

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON SEPTEMBER 22, 2014**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, September 22, 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: Rita Craig, Michael Goodall, Jon Harmon, Donald Leaf, Ken O'Hara, Betsy Zietlow

Members Absent: Kimberly Berry-Smocoski, 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 SEPTEMBER 8, 2014 PLANNING COMMISSION MINUTES

Zietlow moved and Goodall seconded to approve the September 8, 2014 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: Berry-Smocoski, Lincoln, Olson

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

FINAL SITE PLAN APPROVAL for 2558 E. JOLLY ROAD - SPEEDWAY, LLC, 33-25-05-02-200-010 & 33-25-05-02-200-022

Ms. Miller reviewed the staff report for Speedway for final site plan approval. The site is located at 2558 E. Jolly Road. The new fueling station will be larger with a convenience store and a commercial fueling area. Speedway has acquired the property to the east of the existing station, and will use this land for the expansion. Speedway plans to combine the two parcels of land. A Special Use Permit for the fueling station is required and has been approved by the Township Board. The Zoning Board of Appeals also has approved a number of variances for signage.

Mike Bergman, 5000 W. 86 St., Indianapolis, IN, representing Speedway, was present to answer Planning Commission questions.

Public Comments:

There was no public comment.

SUBJECT TO APPROVAL

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Craig moved, and Goodall seconded to approve the Final Site Plan submitted by Speedway LLC for the construction of a new fueling station and related site improvements at 2558 E. Jolly Road (Parcel Numbers 33-25-05-02-200-010 & 022) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3, with the following conditions:

1. That the necessary Wetland discharge permit be issued by and received from the Michigan Department of Environmental Quality (MDEQ), or that it is determined to be unnecessary by the MDEQ.
2. That the two parcels where development is to occur be combined into a single parcel prior to issuance of any building permits for the project.

Discussion: None

A Roll Call Vote was recorded as follows:

Ayes: Zietlow, O'Hara, Leaf, Harmon, Goodall, Craig

Nays: None

Absent: Berry-Smocoski, Lincoln, Olson

Abstain: None

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

There was general discussion.

ADJOURNMENT

Meeting adjourned at 7:14 p.m.

Date: _____

Matthew Lincoln, Secretary

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SUBJECT TO APPROVAL