

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
APRIL 12, 2010

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

Chairperson Craig opened the meeting at 7:03 PM

Pledge of Allegiance

Amendments to Agenda: None

Approval of March 22, 2010 Planning Commission Minutes

It was moved by Commissioner Goodall and seconded by Commissioner Zietlow to approve the March 22, 2010 meeting minutes.

A Voice Poll was recorded as follows: All Ayes
Absent: Leaf

MOTION CARRIED

Public Comment (Non-Agenda Items): None

Wetland Protection Ordinance – No. 118

Ms. Miller pointed out minor changes that were made based on the discussion at the March 22, 2010 meeting.

There was brief discussion regarding the phone conversation that was received about the Wetland Ordinance, but no other comments or questions were received in the Community Development office.

Commissioner Goodall moved, seconded by Commissioner O'Hara to recommend that the Township Board take action to adopt the Delhi Township Wetland Inventory Map and Ordinance No. 118 – Wetland Protection Ordinance based on the determination that the adoption of the Ordinance and that the fulfillment of the stated Purpose of said Ordinance is likely to result in achievement of Board Goals I and IV and Board Objective #9.

Roll Call Vote:

Ayes: Craig, Donaldson, Goodall, Hayhoe, O'Hara, Warfield, Weaver, Zietlow
Nays: None
Absent: Leaf
Abstain: None

MOTION CARRIED

Public Hearing: Case 10-864 – 6171 Bishop Road, 33-25-05-07-401-004, Rezoning from “R-1D” to “C-2”

Ms. Miller reviewed the staff report for the proposed rezoning of this parcel. The current residential use of the property will become legally non-conforming, but this is not uncommon or problematic for these types of transitional properties. This property meets all the requirements for the change and is in accordance with the Master Plan.

Public Hearing Opened at 7:22 PM

No public comment

Public Hearing Closed at 7:22 PM

Commissioner Warfield moved, seconded by Commissioner Goodall to recommend to the Township Board approval of Case 10-864 to rezone 1.19 acres at 6171 Bishop Road (33-25-05-07-401-004) from, R-1D: One and Two Family High-Density Residential to C-2: General Business based on being consistent with purpose and intent of the Zoning Ordinance, being compatible with the existing and anticipated development in the area, pursuant to the Master Plan, and the other conditions presented in the staff report dated April 6, 2010.

Roll Call Vote:

Ayes: Craig, Donaldson, Goodall, Hayhoe, O’Hara, Warfield, Weaver, Zietlow

Nays: None

Absent: Leaf

Abstain: None

MOTION PASSED

Discussion:

The purposed convenience store at the corner of Willoughby and Aurelius Roads was discussed. Edwin Allen Homes, who is a new builder to our township, is constructing several new homes in Delhi.

Meeting adjourned at 7:32 PM.

Respectfully Submitted,

Elizabeth Zietlow
Secretary