

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 28, 2010

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

Chairperson Warfield opened the meeting at 7:04PM

Pledge of Allegiance

Amendments to Agenda: None

Motion made by Commissioner Zietlow and seconded by Commissioner Weaver to approve the agenda as presented.

A Voice Poll was recorded as follows: All Ayes

MOTION CARRIED

Approval of June 14, 2010 Planning Commission Minutes

It was moved by Commissioner Craig and seconded by Commissioner Zietlow to approve the June 14, 2010 meeting minutes as presented.

A Voice Poll was recorded as follows: All Ayes

MOTION CARRIED

Public Comment (Non-Agenda Items): None

Final Site Plan Approval for 2400 N. Cedar Street – McDonald's USA, LLC (33-25-05-15-202-040 & -039)

Ms. Miller gave an overall review of the plan which is very similar, to the plan approved in 2008. The play land area has been eliminated on the current plan. All the requirements of the Zoning Ordinance have been met or exceeded.

Iggy Pipitone, McDonald's Area Customer Manager, answered a few questions from the board and gave the proposed time frame of August – early November for the demolition and re-construction of the new building.

Commissioner Todd, seconded by Commissioner Craig moved to approve the Final Site Plan submitted by McDonald's USA, LLC for the re-construction of a new McDonald's restaurant located at 2400 N. Cedar Street (Parcel Number 33-25-05-15-202-040 & 039) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3.

Discussion: None

Roll Call Vote:

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

MOTION CARRIED

Final Site Plan Approval for 4509 Willoughby Road – Holt's Corner Store (33-25-05-15-226-016)

Ms. Miller reviewed the site plan and stated that the property is zoned C-2: General Business which permits a convenience store by right. The applicant has received a "beer and wine" license from the State and a package liquor license request is pending. All reviewing agencies have given their approval.

Independent of the Site Plan Review process, two meetings were facilitated between St. Matthews Lutheran Church/School personnel and the applicant, Ehssan Gedeon, regarding issues that were raised by the church. An agreement was reached between the parties that will result in some improvements by the applicant to the church property. A Deputy from the Ingham County Sheriff's office also met with the parties to provide information and feedback about the store proposal and specific site recommendations for purposes of "safe-scaping".

Ehssan Gedeon, the applicant, answered some questions asked by the Planning Commission.

Commissioner Hayhoe questioned Mr. Gedeon regarding another store he operates and explained a few of Delhi Charter Township's rules and regulations that may be different from what he is used to in the City of Lansing. Mr. Gedeon acknowledged the points made.

Commissioner Weaver, seconded by Commissioner Hayhoe moved to approve the Final Site Plan submitted by Gedeon Development, LLC for the construction of a convenience store to be located at 4509 Willoughby Road (Parcel Number 33-25-05-15-226-016) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3.

Discussion:

Commissioner Craig commented that she believed that the site plan met the Zoning Ordinance but didn't feel we really needed another store so close to the church with so many other available places to go to for the same items.

Commissioner Weaver questioned if there was any consideration given to the impact on the intersection of Willoughby and Aurelius of the proposed driveway on Willoughby. There was some general discussion on the topic, and consensus was reached regarding the fact that it is up to the Ingham County Road Commission to issue driveway permits and make those types of decisions.

Roll Call Vote:

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

MOTION CARRIED

General Discussion:

Ms. Miller was provided some general information regarding the Cook & Thorburn drain project that is currently underway by the Ingham County Drain Commissioner.

Meeting adjourned at 7:54PM.

Respectfully Submitted,

James Weaver
Secretary