

DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 13, 2010

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

Chairperson Warfield opened the meeting at 7:02PM

Pledge of Allegiance

Amendments to Agenda: None

Approval of August 9, 2010 Planning Commission Minutes

It was moved by Commissioner Goodall and seconded by Commissioner Craig to approve the August 9, 2010 meeting minutes as presented.

A Voice Poll was recorded as follows: All Ayes

MOTION CARRIED

Public Comment (Non-Agenda Items): None

SUP No. 263 – Tim's Garage, 2200 Depot Street (33-25-05-14-427-011)

Ms. Miller reviewed the SUP No. 263 for Tim's Garage, 2200 Depot Street application and staff report for outdoor storage in the Industrial Manufacturing district (IM). This use is permitted by right, but the outdoor storage requires a Special Use Permit (SUP). Mr. Timothy Stawasz, the applicant, was present and explained that he was originally located on Keller Road, and found out that he was not in compliance with the zoning ordinance. He would like to relocate to the property on Depot Street where he would be in compliance. Staff recommends approval with six conditions.

There was general discussion with the PC board and the applicant.

Public Hearing Opened @ 7:19PM

Public Hearing Closed @ 7:19PM

Commissioner Goodall moved, seconded by Commissioner Leaf to recommend to the Township Board approval of SUP 10-263 that would permit outdoor storage at 2200 Depot Street (33-35-05-14-427-011) in the IM: Industrial Manufacturing zoning district with the listed conditions below pursuant to Section 5.15.6(1). 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 10-263 Outdoor Storage" dated September 7, 2010 and is hereby adopted.

1. A fence must be installed around the perimeter of the outdoor storage area. The entire fence, including gates, must be solid and uniformly finished and shall be high enough to provide screening of items intended to be stored.
2. All equipment, materials and vehicles for repair shall be stored within the fenced outdoor storage area at all times.
3. Passenger vehicles (i.e. cars, vans, pick-up trucks) may be parked outside the storage area provided they do not meet the definition of a junk vehicle pursuant to Township Code.
4. Drip pans shall be placed under all leaking or potentially leaking vehicles.
5. An oil separator must be installed to prevent contaminants from potentially entering the storm water catch basin located in proximity to the storage area. A different protection method may be accepted,

at the discretion of the Director of Community Development, provided that the intent of this requirement is met.

6. Work on vehicles outside of the building is not permitted.

Roll Call Vote:

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

MOTION PASSED

Urban Chicken Ordinance Discussion continued

Ms. Miller has received a lot of feedback from the public on this topic since the PC last discussed it. This appears to be similar to what has occurred in other local communities that have considered this topic. There has been a lot of confusion in Delhi Township since Ingham County revised their Animal Control ordinance language regarding chickens.

The board discussed the potential for permitting chickens in residential areas and reviewed many different aspects, pros and cons, size of lots, distance from MSU and their poultry farm, disease, fertilizer used, coops, maintenance of chickens, food storage, disposal of their wastes, etc. There was discussion on the concerns raised by several residents regarding the potential negative interactions between chickens and dogs. The PC also discussed where the proverbial "line the sand" with regards to farm animals would be drawn if chickens are permitted.

Commissioner Leaf feels the real issue at hand is the health and safety of people and that in order to protect this, since people are already keeping chickens illegally, regulation is necessary.

After significant discussion, the PC asked Ms. Miller to provide potential zoning ordinance language which would include all single-family residential owner-occupied property and that would not include an exclusionary area within proximity to the MSU Poultry farm. The PC would really like to receive additional written communications from property owners, both for and against. It was suggested that a summary of the PC's deliberations be published on the Township website to do so.

2011 Planning Commission Meeting Schedule

The PC Board was presented the 2011 meeting schedule. They would like to keep the first meeting in October on Monday, October 10th (Columbus Day and township offices are closed to the public for physical inventory) instead of changing it to Tuesday October 11th.

A Voice Poll was recorded as follows: All Ayes

Discussion:

The McDonald's on Cedar Street is now demolished and being rebuilt.

Meeting adjourned at 8:32 PM.

Respectfully Submitted,

James Weaver
Secretary