

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
APRIL 13, 2009

MEMBERS PRESENT: Craig, Donaldson, Goodall, Hayhoe, Leaf, O'Hara, Warfield,
Weaver, Zietlow
MEMBERS ABSENT: None
STAFF PRESENT: Malone, Miller

Chairperson Craig opened the meeting at 7:00 PM

Pledge of Allegiance

Amendments to Agenda: None

Approval of March 23, 2009 Planning Commission Meeting Minutes

It was moved by Commissioner Goodall and seconded by Commissioner Donaldson to approve the March 23, 2009 meeting minutes.

Voice Vote: All Ayes

MOTION CARRIED

Public Comment (Non-Agenda Items): None

Cancelled Public Hearing: Case 09-860, 2046B Depot Street, Rezoning from C-2 to IM

Ms. Miller explained the reason for the withdrawal of the application for **Case #09-860 2046B Depot Street Rezoning from "C-2" to "IM"**. The withdrawal occurred after the notice was sent to the paper. The property owners and occupants within 300' were supplied with a second mailing stating that the application had been withdrawn but it was not able to be pulled from the paper in time. Therefore, the public hearing still needed to appear on the agenda in case anyone showed up to discuss the matter. Since there was no one from the public present in the audience, no public hearing was held.

Case 09-85, Text Amendment to Zoning Ordinance – 39.152 –MZEA

Ms. Miller went over the changes that were based on the questions and comments raised by PC members at the March 23rd meeting.

Commissioner Donaldson questioned where you would need to file an appeal if you were to file one and stated that he felt this should be stated in the ZO text. Ms. Miller replied that typically appeals are filed with Circuit Court, but that since she's not an attorney she can't say for sure that this occurs in every instance. There was discussion

on if Mr. Donaldson's suggestion should be incorporated and it was determined that it should not.

Commission Donaldson made a suggestion to remove the last sentence in Section 4.2.5 DECISIONS from the proposed text, since that seemed to also provide specific direction about who hears appeals from ZBA decisions. It was agreed to by all that this sentence does not add anything to the paragraph and that it should be removed.

Ms. Miller stated that since there appeared to be consensus among the PC members on the proposed ZO amendments, she would take the necessary steps to schedule a public hearing in the near future.

DISCUSSION:

Commissioner Goodall spoke about the Zoning Board of Appeals meeting that occurred prior to the PC Meeting this evening. It was suggested that the board may want to revisit the ZO provisions with regards to accessory structures in the front yard for large parcels of land. There was discussion among the board on this issue.

Commissioner Hayhoe gave a report on the PC's joint meeting with the Township Board. The Board is very happy with the Planning Commission. Ms. Miller added some more comments about the meeting particularly regarding the wind energy topic. Road repair was also discussed and how funds will be dispersed in the future.

Election of officers for the 2009-2010 year will be held at the May 11th, 2009 meeting. Chairperson Craig will be willing to continue as the Chair, and DiAnne Warfield is willing to hold the Vice-Chair position and Betsy Zietlow would be willing to hold the Secretary position. Any additional nominations may be made and considered at the May meeting.

Meeting adjourned 7:44pm.

Respectfully Submitted,

Michael Goodall
Secretary