

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON APRIL 25, 2016**

---

The Delhi Charter Township Planning Commission held a regular meeting on Monday, April 25, 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, Don Leaf, Matthew Lincoln, Ken O'Hara, Tonia Olson, Betsy Zietlow

Members Absent: None

Others Present: Tracy Miller, Director of Community Development

**AMENDMENTS TO THE AGENDA: None**

**APPROVAL OF THE MARCH 28, 2016 PLANNING COMMISSION MINUTES**

---

**Olson moved and Goodall seconded to approve the March 28, 2016 meeting minutes.**

A Voice Poll was recorded as follows: All Ayes

Absent: None

**MOTION CARRIED**

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

**Final Site Plan Approval for 2770 Eaton Rapids Road, M-99 Gas Station and Convenience Store, 33-25-05-07-252-008**

---

Ms. Miller reviewed the staff report for final site plan approval for the M-99 Gas Station and Convenience Store. In April of 2012 a Special Use Permit (SUP) was approved with five (5) conditions. The site plan appears to adequately address those conditions that are applicable to the plan review process. The convenience store will have a Tim Horton's inside with a drive-thru on the north side of the building. The Ingham County Drain Commission (ICDC) is requiring the recording of a flowage agreement prior to any Certificate of Occupancy because the storm water from Wash World flows onto the subject site.

Mr. Thom Dumond, 3121 E. Grand River, Howell, the applicant's representative, was present.

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON APRIL 25, 2016**

---

Discussion: Olson asked if there will be a new ingress/egress off of Bishop Road. Ms. Miller stated that there will be a different ingress/egress but the existing would remain because the drive is used to access Wash World. Ms. Miller stated that the Ingham County Road Department has approved this plan.

Berry-Smocoski questioned if the trees will be a sight problem when turning out onto Bishop. Ms. Miller stated that the trees should be far enough back as to not create a problem but if an issue is identified during construction, amendments would need to be made to the plan.

O'Hara asked how far back the property line is from the point that Bishop and M-99 come together. Ms. Miller stated that it was approximately forty (40) feet. Kenneth O'Hara also asked if there will be any plantings between the property line and that intersection. Ms. Miller stated that area is Michigan Department of Transportation (MDOT) right-of-way and there will be no plantings.

O'Hara asked about signage. Ms. Miller stated that there has been no sign permit application submitted to date. However, there are some details on the site plans of what the company is proposing. Compliance with signage requirements will be confirmed when the applicant submits the sign permit application.

Zietlow questioned if the gas station will accommodate semi-trucks. Mr. Dumand stated that there will be no semi-truck parking on the site and the asphalt that semi-trucks had been parking on in the past will be removed. Zietlow also asked if people will be able to enter the store from both sides. Mr. Dumand stated that there will be two entrance doors on the front and one door on the side of the building.

Goodall questioned the retention pond and ask if the Ingham County Drain Commission will be requiring a maintenance agreement. Mr. Dumand stated that there will be a storm water agreement. He stated that it is already executed but needs to be recorded with Ingham County. Goodall also asked if the retention pond was going to hold water or if it would be dry. Mr. Dumand stated that it will be dry.

Olson asked about the construction schedule. Mr. Dumand responded that they hope to start the project as soon as possible.

**Public Comments:**

There was no public comment.

**Lincoln moved, seconded by Leaf to approve the Final Site Plan submitted by Boss Engineering with a revision date of 3/23/16, for the construction of a Fueling Station and convenience store with a drive-thru to be located at 2770 Eaton Rapids Road (Parcel Number 33-25-05-07-252-008) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3, with the following conditions to apply:**

- 1. That the required flowage agreement be provided to the Ingham County Drain Commissioner's office prior to the issuance of any Certificate of Occupancy for the building.**
- 2. That the landscape plantings and areas as shown on sheet C6 of the plan be maintained indefinitely and are considered the required greenbelt.**

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON APRIL 25, 2016**

---

A Roll Call Vote was recorded as follows:

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

Nays: None

Absent: None

Abstain: None

**MOTION CARRIED**

**GENERAL DISCUSSION AND UPDATES**

---

There was general discussion about that status of ongoing projects.

**ADJOURNMENT**

Meeting adjourned at approximately 7:07 p.m.

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

\_\_\_\_\_  
Tonia Olson, Secretary

/nt

SUBJECT TO APPROVAL