

DELHI CHARTER TOWNSHIP  
PLANNING COMMISSION  
MARCH 14, 2011

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

Chairperson Warfield opened the meeting at 7:00PM.

**Pledge of Allegiance**

**Amendments to Agenda: None**

**Approval of the February 14, 2011 Planning Commission Minutes**

It was moved by Commissioner Goodall and seconded by Commissioner Zietlow to approve the February 14, 2011 meeting minutes as presented.

A Voice Poll was recorded as follows: All Ayes

**MOTION CARRIED**

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

**SUP No. 11-265 – Showcase Motors (Frank Lud), 2509 Eaton Rapids Road (33-25-05-07-351-009)**

Ms. Miller reviewed the staff report for the Special Use Permit request for an outdoor automobile display lot along with the proposed conditions. It is not a large facility but will have about ten (10) cars for sale. The existing home will be remodeled and used as an office.

Commissioner Goodall questioned what is considered a vehicle? Mr. Frank Lud, the applicant, was present and said he had contacted the State and they told him that a vehicle is anything that has a title, so trailers, boats and motorcycles would be included. Staff agreed that this was consistent with their interpretation as well. The board was satisfied with that.

**Commissioner Weaver moved and seconded by Commission O'Hara to recommend to the Township Board approval of SUP 11-265 that would permit an outdoor vehicle display lot at 2509 Eaton Rapids Road (33-35-05-07-351-009) in the C-2: General Business zoning district with the listed conditions below pursuant to Section 5.10.4(4). 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 11-265 Outdoor Vehicle Display Lot" dated March 8, 2011 and is hereby adopted.**

- 1. Servicing or repair of vehicles is not permitted.**
- 2. There shall be no outdoor storage or display of anything other than the vehicles that are for sale.**
- 3. No wrecked, dismantled, or other derelict vehicle shall be permitted to be kept at the site.**
- 4. There shall be no use of balloons, flags, banners, stickers or other type of advertising mechanism designed to draw a person's attention to the property other than those signs which specifically identify the business and are approved through the issuance of a sign permit in compliance with the provisions**

**of Section 6.9 of the Zoning Ordinance, except that one window sign per vehicle, displaying only the year of the vehicle and/or the sales prices and not exceeding 12" x 12" in size shall be allowed.**

**5. All required landscape plantings and areas shall be cared for to ensure their health and attractive appearance. This shall include ensuring that the areas are free of weeds, that plant materials are healthy, that specimens are replaced within the next planting season when they are damaged or die and that there is appropriate mulch or ground cover.**

**6. Parking areas shall be well maintained at all times and be kept free of holes, mud, plant materials and dust and that parking occur in the spaces as outlined in the final approved site plan. Only spaces shown on the final approved site plan as being for the display of autos shall be used for such purpose.**

**7. Outdoor lighting shall not cast light onto any adjacent property off-site.**

**8. The parking area shall be landscaped in accordance with Section 6.10.1.7 of the Zoning Ordinance.**

**9. Any intercom or public address system shall not be audible at any property line at any time.**

Roll Call Vote:

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

#### **MOTION PASSED**

Discussion:

Ms. Miller informed the PC board that with the resurgence of activity in the wireless industry, such as cell towers and co-locations, the Township Board is currently considering an agreement with McKenna & Associates to help with updating the ordinance, fee schedule and reviewing the new applications. This will be reviewed by Township Board.

Meeting adjourned at 7:21PM.

Respectfully Submitted,

James Weaver  
Secretary