiums for up to ten years.**

**Public Hearing opened @7:03PM**

Ms. Miller discussed the originally approved SUP from 2001 (SUP 198). DTN would like to the change the proposed condominiums in Aspen Circle to apartments until the economy is better but not later than December 31, 2019, at which time they will be converted to condos.

**Mr. Roger Dean from DTN Management Company**, the applicant, addressed the PC for questions. There was discussion about the infrastructure and the tax base for the apartments verses the condominiums.

**Mr. Tim Poxson of 2196 Frontier Court**, a resident, expressed his opinion that DTN is a good neighbor and voiced his support of this change.

**Public Hearing closed at 7:17PM**

Discussion:

**Commissioner O'Hara moved, seconded by Commissioner Goodall, to recommend to the Township Board approval of SUP 08-193A that increases the number of permitted apartments from 269 to 309 and reduce the number of permitted condominiums from 214 to 174 which would permit 40 apartments in Aspen Circle for a period of time not to exceed December 31, 2019 within the Aspen Lakes Development (parcel numbers listed in the staff report dated October 20, 2008). 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 08-193A Authorizing an Amendment to the Aspen Lakes PUD” dated October 20, 2008 is hereby adopted with the following conditions:**

- 1. The total number of permitted units within Aspen Lakes shall remain at 559 units.**
- 2. The buildings used as apartments shall be the same size, location, number of units, and size units as shown on the approved site plan for Aspen Circle (addressed as 3800, 3900, 4000, 4100 and 4200).**
- 3. The five buildings that are used for apartments shall be incorporated into Aspen Circle Condominium through an amendment to the condominium documents at such time there is market demand for attached condominiums, but under no circumstance, later than December 31, 2019.**
- 4. All of the conditions in SUP 193 (original) not altered by this amendment shall continue to remain in effect.**

**Roll Call Vote:**

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

**MOTION CARRIED**

Staff provided a brief verbal report on upcoming issues. Commissioner Hayhoe spoke about the new playground equipment at Valhalla Park and stated that the non-motorized trail and the sewer project are all going on in the same area.

Meeting adjourned at.7:22PM

Respectfully Submitted,

Michael Goodall  
Secretary