

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON AUGUST 25, 2014**

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The Delhi Charter Township Planning Commission held a regular meeting on Monday, August 25, 2014 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Leaf 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 JULY 28, 2014 PLANNING COMMISSION MINUTES**

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**Goodall moved and Zietlow seconded to approve the July 28, 2014 meeting minutes.**

A Voice Poll was recorded as follows: All Ayes

Absent: None

**MOTION CARRIED**

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

**PUBLIC HEARING, SUP No. 14-129A, 2558 E. JOLLY ROAD, SPEEDWAY LLC, 33-25-05-02-200-010 & 33-25-05-02-200-022**

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Ms. Miller explained that Speedway, located at 2558 E. Jolly Road, has an existing Special Use Permit (SUP) which allows Fueling Stations in the C-2: General Business district. However, since they are acquiring the parcel to the east at this time, and planning to demolish the existing gas station and rebuilt a larger station on a site which includes this newly acquired parcel, therefore the existing SUP needs to be amended. The additional property is owned by Sparrow Hospital Association and is zoned C-3: Highway Service, which also permits fueling stations with an approved SUP.

Mike Bergman, 5000 W. 86th Street, Indianapolis, IN, representing Speedway answered questions from the PC.

Richard Blasey, 8164 Executive Ct., Lansing, from CESO Inc., engineering consultant for the applicant, was also present.

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**Public Hearing Opened @ 7:19 p.m.**

Mike Hamilton, 4541 Sycamore Street, was supportive of the applicants request to amend the SUP.

**Public Hearing Closed @ 7:22 p.m.**

Olsen moved, Goodall seconded, to recommend to the Township Board approval of SUP #14-129A for construction of a new Fueling Station on property located at 2558 E. Jolly Road (33-25-05-02-200-010 & 022). The following conditions to apply:

1. The entire exterior of the convenience store building shall be brick and/or decorative stone.
2. There shall be no outside display or sales of any kind, including but not limited to, washer fluid, firewood, softener salt, soda pop or similar items. This does not include the sale of fuels such as gasoline, kerosene, propane, ice or similar; provided those facilities are approved pursuant to Zoning Ordinance Section 3.3.
3. There will be no overnight parking of passenger vehicles. In addition, there will be no parking of semi-trucks for any period of time in excess of the time necessary to accommodate normal deliveries to the Fueling Station itself or the fueling of said vehicles at the designated pumps.
4. There shall be no repair or maintenance of vehicles conducted on the property.
5. All lighting shall be directed downward and shall not cast unreasonable illumination, in the opinion of the Director of Community Development, onto adjacent properties or roadways.
6. Landscaping shall be installed as shown in the approved site plan for this project. Landscape materials and all landscape areas shall be maintained properly. Dead or dying plant material shall be immediately replaced; bushes and trees shall be properly pruned and/or trimmed, as appropriate for the particular species. Grass shall be properly maintained and mulched areas shall be refreshed as needed to maintain a neat and finished appearance.

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 14-129A" dated August 19, 2014 and is fully incorporated into this motion.

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smokoski, Craig, Goodall, Harmon, Leaf, Lincoln, O'Hara, Olson, Zietlow  
Nays: None  
Absent: None

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Abstain:       None  
**MOTION CARRIED**

**TOWN CENTER REZONING**

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Ms. Miller presented a map that demonstrated the areas within the township where the Town Center (TC) zoning can be implemented. She then provided information about two separate areas that the PC may wish to consider for rezoning to TC. There was discussion regarding how the rezoning would, or would not, affect the operations of existing businesses and property owners within the areas being discussed. It was discussed and the PC felt it would be good to have public input. Ms. Miller will continue to compile information for further discussion at future meetings.

**GENERAL DISCUSSION AND UPDATES**

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Ms. Miller updated the PC on current projects.

**ADJOURNMENT**

Meeting adjourned at 8:23 p.m.

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

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Matthew Lincoln, Secretary

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