

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON MAY 11, 2015**

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The Delhi Charter Township Planning Commission held a regular meeting on Monday, May 11, 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, Matthew Lincoln, Ken O'Hara, Tonia Olson

Members Absent: Jon Harmon, Betsy Zietlow

Others Present: Tracy Miller, Director of Community Development  
Noelle Tobias, Building Department Secretary

**AMENDMENTS TO THE AGENDA: None**

**APPROVAL OF THE APRIL 13, 2015 PLANNING COMMISSION MINUTES**

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**Goodall moved and Craig seconded to approve the April 13, 2015 meeting minutes.**

A Voice Poll was recorded as follows: All Ayes

Absent: Harmon, Zietlow

**MOTION CARRIED**

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

**PUBLIC HEARING, CASE 15-881, WAVERLY ROAD, 33-25-05-19-100-019, RE-ZONING FROM "R-1B" TO "R1-A"**

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Ms. Miller presented information from the staff report prepared for the case. She explained that the subject site is owned by the applicant, Ms. Amanda Dart, and that it is approximately 26 acres in size. Approximately 1 acre of the property is currently zoned A-1: Agricultural and the remainder is zoned R-1B: One-Family Low-Density Residential. The applicant has requested that the R-1B portion of the property be rezoned to R-1A: Rural Residential. The applicant stated in her application that she intends to build a home on the property and would like to be able to keep horses.

Ms. Miller explained that the subject property was previously part of the second phase of the Country Crossroads Subdivision. It has road frontage on both Waverly Road and Sunshine Path. The future phases of the subdivision will not be built, as the properties involved have been sold into private ownership by the developer.

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Ms. Miller stated that the subject property is shown as planned for low-density residential development on the Future Land Use Map within the Master Plan. This is typically implemented by either R-1A or R-1B zoning. Country Crossroads is zoned R-1B. Rezoning the subject property to R-1A may create a good transition from the subdivision to the surrounding properties which are predominantly zoned A-1: Agricultural, and which are used as such.

**Public Hearing Opened @ 6:38 p.m.**

Amanda Dart, applicant, stated that it is currently their intent to have their driveway for the new home and outbuilding come from Sunshine Path.

Linda Andreas, 6385 Savannah Way, stated that she had no objection to the proposed rezoning.

**Public Hearing Closed @ 6:43 p.m.**

**Lincoln moved, seconded by Olson to recommend to the Township Board approval of Case#15-881 to rezone approximately 24.69 acres of land on Waverly Road (33-25-05-19-100-019) from R-1B: One-Family Low-Density Residential to R-1A: One-Family Rural Residential based on being consistent with purpose and intent of the Zoning Ordinance, being compatible with the existing and anticipated development in the area and being pursuant to the Master Plan.**

Discussion: none.

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smocoski, Craig, Goodall, Leaf, Lincoln, O'Hara, Olson

Nays: None

Absent: Harmon, Zietlow

Abstain: None

**MOTION CARRIED**

**CHESAPEAKE GROUP TOWN CENTER SLIDE REVIEW**

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Staff and the Planning Commission reviewed the slide presentation that was given at a previous meeting by Mr. Howard Kohn of the Chesapeake Group. It was noted that the information provided regarding the number of multi-family residential units and commercial space would be useful when the PC is considering development proposals in the future. Other aspects of the slide show were also discussed.

**ELECTION OF OFFICERS**

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**Goodall moved, Berry seconded, to appoint Ken O'Hara as Chairperson, Matthew Lincoln as Vice-Chairperson and Tonia Olson as Secretary of the Planning Commission for the term beginning May 11, 2015 through April 30, 2016.**

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smocoski, Craig, Goodall, Leaf, Lincoln, O'Hara, Olson

Nays: None

Absent: Harmon, Zietlow

Abstain: None

**MOTION CARRIED**

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**GENERAL DISCUSSION AND UPDATES**

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The PC briefly reviewed the March 2015 Community Development Report and discussed the status of the Ram Trail and Sycamore Trail projects.

**ADJOURNMENT**

Meeting adjourned at 7:27 p.m.

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

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Matthew Lincoln, Secretary

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