

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON OCTOBER 24, 2016**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, October 24, 2016 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Commissioner Berry-Smokoski called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Kimberly Berry-Smokoski, Rita Craig, Michael Goodall, Don Leaf, Ken O'Hara, Tonia Olson

Members Absent: Jon Harmon, Matthew Lincoln, Betsy Zietlow

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE OCTOBER 10, 2016 PLANNING COMMISSION MINUTES

Goodall moved and Craig seconded to approve the October 10, 2016 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: Jon Harmon, Matthew Lincoln, Betsy Zietlow

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

PUBLIC HEARING, REALIZE CEDAR PLAN

Ms. Miller discussed the Realize Cedar Plan. This is a sub-area plan which amends the existing Master Plan for the Township. Staff provided the Planning Commission (PC) with a draft resolution which, if adopted, would adopt the Realize Cedar Plan. The PC is the approval authority, but the plan will be sent to the Township Board for their acceptance and concurrence.

Paul Lippins from McKenna & Associates, who was hired to help the community create the plan, was present to discuss the plan and address any questions or concerns.

Discussion: Leaf questioned Ms. Miller about two of the letters that were written to John Elsinga and asked if she had reached out to the individuals that wrote the letters. Ms. Miller stated that

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she responded to both and that she and Evan Hope had met personally with several community residents to discuss the plan.

O'Hara wanted to discuss some of the more practical applications within the plan. He asked the question that if he was a property owner on Cedar Street and was thinking about doing something with a vacant property, how would this plan affect his situation. Ms. Miller stated that it would be very similar to how it is done now. The underlying basis for zoning is the Master Plan. This will simply be a sub-plan of the Master Plan.

O'Hara asked how Chapter three (3) about the roads would affect the Township because we are not responsible for the roads. Ms. Miller stated that this plan was developed in conjunction with the Ingham County Road Department and they have been a part of this process since the very beginning. Ms. Miller stated that in all discussions with the planning consultants they were told that all recommendations must be technically feasible. Ms. Miller reminded the PC that the Township has a separate contract with Hubble Roth and Clark for this purpose to review the recommendations and vet them.

Public Hearing opened at 6:57 p.m.

Public Comment: Nancy Romig, 4138 Watson, stated that the proposed development style is okay and for the most part she likes it. She is concerned about the road diet. She believes it is counter intuitive. She lives near Cedar Street and Holt Road and she thinks that the westbound traffic is a nightmare and she cannot even get out of her subdivision. She would like to encourage everyone to read a document entitled the 2012 Michigan Road Diet Study. It cautions that once you hit ten thousand (10,000) cars per day or one thousand (1,000) cars per hour the efficiencies of the road diets immensely decrease. She is also concerned that Keller Road will remain on a traffic signal due to the fact that it is too close to the intersection. She would like to ask that they consider how the entire triangle will be affected and to please look at it as a whole. She also encourages them to look at where things have failed such as inaccessibility to the turn lanes when the traffic backs up.

Dave Harper, 4203 Dallas, stated that he generally likes what he sees in the plan. His neighborhood does not like the traffic in general and the cut-thru on Dallas during rush-hour traffic. He would like the Township to take a look at the impacts of traffic concerns of the surrounding neighborhoods.

Kurt Romig, 4168 Watson, stated that he is concerned with the cut-thru traffic. He wanted to thank Evan Hope for meeting with his neighborhood regarding this cut-thru traffic and the Realize Cedar Plan. He is not really in favor of the plan because he doesn't think that it quite goes far enough. He thinks that the traffic counts are contradictory. He believes that the traffic is the biggest issue.

Public Hearing closed at 7:07 p.m.

Jamie Burton from HRC discussed the traffic analysis that was done for this project. Traffic counts were updated. Traffic counts have actually gone down on Cedar Street. He stated that relocating Keller Road will improve traffic flow but more important than anything else is the re-timing of the traffic lights at Holt and Cedar, and Aurelius and Cedar. All aspects of the triangle were considered in the study.

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Mr. Burton stated that HRC used recognized traffic modeling to evaluate the recommended changes in the plan. With Keller Road being relocated, going from four to three lanes and the re-signalization, the traffic flow will improve through both intersections.

Goodall moved, seconded by Leaf to adopt the Planning Commission Resolution entitled, "A Resolution to Approve the Realize Cedar sub-area plan, which amends the previously adopted 2013 Master Plan.

Discussion: O'Hara shared his reservations regarding doubling the physical size of the Master Plan. He worries about people not being able to find what they are looking for in the document.

Leaf stated that a developer should be to contact the Community Development Department to find out what is or is not permitted.

Ms. Miller stated that if you look back in the historic Master Plans, there is discussion of creating a Community Center. Cedar Street has not lived up to the previously communicated goals. The Realize Cedar Plan is a comprehensive implementation plan to address that particular area.

A Roll Call Vote was recorded as follows:

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

MOTION CARRIED

WELLHEAD PROTECTION AND ENVIRONMENTAL CHECKLIST, TRI-COUNTY REGIONAL PLANNING COMMISSION, CHRISTINE V. SPITZLEY

Christine V. Spitzley, from tri-county regional planning commission, presented their recent work on wellhead protection in the county.

GENERAL DISCUSSION AND UPDATES

There was general discussion about that status of ongoing projects.

ADJOURNMENT

Meeting adjourned at approximately 7:52 p.m.

Date: _____

Kimberly Berry-Smocoski, Secretary

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