

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON JANUARY 11, 2016**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, January 11, 2016 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson O'Hara 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, Ken O'Hara, Tonia Olson, Betsy Zietlow

Members Absent: Matthew Lincoln

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE SEPTEMBER 28, 2015 PLANNING COMMISSION MINUTES

Goodall moved and Zietlow seconded to approve the September 28, 2015 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: Lincoln

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

PUBLIC HEARING, CASE #15-883, 2046 DEPOT STREET, 33-25-05-13-351-018, REZONING FROM "C-2" & "R-1E" TO "IA"

Ms. Miller reviewed the staff report for the request to rezone 2046 Depot Street from C-2: General Business and R-1E: One-Family High Density Residential to IA: Industrial Assembly. The current mixed zoning of the site is because it was three separate parcels until recently, when it was combined into a single parcel via land division. The required setbacks and buffers should protect nearby residential uses from any potentially negative impacts associated with industrial zoning. Currently, over one-half of the parcel is currently zoned IA. The requested rezoning would only rezone those portions of the site that are not currently IA to that district.

Discussion: None

Jeff Kyes from Kebs, 2116 Haslett Road, Haslett, representing the applicant, answered questions for the PC. He stated that the applicant plans to expand the current business (Trick

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Titanium) and hopes to begin construction in the spring. When that occurs, the rental residence on the property will be demolished.

Public Hearing Opened @ 6:40 p.m.

There was no public comment.

Public Hearing Closed @ 6:40 p.m.

Craig moved, seconded by Leaf to recommend to the Township Board approval of Case #15-883 to rezone approximately 1.36 acres of land at 2046 Depot Street (33-25-05-13-351-018) from C-2: General Business and R-1E: Single Family High-Density Residential to IA: Industrial Assembly, which would have the impact of causing the entire parcel to now be zoned IA, based on being consistent with the 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, 2016.

A Roll Call Vote was recorded as follows:

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

Nays: None

Absent: Lincoln

Abstain: None

MOTION CARRIED

PUBLIC HEARING, CASE #15-882, 2450 DELHI COMMERCE DRIVE, 33-25-05-15-226-026, REZONING FROM "C-2" TO "C-3"

Ms. Miller reviewed the staff report for the request to rezone 2450 Delhi Commerce Drive from C-2: General Business to C-3: Highway Service. The two zoning districts are similar but C-3 will allow a few more land uses, many of which would still require a Special Use Permit. This parcel is located south of the car wash and mini-storage located on Willoughby Road. The newly renovated Patient Care Central building is to the south of the subject site. The Master Plan (MP) shows this area as commercial, which is commonly implemented by both C-2 and C-3 zoning. The area around the subject site currently has a mix of C-2 and C-3 properties.

Discussion: There was discussion among the PC members and staff regarding setback requirements, buffer requirements, and the types of land uses that are permitted within the C-2 and C-3 districts.

Public Hearing Opened @ 6:52 p.m.

Lyle Stephens, 2415 N. Aurelius #35, Holt, owns vacant property across Delhi Commerce Drive from the subject site. He stated that he does not want any industrial uses in the area, but was not concerned about commercial uses.

Brent Titus, 313 S. Washington Square, Lansing, Attorney representing the applicant, reiterated to the PC that C-3 zoning exists on several parcels in the immediate area. Mr. Titus stated that this building was configured originally for a single user. It has made renting to multiple challenging. Maintaining occupancy has been an issue. At this time the building is about 40% occupied. Mr. Titus answered other questions from the PC members and stated that at this time there are no specific plans for future redevelopment. He felt that the zoning change will allow for greater development.

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Ray Tamminga, 2415 N. Aurelius #39, Holt, Autumnwood Condos, wanted more specifics about what the property owners plans to do with the building.

Public Hearing Closed @ 7:17 p.m.

Olson moved, seconded by Harmon to recommend to the Township Board approval of Case #15-882 to rezone property located at 2450 Delhi Commerce Drive (33-25-05-15-226-026) from C-2: General Business to C-3: Highway Service, based on being consistent with the 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 6, 2016.

A Roll Call Vote was recorded as follows:

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

Nays: Leaf

Absent: Lincoln

Abstain: None

MOTION CARRIED

FINAL SITE PLAN APPROVAL FOR 4495 HOLT ROAD - FUEL STATION, 33-25-05-23-101-049

Ms. Miller reviewed the staff report for the Holt Road Fueling Station final site plan approval. In March of 2012 a Special Use Permit (SUP) for the fueling station in the "C-2" zoning district was approved with six (6) conditions. The conditions will be met. However, staff believes that the lighting level under the canopy is too high. The applicant is aware of this and when building plans are submitted this will need to be approved by the Community Development Director before a building permit will be issued. This will insure that the SUP condition is met. In May 2015 the Zoning Board of Appeals (ZBA) granted five (5) variances for the development, which have been incorporated into the site plan. The site has met the Zoning Ordinance requirements regarding the utilities, greenbelt and parking lot landscaping, etc. The underground collection of storm water has been approved by the Ingham County Drain Commissioner. All other agencies have approved the plan.

Thom Dumond, 3121 E. Grand River, Howell, the applicant's representative, spoke to the PC board. He understood and agreed with the canopy lighting comments made by staff and answered other questions.

Public Comments:

There was no public comment.

Goodall moved, seconded by Olson to approve the Final Site Plan submitted by Holt Road Investments, LLC for the construction of a new Fuel Station at 4495 Holt Road (33-25-05-23-101-049) based on meeting the Zoning Ordinance requirements for Site Plan Review pursuant to Section 3.3 for a Fueling Station in the C-2: General Business zoning district with an approved Special Use Permit (SUP12-270), with the following condition:

- 1. The lighting plan shall be modified to reduce the light levels under/adjacent to the canopy. This will be done to ensure that the project is in compliance with condition #6 of SUP12-270. The revised lighting plan shall be submitted to the Director of Community**

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Development, and approved by same, prior to issuance of any building permits for this project.

Discussion: None

A Roll Call Vote was recorded as follows:

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

Nays: None

Absent: Lincoln

Abstain: None

MOTION CARRIED

2016 PLANNING COMMISSION TENTATIVE MEETING SCHEDULE

Leaf moved, seconded by Zietlow to approve the 2016 Tentative Meeting Dates as printed.

A Voice Poll was recorded as follows: All Ayes

Absent: Lincoln

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

Staff updated the PC by providing the monthly reports. There was brief discussion on various ongoing projects.

ADJOURNMENT

Meeting adjourned at 7:50p.m.

Date: _____

Tonia Olson, Secretary

/km

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