

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON FEBRUARY 27, 2017**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, February 27, 2017, in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Commissioner Lincoln called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Rita Craig, Michael Goodall, Tom Lenard, Matthew Lincoln, Ken O'Hara, Betsy Zietlow, Kimberly Berry-Smokoski, Tonia Olson

Members Absent: Don Leaf

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE JANUARY 23, 2017 PLANNING COMMISSION MINUTES

Goodall moved and Lenard seconded to approve the January 23, 2017 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: Don Leaf, Tonia Olson

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items):

None.

Public Hearing: Case #17-885, Dunckel Road, Rezoning from A-1: Agricultural to C-1: Low-Impact Commercial district for parcel 33-25-05-02-326-001.

Miller reviewed the staff report with the Planning Commission members. Ms. Miller stated that the site is somewhat unique in this area because it is almost fully wooded, has significant topography and is bisected by the Sycamore Creek. The adjacent land uses are a large church and private school. The uses to the east, while located in the Industrial Park zoning district, range in nature from headquarters office-type uses to manufacturing. The use of the C-1 district for this property

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may provide a good transition between the existing land uses and nearby industrial, while preserving the natural features of the site.

Janet Right-Bartels and Matt Bartels of The Children's Therapy Corner were there to talk about their intended use of the property.

Public Hearing Opened at 6:47 PM

Public Hearing Closed at 6:47 PM

Olsen moved, seconded by O'Hara to recommend to the Township Board approval of Case#17-885 to rezone property located on Dunckel Road (33-25-05-02-326-001) from A-1: Agricultural to C-1: Low-Impact Commercial, based on being consistent with the purpose and intent of the Zoning Ordinance, the unique physical characteristics of the subject site, being compatible with the existing and anticipated development in the area and the other conditions presented in the staff report dated February 22, 2017.

Discussion: None

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smokoski, Craig, Goodall, Lenard, Lincoln, O'Hara, Olsen, Zietlow,

Nays: None

Abstain: None

Absent: Leaf

MOTION CARRIED

Public Hearing, SUP#17-193D, DTN Enterprises LLC, Aspen Lakes PUD

Miller stated that the applicant is requesting an amendment to the existing Special Use Permit (SUP) which authorizes the Aspen Lakes development located on the north side of Holt Road. The key issue currently is the request to increase the total number of allowable units from 603 to 614. DTN wants to replace some of the units previously planned within the Aspen Gardens are with single family detached rental homes. to accomplish this the applicant is requesting a net of 11 additional units within the project.

Dick Cooley, a consultant representing the DTN Enterprises LLC, provided information about the request and responded to several questions from PC members. Brian Holland from DTN Enterprises, was also present. Mr. Holland emphasized that the rental homes being proposed would be like the single family detached homes that were presently in the development.

Public Hearing Opened at 7:20 PM

Public Hearing Closed at 7:20 PM

Olsen moved and Goodall seconded to recommend to the Township Board approval of SUP #17-193D that amends the SUP approved for the Aspen Lakes Planned Unit Development. The Planning Commission has received the "Basis for Determination for Granting a Special Use Permit" and has found that the general and specific standards outlined in Section 8.1.3 have been satisfied and that those

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findings are accurately reflected in the document entitled “Basis for Determination for SUP 17-193D” dated February 24, 2017 and is fully incorporated into this motion and the official meeting minutes, and that the following conditions of approval shall apply:

1. That this SUP amendment will replace SUP#12-193C.
2. The total number of permitted units within Aspen Lakes shall be 614.
3. That all future construction within the development shall be of the same quality and general style, inside and out, as what has been developed as of this date. This determination shall be made at the sole discretion of the Director of Community Development.
4. That a site plan must be approved or amended before each phase of remaining development can commence.
5. That financial guarantee for completion of the public utilities be part of each phase of the site plan, per section 8.7.4 (15) of the Zoning Ordinance No. 39.

Discussion: None

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smokoski, Craig, Goodall, Lenard, Lincoln, O'Hara, Olsen, Zietlow,
Nays: None
Abstain: None
Absent: Leaf

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

There was general discussion regarding when the first units at Willoughby Estates might be available for occupancy. It will likely be this Spring or Summer, as construction is moving along well due to the mild weather.

ADJOURNMENT

Meeting adjourned at approximately 7:36 p.m.

Date: _____

/tm

Kimberly Berry-Smokoski, Secretary

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