

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON JANUARY 27, 2014**

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The Delhi Charter Township Planning Commission held a regular meeting on Monday, January 27, 2014 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-Smokoski, Rita Craig, Michael Goodall, Jon Harmon, Donald Leaf, Matthew Lincoln, Ken O'Hara, Tonia Olson, Betsy Zietlow

Members Absent: None

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

**AMENDMENTS TO THE AGENDA: None**

**APPROVAL OF THE December 9, 2013 PLANNING COMMISSION MINUTES**

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**Goodall moved and Leaf seconded to approve the December 9, 2013 meeting minutes with one typographical correction on page 2.**

A Voice Poll was recorded as follows: All Ayes

Absent: None

**MOTION CARRIED**

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

**Final Site Plan Approval for 2363 Cedar Street - Prestwick Village LDHA LLC, 33-25-05-15-201-016**

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Ms. Miller reviewed the staff report for the request from Prestwick Village LDHA LLC for final site plan approval. The project is located in the RM: Multi-family zoning district and includes construction of the 91 unit Prestwick Village apartments. The property was formerly the Holt Manor mobile home park. The project consists of 11 buildings with one to three bedrooms units. A Special Use Permit was issued by the Township Board in December 2013 for this project with ten conditions. All of the SUP conditions have been addressed by the site plan process and all of the reviewing agencies have approved the plan. A Traffic Impact study has been completed and approved by the Township Engineering consultant, as required by the Zoning Ordinance. .

The Applicant was present to answer questions.

**Public Comments**

Mike Hamilton, 4541 Sycamore, wondered if a traffic signal would be required at the intersection of Cedar and Delhi Commerce Drive.

SUBJECT TO APPROVAL

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**Olson moved, seconded by Craig to approve the Final Site Plan (Revision Date of 1/15/14) submitted by Prestwick Village LDHA LLC for the development of Prestwick Village Apartments at 2363 Cedar Street (Parcel Number 33-25-05-15-201-016) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3.**

Discussion:

Commissioner Leaf discussed the issue of children crossing the street at the entrance to the proposed development. He feels this should be situation monitored, but reiterated that the installation of traffic signals is the responsibility of the Ingham County Road Department and that they base their decisions on a fairly ridged set of warrants.

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smokoski, Craig, Goodall, Harmon, Leaf, Lincoln, O'Hara, Olson, Zietlow

Nays: None

Absent: None

Abstain: None

**MOTION CARRIED**

**GENERAL DISCUSSION AND UPDATES**

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The "Making Bullet Proof Decisions" Workshop information is included in the packets. Please let staff know if any PC member would like to attend. The old L & L plaza has been purchased and demolition has begun on the northern building. Staff understands that the owner will be converting that building to medical offices and are anticipating August 1st occupancy.

**ADJOURNMENT**

Meeting adjourned at 7:30 p.m.

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

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Kenneth O'Hara, Secretary

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SUBJECT TO APPROVAL