

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON JULY 24, 2017**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, July 24, 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: Kimberly Berry-Smokoski, Rita Craig, Michael Goodall, Don Leaf, Tom Lenard, Matthew Lincoln, Ken O'Hara, Betsy Zietlow

Members Absent: Tonia Olson

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE JULY 10, 2017 PLANNING COMMISSION MINUTES

Lenard moved and Goodall seconded to approve the July 10, 2017 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: None

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items):

None.

PUBLIC HEARING, SUP #17-283, 5339 AURELIUS ROAD, COTTONWOOD CAMPGROUND, 33-25-05-02-100-016

Ms. Miller reviewed the SUP request and her staff report. Cottonwood Campground is requesting the Special Use Permit (SUP) because of recent Zoning Ordinance (ZO) amendments that permitted recreational camps and campgrounds in the C-3: Highway Service zoning district by SUP. The campground wants to be in conformance with the ZO requirements so that it can make improvements that it otherwise cannot. Ms. Miller stated that conversations with the Sherriff's department revealed no concerns about Cottonwood and that they felt that the on-site management of the facility was a significant asset. Thus, a condition was recommended on the SUP document which would require a staff person be on-site when the campground is in operation. Cottonwood is a licensed campground with the Michigan Department of Environmental Quality,

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which is State requirement. As such, the MDEQ performs periodic inspections of the campground to verify compliance with licensing requirements.

Discussion: There was some general discussion and basic questions from Planning Commission (PC) members.

Public Hearing Opened at 6:47 PM

Public Hearing Closed at 6:47 PM

Lenard moved, Goodall seconded, to recommend to the Township Board approval of SUP 17-283 that would permit a Recreational camp/campground at 5339 Aurelius Road (33-25-05-02-100-016, 02-100-013, 02-100-014, 02-100-015) in the C-3: Highway Service zoning district with the listed conditions below pursuant to Section 5.11.5(11). The Planning Commission has reviewed the “Basis for Determination for Granting a Special Use Permit” and has found that the general and specific standards outlined in Sections 8.1.3 have been satisfied and that those findings are accurately reflected and fully incorporated into this motion and the official meeting minutes and the document titled “Basis for Determination for SUP 17-283 Recreational camp/campground” dated July 20, 2017 is hereby adopted.

- 1. Campground staff must be on-site when the campground is in operation.**
- 2. Any use or site changes or new development must comply with the requirements of the Zoning Ordinance, including the need for site plan review, as appropriate.**
- 3. The campground shall be operated in a professional manner which ensures that it is not disruptive to the community.**
- 4. The campground shall be well maintained and in compliance with all applicable health, safety and welfare requirements including, but not limited to, Michigan Department of Environmental Quality licensing, fire and building codes.**

A Roll Call Vote was recorded as follows:

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

MOTION CARRIED

FINAL PRELIMINARY PLAT APPROVAL, MEADOW RIDGE SUBDIVISION, PHASES 7 - 10

Ms. Miller reviewed the staff report for this project with the PC. Mr. Jim Barnhart was present and responded to a question from O'Hara regarding the implementation timing for the plat. Mr. Barnhart stated that he believed he would begin working on Phase 7 in the early spring of 2018, but that he had not yet decided on the timing of remaining phases. Mr. Barnhart stated that market conditions would drive the implementation timing.

There was discussion about the property along Holt Road, adjacent to the Washington Road extension, that is not included in the current plat. O'Hara stated that many years ago there was discussion about some small commercial or retail uses in this area. He asked if this was still the intent. Mr. Barnhart replied that it was still his intent and was looking forward to uses like an ice cream shop or Subway that could be used by residents of the immediate area, but that this was

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not currently included in the plan for the plat. He also stated that he likes the fact that the Ram Trail is located on Washington Road and believes that it will help the marketability of Phases 7 – 10.

Leaf moved, Goodall seconded, to recommend to the Township Board approval of the final preliminary plat with a revision date of June 26, 2017 for Meadow Ridge Phases 7 - 10 which contains a total of 42 development lots; all which are zoned R-1C: One-Family Medium Density Residential, located in the Northeast ¼ of Section 20, parcel number 33-25-05-20-200-019.

A Roll Call Vote was recorded as follows:

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

MOTION CARRIED

FINAL SITE PLAN APPROVAL, ASPEN GARDENS, SP17-001, DTN ENTERPRISES, 33-25-05-13-354-043-056

Ms. Miller reviewed the staff report for this project. The applicant, DTN Enterprises, is requesting site plan approval for 33 single family rental homes which will be in the Aspen Gardens section of Aspen Lakes. The request complies with the approval SUP for the Aspen Lakes project, and the ZO.

Lenard moved, Goodall seconded, to approve the Final Site Plan submitted by Kebs, Inc. on behalf of DTN Properties, LLC for the construction of 33 single family rental homes within the Aspen Gardens section of Aspen Lakes (Parcel Number 33-25-05-13-354-043 to -056) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3 and the approved Planned Unit Development/SUP for Aspen Lakes.

A Roll Call Vote was recorded as follows:

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

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

There was general discussion about that status of ongoing projects. Staff also notified the PC that the Realize Cedar Plan had been awarded a "Planning Excellence Award" by the Michigan Association of Planning. Leaf asked if the curbside recycling that is now available from Granger had impacted use of the Township's recycling center. Ms. Miller indicated that she did not know, but would find out and let the PC know.

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ADJOURNMENT

Meeting adjourned at approximately 7:19 PM

Date: _____

Kimberly Berry-Smokoski, Secretary

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