

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON JANUARY 22, 2018**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, January 22, 2018, in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Commissioner Olson called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Kimberly Berry-Smokoski, Patrick Brown, Rita Craig, Michael Goodall, Don Leaf, Matthew Lincoln, Ken O'Hara, Tonia Olson, Betsy Zietlow

Members Absent: None

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE DECEMBER 11, 2017 PLANNING COMMISSION MINUTES

Goodall moved and Zietlow seconded to approve the December 11, 2017 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: None

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items):

None.

PUBLIC HEARING, Case #18-889, REQUESTING THREE PARCELS ON AURELIUS ROAD, 33-25-05-223-101-043, 044 & 045 BE CONDITIONALLY REZONED FROM "R1-D" TO "C-1" FOR AN ORTHODONTICS/DENTAL OFFICE.

Ms. Miller reviewed the staff report and explained the conditional re-zoning request. This is the first conditional re-zoning request that the Township has received, but they are permitted by the Michigan Zoning Enabling Act and Township Zoning Ordinance. A conditional rezoning permits the approval of a rezoning, that may otherwise not be approvable, by enabling the approval to be predicated on one or more conditions. In this case, the applicant has proposed that the rezoning be approved on the condition that the land use be limited to an orthodontics/dental office. Conditions are implemented using a recorded Statement of Conditions that will run with the land, a draft of which was provided in the meeting packet.

Discussion:

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Zietlow questioned what would happen if there were new owners in the future. Miller responded that the conditions applicable to a conditional rezoning run with the land. As a result, future ownership changes would not alter the conditional rezoning, if approved.

Lincoln commented that the Future Land Use Map for this area anticipates continued High-Density Residential land uses.

Berry stated that she likes this development proposal better than what is permitted currently. Currently the zoning would permit several duplexes to be built.

Berry stated that, in her opinion, the traffic at this intersection is already challenging and a single office use, like what is proposed, would likely have less negative traffic impacts than the duplexes currently permitted.

Zietlow stated that much of the Orthodontics office clients would be children walking from the Junior High. As a result, she believes this will also help mitigate traffic at the intersection.

O'Hara questioned if a mixed-use development in this area would be better than what is currently being proposed. He talked about the fact that the Master Plan is not limited to only the Future Land Use Map. There are other goals, such as economic development, walkability, and development infill, that are included in the Master Plan.

Zietlow stated that this property has been vacant for many years and if this was a desirable place to build residential or mixed-use she feels that it would have previously occurred. She stated that it is her opinion that we have a thriving local business owner who is requesting a conditional rezoning to permit a land use that would benefit the Township.

Public Hearing Opened at 7:09 PM

Mike Hamilton (4541 Sycamore Street) commented that he is against the re-zoning and stated that he does not believe that a business should be in a residential area.

Russ Pennell (4524 Sycamore Street) commented that he is against the re-zoning. He believes that the entire area should remain residential. Especially because the area was now getting rid of Holt Products.

Charlotte Maurer (1898 Burton Street) stated that she is in favor of the conditional re-zoning. She believes this use would better serve the community and be more attractive than a handful of duplexes.

Public Hearing Closed at 7:14 PM

RECOMMENDED MOTION

Zietlow moved, seconded by Goodall to recommend to the Township Board approval of Case#18-889 to conditionally rezone properties located on the northeast corner of Aurelius Road and Sycamore Street (33-25-05-23-101-043, -044 & -045) from R-1D: One

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& Two-Family High-Density Residential to C-1: Low-Impact Commercial, subject to execution and recording of the associated Statement of Conditions for this rezoning.

Discussion: O'Hara stated that is supportive of the request due to its consistency with many of the goals of the Master Plan.

A Roll Call Vote was recorded as follows:

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

Nays: Leaf, Lincoln

Abstain: None

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

There was general discussion about that status of ongoing projects.

ADJOURNMENT

Meeting adjourned at approximately 7:23 PM

Date: _____

Rita Craig, Secretary

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