

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON APRIL 13, 2015**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, April 13, 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, Donald Leaf, Ken O'Hara, Tonia Olson, Betsy Zietlow

Members Absent: Jon Harmon, Matthew Lincoln

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE FEBRUARY 23, 2015 PLANNING COMMISSION MINUTES

Goodall moved and Zietlow seconded to approve the February 23, 2015 meeting minutes.

A Voice Poll was recorded as follows: All Ayes
Absent: Harmon, Lincoln

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

FINAL SITE PLAN APPROVAL FOR 2420 CEDAR STREET, TACO BELL, 33-25-05-15-202-028

Ms. Miller reviewed the Taco Bell staff report for final site plan approval. The site is 2420 Cedar Street and is zoned C-3: Highway Service. It is located where the Henderson Glass building is currently. The existing building will be demolished. The applicant has met all of the Zoning Ordinance requirements for site plan review and the plan has been approved by all the various agencies.

The applicant was present. There were no questions from the Planning Commission (PC) members.

Public Comments:

There was no public comment.

SUBJECT TO APPROVAL

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Olson moved, seconded by Goodall to approve the Final Site Plan submitted by Sundance, Inc. for the construction of a Taco Bell to be located at 2420 Cedar Street (Parcel Number 33-25-05-15-202-028) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3.

Discussion: None

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smokoski, Craig, Goodall, Leaf, O'Hara, Olson, Zietlow

Nays: None

Absent: Harmon, Lincoln

Abstain: None

MOTION CARRIED

PUBLIC HEARING, CASE #15-880, TOWN CENTER AREA REZONINGS

Ms. Miller provided a brief summary of the historical planning efforts that have been focused on the development of a civic center within Delhi Township. She stated that the 2007 and 2013 Master Plan calls for the development of a community activity center within the triangle area, which is the area generally created by Cedar Street, Holt Road and Aurelius Road.

Ms. Miller explained that there are currently 167 properties included in the proposed rezoning. However, the property located at the south-east corner of Holt and Aurelius Road may need to be removed. This property has an approved Special Use Permit for a fueling station and has once again begun working on obtaining approval of the site plan that was previously submitted.

Public Hearing Opened @ 7:00 p.m.

It was determined that Ms. Miller and/or the PC members would attempt to provide information and address individual concern's as they were raised during the hearing, rather than just receiving comments.

Winn Stebbins, 4427 Holt Road, spoke about his concern that residential properties have sufficient protection.

Dale Hoover, 4347 Holt Road, spoke about the home next door to him.

Dr. Susan Maples, 2101 Aurelius Road, wants health care here within walking distance. She specifically asked about her building's parking area and how the TC rezoning would impact resale of her building.

Duke Cole, 4452 Decamp Street, asked why his property was being included in the proposed rezoning.

Betsy Lehner, 2121 Center Street, asked if the rezoning would impact what she could do with the vacant parcel she owns to the north of her home.

Joy Monroe, 2189 Cedar Street, stated that she would have a broader opportunity for her business and her retail signage.

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Dana Stiffler, 4366 Holt Road, questioned if signage and parking requirements were related in the TC district.

Ms. Miller responded that signage and parking are not tied to each other. It is the land use that is used to determine the required number of parking spaces and the zoning district that determines permitted signage.

Kate Tate, 1910 Chestnut Street, asked what kind of businesses are allowed in TC.

Frank Sicrawski 2016 Cedar Street, inquired about how the proposed zoning change would impact his existing auto repair business.

Cathy Duggan, 2144 Center Street, voiced concern that the rezoning would result in a tax increase. She also inquired about the Township's efforts in attracting businesses to the community.

Ms. Miller provided information about the Master Plan process, the Downtown Development Authority's efforts, the recent study completed by the Chesapeake Group and the Lansing Economic Area Partnership.

Laurie Crooks, 2101 Aurelius Road, stated that she manages Dr. Susan Maples building. Ms. Crooks asked about permit costs and the various approval processes. She asked if the rezoning would make those processes more cumbersome and costly.

Ms. Miller stated that the proposed rezoning does not impact permit costs and that the approval process for site development and permitting will be the same. She stated that the district's development standards are different than the current commercial zoning.

Peg Stiffler 4366 Holt Road, stated that there has been a lot of change on the north side of Holt Road over the years and that she is concerned that when it comes time to sell her home the area may not look like a neighborhood.

Ms. Miller clarified that her property is currently zoned C-2: General Business, and that her current use of the property as a single-family residence is legally non-conforming. The TC district permits single and two-family homes by right. The proposed rezoning would eliminate the property's current legal non-conforming status.

Les Weismiller, 2135 & 2139 Cedar Street wondered how this would affect his parents business which is currently located on Cedar.

Debra Hoover, 4347 Holt Road, asked if there were any plans to widen Holt Road.

Ms. Miller stated that she was not aware of any plans to widen Holt Road, but that roads are managed by the Ingham County Road Department.

Winn Stebbins, 4427 Holt Road, asked how he would know the status of this rezoning as it moves through the various approval steps.

Ms. Miller suggested that those interested could check the Delhi Township website, email the Community Development department or call.

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Public Hearing Closed @ 8:30p.m.

Olson moved, Goodall seconded to recommend to the Township Board approval of Case#15-880 to rezone 166 parcels within the triangle area, as listed in Exhibit A of the staff report for this case dated April 8, 2015, to Town Center, however specifically not to include parcel number 33-25-05-23-101-049 for property at 4495 Holt Rd. The rezoning is consistent with purpose and intent of the Zoning Ordinance, and is compatible with the existing and anticipated development in the area. Further, the rezoning is consistent with the vision and goals of the 2013 Master Plan.

A Roll Call Vote was recorded as follows:

Ayes: Zietlow, Olson, O'Hara, Leaf, Goodall, Craig, Berry-Smokoski

Nays: None

Absent: Harmon, Lincoln

Abstain: None

MOTION CARRIED

Discussion:

Commissioner Olson asked staff to state the setback requirements within the TC district. Ms. Miller provided the requested information. Olson stated that it was her opinion that the proposed rezoning will create additional opportunities for many of the property owners in the impacted area. Physical change within the area will not happen overnight, but has been the planned vision for many years.

GENERAL DISCUSSION AND UPDATES

Staff updated the PC on the status of the gas station at the corner of Holt and Aurelius Road.

ADJOURNMENT

Meeting adjourned at 8:47 p.m.

Date: _____

Matthew Lincoln, Secretary

/km

SUBJECT TO APPROVAL