

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON AUGUST 12, 2013**

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The Delhi Charter Township Planning Commission met in a regular meeting on Monday, August 12, 2013 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Zietlow called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Members Present: Rita Craig, Michael Goodall, John Hayhoe, Matt Lincoln, Ken O'Hara, Kimberly Berry-Smokoski, Betsy Zietlow

Members Absent: Donald Leaf, Tonia Olson

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

**AMENDMENTS TO THE AGENDA: None**

**APPROVAL OF THE JULY 22, 2013 PLANNING COMMISSION MINUTES**

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**Goodall moved and Craig seconded to approve the July 22, 2013 meeting minutes as presented.**

A Voice Poll was recorded as follows: All Ayes

Absent: Leaf, Olson

**MOTION CARRIED**

**PUBLIC COMMENT (Non-Agenda Items): None**

Ms. Miller introduced Matt Lincoln to the Planning Commission (PC) board. He was appointed by the Township Board at a recent meeting and will be a new PC member.

**MASTER PLAN UPDATE**

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Ms. Miller presented the Master Plan (MP) draft. Ms. Miller provided updated information regarding the single and two family unit rental areas. She also noted that various typographical and formatting corrections may be necessary during the final review of the draft and prior to submitting to the Township Board. Urban Service Boundary on the Future Land Use map (FLUM) was adjusted to show the correct boundary line.

Commissioner O'Hara suggested that the PC consider changing the designation from office to commercial on the FLUM for the property on the north side of Holt Road, from the railroad to College Road. He felt that this would be more appropriate and open up more options for future growth and activity in that area. He stated that the office designation has been in place for many years, with very limited development of that nature. The commercial designation may provide

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more options and would still permit implementation by any of the commercial zoning districts. The PC members all agreed that this recommendation made sense and that the FLUM should be modified to reflect this change.

Commissioner Craig suggested that the area on the north and south sides of Holt Road, which had previously been discussed by the PC, be considered "Rural Residential" on the FLUM, rather than "Low Density Residential". She felt this was more appropriate given the fact that it is unlikely that public sewer would be available in that area and that the "Low Density Residential" designation is typically implemented by the "R-1A" and "R-1B" zoning districts, which both state that sewer, would be available. The PC members agreed that this area should be "Rural Residential" on the FLUM given the unlikelihood of public sewer in the area, the presence of significant wetlands, high water tables and poor soils.

**Commissioner Goodall moved, seconded by O'Hara that the draft Master Plan be forwarded to the Township Board for their review and comment prior to finalization and distribution, with the corrections and changes discussed.**

A Roll Call Vote was recorded as follows:

Ayes: Craig, Goodall, Hayhoe, Lincoln, O'Hara, Berry, Zietlow  
Nays: None  
Absent: Leaf, Olson  
Abstain: None

**MOTION CARRIED**

**GENERAL DISCUSSION AND UPDATES**

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Ms. Miller has several site plans in process. They are Two Men & A Truck, Aspen Centre Ph II and Aspen Ridge PH III.

**ADJOURNMENT**

Meeting adjourned at 7:41 p.m.

Date: \_\_\_\_\_

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Ken O'Hara, Secretary

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