

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON APRIL 9, 2018**

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The Delhi Charter Township Planning Commission held a regular meeting on Monday, April 9, 2018, in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Commissioner Berry 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 MARCH 26, 2018 PLANNING COMMISSION MINUTES**

**Goodall moved and Zietlow seconded to approve the March 26, 2018 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, 4285 DEVELOPMENT DRIVE, SP17-003, CHILDREN'S THERAPY CORNER, 33-25-05-02-326-001**

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Ms. Miller presented the staff report for this case. The applicant is proposing the construction of a new building for Children's Therapy Corner (CTC) that is approximately 17,800 SF in size. The building will contain offices and other functional spaces necessary to facilitate the physical, occupational, speech and other therapies for children receiving treatments. The site is zoned C-1: Low-Impact Commercial. The site plan has been approved by all reviewing agencies and complies with the Zoning Ordinance.

Greg Weckessor and Matt Bartels were present on behalf of the owner.

Discussion: Commissioner Lincoln asked if they would be cutting exiting trees down for new plantings for the required buffer zone. Ms. Miller indicated that this would only occur if required trees etc. were removed during excavation of the area for infrastructure reasons. Otherwise, CTC would be using the existing to meet the requirements.

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Public Comment

None

**RECOMMENDED MOTION**

**Craig moved seconded by Lincoln to approve the Final Site Plan submitted by MBJRB, LLC, and prepared by Lapham Associates for the construction of a public building located at 4285 Development Drive (Parcel Number 33-25-05-02-326-001) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3.**

**Discussion: None**

**A Roll Call Vote was recorded as follows:**

**Ayes: Berry-Smokoski, Brown, Craig, Goodall, Leaf, Lincoln, O'Hara, Zietlow**

**Nays: None**

**Absent: Olson**

**Abstain: None**

**MOTION CARRIED**

**FINAL SITE PLAN APPROVAL, ESKER SQUARE, SP17-004, THE GILLESPIE COMPANY, 33-25-05-14-302-038, 020, 023, 008, 007, 006, 005, 004 & 019**

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Ms. Miller presented the staff report for this case. The applicant is proposing the construction of two new buildings, each having a footprint of approximately 16,000 SF. The ground floor of each building will be available as commercial lease space, while the top two floors will have 15 apartment units on each level, for 30 apartment units total per building. An elevator will provide access to all floors. The site is zoned TC: Town Center. The development will utilize joint parking. The same entity will own the parking area and manage all users which will help ensure that the shared parking arrangement is effective. However, if a problematic parking shortage were to occur in the future, the property owner would always be required to address it. The site plan has been approved by all reviewing agencies and complies with the Zoning Ordinance.

Lauren Martin of the Gillespie Group was present.

Discussion: There was general discussion about parking. Ms. Martin stated that they have extensive experience with parking needs in this type of development and feel confident that the shared/joint parking arrangement will work. However, if a parking concern were to occur in the future, Ms. Martin assured the board that it would be addressed. Ms. Miller stated that, should this occur, there are adjacent properties that could be approached regarding joint parking agreements and other parking options nearby that could be considered by the applicant.

O'Hara indicated that Capital Area Transportation Authority (CATA) has a bus stop in front of the proposed development. He suggested considering a shelter at this location because of its high usage.

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Zietlow was curious as to why there were more one bedroom apartments than two bedroom apartments. Ms. Martin explained that there is currently a demand for more one bedroom units.

O'Hara was concerned about the headlights going in and out of the parking lot towards the abutting residential homes. He asked that The Gillespie Group figure out some type of landscaping or fencing that would help with this, while still recognizing that this would occur in the Consumer's Energy property area.

Public Comment

None

**RECOMMENDED MOTION**

Brown moved seconded by Lincoln to approve the Final Site Plan submitted by The Gillespie Company, and prepared by DC Engineering, PC with a revision date of 2/21/18 and stamped received by the Community Development Department on 3/28/18, for the construction of the Esker Square mixed-use project at 2054 and 2030 Cedar Street (Parcel Number 33-25-05-14-377-019, -020, -023, -004 through -008, and part of -302-038) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3. The following conditions to apply:

1. The applicant must obtain permission from Consumers Energy to use their property for parking.
2. Parking for all future users must remain adequate. The owner is responsible for ensuring that the joint/shared parking arrangement is successful. If, in the future, the Township determines that there is a problematic lack of parking, the property owner will be required to correct the condition by adding parking or a changing the tenant mix.

Discussion: None

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smokoski, Brown, Craig, Goodall, 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 7:40 PM

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

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Rita Craig, Secretary

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