

**DELHI CHARTER TOWNSHIP
PLANNING COMMISSION
January 23, 2012**

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

Chairperson Zietlow opened the meeting at 7:00P.M.

Pledge of Allegiance

Amendments to Agenda: None

Approval of the December 12, 2011 Planning Commission Minutes

It was moved by Commissioner Goodall and seconded by Commissioner Warfield to approve the December 12, 2011 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

MOTION CARRIED

Public Comment (Non-Agenda Items): None

Zoning Ordinance Floodplain Provision Discussion – Section 6.6

Ms. Miller has had recent occasion to review the Floodplain Regulations included in Section 6.6 in light of the current update of the FIRM's by FEMA. Some areas changed quite significantly, while other areas that were previously included in the floodplain were removed.

After reading over the floodplain regulation section there were some areas that Ms. Miller felt needed some clarification. These areas were discussed among the Planning Commission (PC) members and updated to make them clear to understand. It was determined that the overall intent of the regulations were not to prohibit all development within the floodplain, but to ensure that there would not be a negative impact resulting from it. Further, that structures built within the floodplain were to be elevated to at least 3' above the 100 year flood elevation. The construction of any structures intended for occupancy, whether they are residential or commercial in nature, will be required to have a Special Use Permit. Ms. Miller thanked the PC for their direction and stated that she would bring back a proposed amendment in the future to clarify these objectives in the Ordinance.

Master Plan Update Discussion

Ms. Miller provided information to the PC regarding the required Master Plan update that must be conducted in 2012. She reviewed the steps necessary for completing this process. The first step is to send out notices to all of the required entities' to make them aware we are beginning to work on the update.

Ms. Miller feels there will be some changes necessary since the last review in 2007. Staff has begun compiling statistical and other data which will be provided in the future. The PC members are asked to

re-read the plan and begin making notes regarding things they would like to discuss , such as the Future Land Use map and long term goals.

Commissioner Hayhoe mentioned that a citizen survey, like the one that was conducted a few years ago, will be completed by the Township Manager's Office this year. He believes that the results of the survey may be useful in determining community direction.

Meeting adjourned at 8:01P.M.

Respectfully Submitted,

Orlando Todd
Secretary

DRAFT