

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON JUNE 23, 2014**

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The Delhi Charter Township Planning Commission held a regular meeting on Monday, June 23, 2014 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Vice-Chairperson O'Hara 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, Matthew Lincoln, Ken O'Hara, 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 MAY 12, 2014 PLANNING COMMISSION MINUTES**

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**Goodall moved and Zietlow seconded to approve the May 12, 2014 meeting minutes.**

A Voice Poll was recorded as follows: All Ayes

Absent: None

**MOTION CARRIED**

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

**PUBLIC HEARING, 2015-2020 CAPITAL IMPROVEMENTS PLAN**

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Ms. Miller explained the Capital Improvements Plan (CIP) annual process. She explained that the CIP is required to be reviewed by the Planning Commission (PC) to ensure that there is coordination between capital expenditures and infrastructure improvements and the Master Plan. The CIP includes an update on the current year (2014) budgeted projects, a Capital budget (2015), and a longer range plan (2016 - 2020) with items for future budget consideration.

The PC asked questions and made some typographical corrections.

**Public Hearing Opened @ 7:12 p.m.**

There was no public comment

**Public Hearing Closed @ 7:13 p.m.**

Discussion: None

SUBJECT TO APPROVAL

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**Zietlow moved, seconded by Lincoln to approve the 2015 - 2020 Capital Improvements Plan as presented and forward it to the Township Board for their consideration during the preparation of the 2015 Annual Budget.**

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smocoski, Craig, Goodall, Harmon, Lincoln, O'Hara, Zietlow

Nays: None

Absent: Leaf, Olson

Abstain: None

**MOTION CARRIED**

**CASE #14-876 - TEXT AMENDMENT TO ZONING ORDINANCE - 39.161 - SECTION 5.13  
TOWN CENTER DISTRICT (TC)**

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Ms. Miller reviewed the sections that were modified from the last PC meeting, based on their previous input. Several graphics were added to illustrate key points such as parking behind buildings. Language was added that encourages the use of shared driveways. The PC also discussed the 35' height of a building and how this relates to "human scale". Ms. Miller shared pictures that have been taken locally to show these relationships. PC members thought it would be good to use these local photos and not generic pictures in the TC section.

It was agreed that the PC would hold a public hearing at an upcoming meeting.

**GENERAL DISCUSSION AND UPDATES**

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Staff noted that a Preliminary Plat plan for Meadow Ridge Phase 6 and a site plan for the M-99 gas station have been submitted for review.

**ADJOURNMENT**

Meeting adjourned at 7:45 p.m.

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

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Matthew Lincoln, Secretary

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SUBJECT TO APPROVAL