

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON MARCH 24, 2014**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, March 24, 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-Smoski, 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, Noelle Tobias, Building Secretary

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE January 27, 2014 PLANNING COMMISSION MINUTES

Goodall moved and Leaf seconded to approve the January 27, 2014 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: None

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

Case #14-876 - Text Amendment to Zoning Ordinance - 39.161 - Section 5.13 Town Center District (TC) Changes

Ms. Miller reviewed the possible ordinance changes to the Town Center Zoning District (TC). Ms. Miller discussed that, to date, it does not appear that the TC regulations have encouraged the types of businesses and mixed land uses that the Planning Commission (PC) and community are trying to attract in order to create a downtown area for Holt. The initial rough-draft of the proposed ordinance changes were reviewed and discussed by the PC. It was determined that the PC would discuss it again prior to scheduling any public hearing.

Case #14-877 - Text Amendment to Zoning Ordinance - 39.162 - Section 5.1.11 Home Occupations - Medical Marijuana

Ms. Miller reviewed the proposed changes, additions and deletions to the Home Occupations – Medical Marijuana Section of the Zoning Ordinance. The amendment makes violating this provision of the Zoning Ordinance a misdemeanor. The proposed changes would make the ordinance enforceable by the Delhi Division of the Ingham County's Sheriff Department with a misdemeanor ticket. The PC determined that a public hearing would be scheduled for this agenda item.

Case #14-878 - Text Amendment to Zoning Ordinance - 39.163 - Section 5.21.5 & 6.4.4 Accessory Buildings in the Front Yard

SUBJECT TO APPROVAL

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Ms. Miller reviewed the proposed changes, additions and deletions to the Zoning Ordinance, as they pertain to an "Accessory Building" located in a Front Yard. These amendments are being recommended based on the significant number of Zoning Board of Appeals cases that have been heard, and variances granted, over the past several years. The proposed amendment provides an exception which would allow properties containing five or more acres to have an accessory building in the Front Yard provided the building is setback at least 200 feet from the road right-of-way. The proposed amendment was reviewed and discussed by the PC. It was determined that a public hearing would be scheduled for this amendment at an upcoming meeting.

GENERAL DISCUSSION AND UPDATES

Staff provided an update to the PC on several ongoing development projects within the community, including the redevelopment of the L & L Shopping Center and the M-99 Gas Station project.

ADJOURNMENT

Meeting adjourned at 8:17 p.m.

Date: _____

Kenneth O'Hara, Secretary

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SUBJECT TO APPROVAL