

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON DECEMBER 9, 2013**

The Delhi Charter Township Planning Commission met in a regular meeting on Monday, December 9, 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: Kimberly Berry-Smoski, Rita Craig, Michael Goodall, John Hayhoe, Donald Leaf, Matthew Lincoln, Ken O'Hara, Tonia Olson, Betsy Zietlow

Members Absent: None

Others Present: Tracy Miller, Director of Community Development
Amy Finch, Asst. Township Clerk/Deputy Clerk

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE NOVEMBER 25, 2013 PLANNING COMMISSION MINUTES

Goodall moved and Olson seconded to approve the November 25, 2013 meeting minutes as presented.

A Voice Poll was recorded as follows: All Ayes

Absent: None

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

PUBLIC HEARING - SUP NO. 13-276, 2363 CEDAR STREET, PRESTWICK VILLAGE APARTMENTS, 33-25-05-15-201-016

Ms. Miller reviewed the request for a Special Use Permit (SUP) from Prestwick Village Apartments to develop and build 91 units in the RM: Multi-family zoning district. The property consists of 7.64 acres and the density allowed is 6 units per acre. The request is for 11.9 units per acre. Within the RM district 6 units per acre is permitted by right, anything over requires a SUP.

Ms. Miller gave a brief history of this site. This property was the former Holt Manor Mobile Park until approximately 2006 when the mobile homes were removed. A SUP was approved for 11.9 units per acre for that development. However, the project never moved forward and the property was never purchased by the developer of Four Seasons.

The proposed Prestwick Village development will consist of 91 apartment units. The proposed development is proposed to occur in two phases, with Phase I containing 66 units and Phase II consisting of 25 units. The proposed site layout plan and building designs are very similar to what was previously approved for the Delhi Four Seasons project, but there are some differences.

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One of the considerations of the SUP is to preserve the existing natural assets, such as stands of trees, flood plains and open spaces. The trees on the western end of the property have deteriorated since the Four Seasons project; however, the trees within the first 50 feet from Main Street appear to be in good shape and should be preserved. There is also some limited tree growth along with northern property line that should be maintained to the extent possible. However, some of the brush and scrub growth south of the detention pond at Delhi Stratford Place may need to be removed in order to accommodate drainage for the site.

The applicant has also stated that the development will be built in accordance with Green Communities design criteria in order to make it both eco-friendly and utility efficient.

Privacy fencing currently exists along most of the southern property; however, the developer proposes to install new fencing, as appropriate based on the condition of what is currently there. Property owners to the west of the site have requested that privacy fencing also be installed at the west end of the site as well.

There will be no access to the proposed site from Main Street and only emergency access from Krental Avenue. The developer should provide a legal easement for the homes located at 4696 and 4684 Krental to provide access to their homes via existing driveways.

A Traffic Impact Study is required by the Zoning Ordinance. An update to the 2005/2007 study prepared originally for the Four Seasons development is expected to be completed by December 16, 2013, prior to any final action on the SUP by the Township Board.

The applicant, Tim Hovey, gave an overview of the proposed development and answered various questions. Mr. Hovey stated that Prestwick Village is a mixed-income, tax credit property featuring units available for tenants at 30-60% Area Median Income. The property will be cleaned up and the privacy fencing will be installed during the first phase of the project.

Public Hearing opened @ 7:54 p.m.

Sheila Knechtges, 2360 Wemple, spoke of privacy fencing and the planting of pine trees.

Tammy Wedley, 2362 Wemple, spoke of the recreation area.

Renee Sumerix, 2616 Frank Street, spoke of safescaping and privacy fencing.

Public Hearing closed @ 8:01 p.m.

Olson moved, seconded by O'Hara to recommend to the Township Board approval of SUP #13-276 to authorize up to a maximum of 11.9 units per acre in the RM: Multi-Family Residential zoning district pursuant to Section 5.7.4(1) of the Zoning Ordinance for property located at 2363 Cedar Street (33-25-05-15-201-016). The following conditions to apply:

- 1. Existing trees on the western 50' of property, measured from Main Street, and along the northern property line be preserved, except that along the northern property line drainage improvements and/or a driveway may require the removal of a limited area of the trees in the immediate area of the improvements.**
- 2. A minimum of 50% of the building facades be brick, stone or other masonry.**

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3. There will be no access from Main Street directly into the proposed development from the west of the property.
4. The property owner shall provide a legal easement to the property owners on Krental Avenue who currently have access to their properties by the “emergency fire/police” egress drive area.
5. The following items shall also be included in any future site plan for this project:
 - a. A schematic drawing of all proposed fencing.
 - b. That any playground areas and all other recreational and open space are shown and the use and amenities to be provided within those areas specified.
6. A privacy fence is required along the west end of the property. The fence shall include a self closing pedestrian gate. The fence shall be installed during the initial phase of development.
7. A minimum of 35% open space shall be provided pursuant to Section 5.7.8(7) of the Zoning Ordinance.
8. The development shall comply with, at a minimum, the required amount of recreation and community space required by Section 5.7.8(8) of the Zoning Ordinance.
9. The required traffic impact analysis (TIA) update must be received by the Community Development Director prior to any final action by the Township Board on this SUP. The Director of Community Development will only forward this recommendation for approval to the Township Board for their consideration if the TIA update finds that there will be no negative impact to the level of service at the Cedar Street/Driveway/Delhi Commerce Drive intersection expected as a result of the proposed Prestwick Village development. If the TIA update does not report these expected results, the Director of Community Development will not forward this recommendation to the Township Board and this recommendation will become void. In this case, the SUP request will go back to the PC for further consideration and a new recommendation will be made either to approve, approve with conditions or deny the SUP.
10. With regards to the west end of the property, the following will occur:
 - a. If possible, the recreation space in this area should be eliminated and the required recreation space should be achieved elsewhere on the property where it would be more easily monitored by residents.
 - b. If feasible, a building should be moved further west, preferably in a north/south orientation, so that the west end of the property can be better observed by residents and management.
 - c. If building relocation and/or recreation space relocation is not possible due to engineering site constraints, other safescaping methods, which will ensure that

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the west end/wooded area does not become an attractive nuisance, must be proposed during site plan review and implemented.

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 document entitled “Basis for Determination for SUP 13-276” dated December 6, 2013 and is fully incorporated into this motion and the official meeting minutes.

A Roll Call Vote was recorded as follows:

Ayes: Craig, Berry-Smokoski, Goodall, Hayhoe, Leaf, Lincoln, O’Hara, Olson, Zietlow

Nays: None

Absent: None

Abstain: None

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

None

ADJOURNMENT

Meeting adjourned at 8:08 p.m.

Date: _____

Ken O'Hara, Secretary

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