

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON APRIL 22, 2013**

The Delhi Charter Township Planning Commission met in a regular meeting on Monday, April 22, 2013 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Weaver called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Rita Craig, Michael Goodall, Donald Leaf, Tonia Olson, Ken O'Hara, James Weaver, Elizabeth Zietlow

Members Absent: John Hayhoe

Others Present: Tracy Miller, Director of Community Development, Kathy Malone, Planning/Zoning Secretary

AMENDMENTS TO THE AGENDA: Two Men and A Truck SUP number should read 13-231A and action on The Power Barn Special Use Permit (SUP) will be postponed at the applicant's request.

APPROVAL OF THE MARCH 25, 2013 PLANNING COMMISSION MINUTES

Goodall moved and Zietlow seconded to approve the March 25, 2013 meeting minutes as presented.

A Voice Poll was recorded as follows: All Ayes

Absent: John Hayhoe

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

SUP No. 13-274, 1298 N. Cedar Road, The Power Barn, 33-25-05-25-152-009

Action postponed at the applicant's request. There were no members of the public present to speak regarding the requested SUP. Staff explained that the business owner has asked to include the outdoor display of power equipment to the SUP request.

SUP No. 13-231A, 3400 Belle Chase Way, Two Men and A Truck, 33-25-05-02-200-043 & 33-25-05-02-200-033

Ms. Tracy Miller, Director of Community Development, explained the requested amendment to the Special Use permit for Two Men and A Truck. The current request includes both the company's current and future expansion plans. The SUP amendment is necessary since they will have well over 50,000 sq. ft. of building space, after all of the planned expansion has taken place. Buildings over this square footage must have an approved SUP per our ordinance.

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This summer the company plans to add a 27,000 sq. ft. addition to the existing building. The next phase of development would likely be the franchise building, which is proposed at approximately 40,000 sq. ft. The final phase of development is expected to include several smaller additions to the existing building which would add approximately 15,500 sq. ft more. When completed, if all is built, the facility would be approximately 117,000 sq ft. in total.

No negative impacts are expected to result from permitting this size facility. There are several similar sized buildings in the immediate vicinity. Roads and access to the property, as well as utilities all appear adequate. Development can be accommodated within the environmental constraints presented by the presence of floodplain and wetland on the property. The proposed aesthetics of the development, buildings and landscaping will also be consistent with the surrounding area.

Jeff Wesley, CFO, Two Men and A Truck, addressed the Planning Commission (PC) and provided clarification regarding the use of the franchise building.

Public Hearing Opened @ 7:16p.m.

There was no public comment

Public Hearing Closed @ 7:17p.m.

Discussion:

O'Hara stated that he will be interested to see how the engineers will deal with the wetland and floodplain issue on the site plan. Weaver asked what the height of the building will be. Ms. Miller responded that the ZO limits the height of buildings in this district to 35 feet or 2 ½ stories. She also explained that a wetland delineation has been completed for the property and that the proposed development will be outside of those areas.

O'Hara moved and seconded by Leaf to recommend to the Township Board approval of SUP #13-231A for the construction of buildings in excess of 50,000 sq. ft. pursuant to Section 5.10.4(6) of the Zoning Ordinance for property located at 3400 Belle Chase Way (33-25-05-02-200-043 & 033). The following conditions to apply:

- 1. Site plan approval pursuant to Section 3.3 of the Delhi Township Zoning Ordinance is obtained for the proposed construction.**

The Planning Commission has received the "Basis for Determination for Granting a Special Use Permit" and has found that the general and specific standards outlined in Section 8.1.3 have been satisfied and that those findings are accurately reflected in the "Basis for Determination for SUP 13-231A" dated April 18, 2013 and is fully incorporated into this motion and the official meeting minutes.

A Roll Call Vote was recorded as follows:

Ayes: Weaver, Olson, O'Hara, Leaf, Goodall, Craig

Nays: None

Absent: Hayhoe

Abstain: Zietlow

MOTION CARRIED

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MASTER PLAN UPDATE

Ms. Miller reminded the PC that the "strikeouts" for sections the PC had already reviewed had been removed, but that "bold" items, which are additions to the document, have been left. The reason behind this is that the use of both strikeouts and bold has become counterproductive from the perspective of providing clarity to the reader and that the document has become very difficult to format. New revisions that have not yet been shown to the PC will have the "strikeout" and "bold", but will be eliminated after the first review. There was also agreement that many of the formatting aspects of the plan were attractive, but ultimately reduced the effectiveness of the document due to printing and organization problems. Staff would delete some of these items if they did not add anything other than aesthetics.

Ms. Miller presented the information that had been added regarding rental properties and the registration program. There was lengthy discussion of this area. There is some concern with the amount of "single family" properties that have been converted to rentals in recent years and concern over the potential that these rentals are being concentrated in specific areas of the community. It was agreed that this can create many problems, such as quality housing, sense of place, blight, sales, housing values and the ability to provide and pay for necessary future public improvements. School enrollment and planning can also be negatively affected by the concentration of rental properties in a specific geographic area of the community. Although Delhi has a rental registration program, it is aimed at monitoring the only the minimum health and safety conditions by conducting inspection every two years. There may be future interest in increasing the requirements for rental properties to ensure that they continue to be a positive asset to the community and not a detriment. Quality rental properties are a very important part of every community.

Ms. Miller spoke about roads and how improvements to those assets are managed and paid for. It was noted that road funding poses a significant issue for the Township going forward and that it must be considered in long range planning. There was discussion about the fact that none of the current funding proposals at the State and Federal level would increase funding for local roads, which in Delhi Township is the classification that accounts for the majority of roadway.

Other areas of the Master Plan were discussed. Ms. Miller will email a completed draft to the PC members for them to review in order to facilitate continued discussion at upcoming meetings.

ELECTION OF OFFICERS

**Rita Craig moved and seconded by Michael Goodall
To nominate Commissioner Zietlow for position of Chairperson,
Commissioner Leaf for the position of Vice-Chairperson and
Commissioner O'Hara for the position of Secretary.**

**Rita Craig moved and seconded by Michael Goodall
That nominations be closed and that a unanimous ballot be cast.**

A Voice Poll was recorded as follows: All Ayes
Absent: John Hayhoe

MOTION CARRIED

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GENERAL DISCUSSION AND UPDATES

None.

ADJOURNMENT

Meeting adjourned at 8:10p.m.

Date: _____

Donald Leaf, Secretary

/km

SUBJECT TO APPROVAL