

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON SEPTEMBER 8, 2014**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, September 8, 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, Ken O'Hara, Betsy Zietlow

Members Absent: Matthew Lincoln, Tonia Olson

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE AUGUST 25, 2014 PLANNING COMMISSION MINUTES

Goodall moved and O'Hara seconded to approve the August 25, 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. 14-277, 4465 KELLER ROAD, O's DETAILING, 33-25-05-05-14-302-002

Ms. Miller explained that this Special Use Permit (SUP) came to our attention as the result of a code enforcement investigation. Once the applicant was aware he needed a SUP for auto detailing vehicles he filled out the paperwork and has been very willing to comply. Ms. Miller reviewed the staff report for the case and specified that the SUP is necessary pursuant to Section 5.11.5 (4) in the C-3: Highway Service zoning district. Ms. Miller spoke about the possible conditions that the PC may want to consider.

Omar Abukar, 4465 Keller Road, the applicant, answered questions from the Board. He also inquired as to whether or not there was any opportunity to permit him to keep the overhead doors open some of the time to promote air circulation. He explained that the building does not really have any other means of letting in fresh air.

Public Hearing Opened @ 7:15 p.m.

SUBJECT TO APPROVAL

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There was no public comment.
Public Hearing Closed @ 7:16 p.m.

Discussion: None

O’Hara moved, seconded by Goodall to recommend to the Township Board approval of SUP #14-277 for the operation of a Auto Detailing business pursuant to Section 5.11.5(4) of the Zoning Ordinance, on property located at 4465 Keller Road (33-25-05-14-302-002). The following conditions to apply:

- 1. There shall be no mechanical repair or maintenance of vehicles conducted on the property.**
- 2. The overhead door must remain closed when any vehicle is being worked on.**
- 3. All washing, cleaning and service of vehicles must occur within the fully enclosed building. Vehicles may be parked in the fenced area to air dry. All wash water must enter the sanitary sewer system, in a manner consistent with the Sewer Ordinance.**
- 4. All vehicles awaiting service, or pick up/delivery, must be parked within the fenced area.**

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 14-277” dated August 27, 2014 and is fully incorporated into this motion.

A Roll Call Vote was recorded as follows:

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

MOTION CARRIED

TOWN CENTER REZONING

Ms. Miller showed the Planning Commission (PC) some a maps in order to facilitate additional conversation regarding areas that may be appropriate for rezoning to Town Center (TC). There was further discussion on particular areas in which to begin and how to approach this process. There was general consensus that the affected property owners should be informed about the process. Ms. Miller is willing to meet and speak to anyone with questions or concerns for the change. It was determined that the PC would move forward with rezoning those properties that are currently owned by the DDA, or adjacent to them, and possibility the southeast corner of Keller Road and Cedar Street. Ms. Miller will continue to move forward on this for future meetings.

GENERAL DISCUSSION AND UPDATES

Ms. Miller updated the PC on the status of the Speedway fuel station, the gas station on M-99 and the Sycamore Trail.

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ADJOURNMENT

Meeting adjourned at 8:02 p.m.

Date: _____

Matthew Lincoln, Secretary

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SUBJECT TO APPROVAL