

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON JANUARY 12, 2015**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, January 12, 2015 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Leaf called the meeting to order at 6:30 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 OCTOBER 27, 2014 PLANNING COMMISSION MINUTES

Zietlow moved and Goodall seconded to approve the October 27, 2014 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: None

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

FINAL SITE PLAN EXTENSION FOR 2363 CEDAR STREET - PRESTWICK VILLAGE LDHA LLC, 33-25-05-15-201-016

Ms. Miller explained to the Planning Commission (PC) members that the Prestwick Village project is moving forward. The developer has received the required tax credits from MSHDA and have expressed their plan to begin construction this spring. The developer requested an extension to the final site plan approval for the project in November 2014. Staff recommends approval of the time extension.

Public Comments:

There was no public comment.

Lincoln moved, seconded by O'Hara to approve a 1 – year time limit extension for Final Site Plan approval of the Prestwick Village projects, as originally approved on January 27, 2014. This action makes the approval site plan valid until January 27, 2016, at which time

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it shall expire if actual physical construction has not commenced pursuant to Zoning Ordinance Section 3.3.8(1).

Discussion: None

A Roll Call Vote was recorded as follows:

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

MOTION CARRIED

PUBLIC HEARING, CASE #14-879, 2420 CEDAR STREET, 33-25-05-15-202-028, REZONING FROM "C-2" TO "C-3"

Ms. Miller reviewed the staff report for the request to rezone 2420 Cedar Street from "C-2" General Business to "C-3" Highway Service. Henderson Glass, owner of the property, has a purchase agreement in place with Sundance, Inc. Sundance, Inc. (Taco Bell) intends to build a fast food restaurant with a drive-thru which is the basis for the requested zoning change to "C-3". The Master Plan (MP) continues to anticipate development and redevelopment of this area for continued commercial land uses. The immediate area also has several properties that are currently zoned "C-3".

Jennifer Smith, Place Road, Brighton MI, from Desine Inc. representative for the applicant, was present to answer questions but there were no questions from the Board.

Discussion: None

Public Hearing Opened @ 6:45 p.m.

There was no public comment.

Public Hearing Closed @ 6:46 p.m.

Olson moved, seconded by Goodall to recommend to the Township Board approval of Case#14-879 to rezone approximately 1.061 acres of land at 2420 Cedar Street (33-25-05-15-202-028) from C-2: General Business to C-3: Highway Service based on being consistent with purpose and intent of the Zoning Ordinance, being compatible with the existing and anticipated development in the area, being pursuant to the Master Plan, and the other conditions presented in the staff report dated January 5, 2015.

A Roll Call Vote was recorded as follows:

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

MOTION CARRIED

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GENERAL DISCUSSION AND UPDATES

Staff updated the PC with the status of current projects. Howard Kohn from Chesapeake Group will speak to the Planning Commission at the January 26th meeting regarding his residential and non-residential market analysis.

ADJOURNMENT

Meeting adjourned at 7:16 p.m.

Date: _____

Matthew Lincoln, Secretary

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