

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON JUNE 11, 2018**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, June 11, 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, Matthew Lincoln, Ken O'Hara, Tonia Olson, Orlando Todd, 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 APRIL 9, 2018 PLANNING COMMISSION MINUTES

Goodall moved and Zietlow seconded to approve the April 9, 2018 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: None

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items):

None.

PUBLIC HEARING, SUP #18-285, 6165 BISHOP ROAD, AUTOMOBILE DISPLAY LOT, 33-25-05-07-401-005

Ms. Miller reviewed the staff report and explained the Special Use Permit (SUP) request, which is for an Outdoor Vehicle Display lot. The property is zoned C-2: General Business. This use requires a SUP in this zoning district. This property has an existing SUP for an auto repair facility, which will be transferred to applicant. The frontage of the property will require greenbelt plantings. The east property line, which abuts public property and residentially zoned properties, requires a buffer. There is a creek to the west which has existing vegetation that can serve as the required plantings as existing has met the requirements historically. A landscape plan that conforms to the requirements of the Zoning Ordinance (ZO) pertaining to greenbelt and buffer strip plantings will need to be submitted to, and approved by, the Director of Community Development prior to the display of any vehicles on the subject site. Sidewalk is not currently required because no site or building modifications are being proposed. However, if either of those things change in the future, sidewalks will be required to be installed. Staff recommends approval of the requested SUP with the suggested list of conditions.

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Both applicants, Todd Stanton the owner of the property, and James Miller of JCJ Auto Sales LLC, the tenant, were present.

Mr. Miller would like the Planning Commission (PC) to reconsider planting the greenbelt on the frontage of the lot. He is concerned that this will prohibit potential customers from seeing the business from the road.

Ms. Miller indicated that this is a requirement of the ZO. To deviate from it would require a variance. However, she stated that there are different types of trees and shrubs that are permitted which would be less likely to impede vision of the site.

Brown asked whether the lot would be gated at night or open to the public. Mr. Miller indicated that the lot would be open.

O'Hara suggested the applicants could investigate other local businesses as a model or reference point for smaller decorative examples of the greenbelt requirements. The USA2GO was used for illustration.

Brown asked how JCJ Auto Sales LLC generate their sales. Mr. Miller indicated much of his business is acquired online.

Craig asked where they planned to wash the vehicles. Mr. Miller indicated the intent was to take vehicles off-site to the nearby car wash.

Public Hearing Opened at 6:44 PM

Glenn Williams, 5930 Cartago Drive, owns the bordering property to the south. He stated that he was concerned with the drainage run-off from the site and wondered if there were going to be stipulations about the addition of more concrete. He stated the corner of Bishop and Eaton Rapids Road is already very bright and he is concerned about adding more parking lot lighting. He indicated he was also concerned with how much signage would be allowed and if a fence would be required to prevent trespassing.

Ms. Miller responded that all storm drains are maintained by the Ingham County Drain Commission (ICDC). If the property were to propose construction where site plan was required, the ICDC would review and must approve that plan, but that is not a requirement for this request. The PC is considering a condition that would ensure any additional site lighting be directed downward and result in no trespass light. Any signage would be required to conform to the ZO. She indicated that a fence would not be required unless the PC put it as a condition of the SUP.

Todd Stanton stated that he has owned this property for twenty-seven (27) years and there has never been a fence on the rear property line. He also indicated he has never had a problem with vandalism. He indicated there are two existing large lights in the parking lot and more lighting would not be necessary.

Public Hearing Closed at 6:54 PM

Discussion: There was on additional discussion.

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Public Comment:

None

RECOMMENDED MOTION

O'Hara moved, seconded by Goodall, to recommend to the Township Board approval of SUP#18-285 that would permit an outdoor vehicle display lot at 6165 Bishop Road (33-35-05-07-401-005) in the C-2: General Business zoning district with the listed conditions below pursuant to Section 5.10.4(4). 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#18-285 Outdoor Vehicle Display Lot" dated June 7, 2018 is hereby adopted.

1. There shall be no outdoor storage or display of anything other than the automobiles that are for sale.
2. To ensure that adequate parking exists, and to minimize the impact of the sales lot on nearby residential properties, there shall not be more than 25 vehicles displayed for sale at any time.
3. No wrecked, dismantled, or other derelict vehicle shall be permitted to be kept at the site.
4. There shall be no use of balloons, flags, banners, stickers, or other type of advertising mechanism designed to draw a person's attention to the property other than those signs which specifically identify the business and are approved through the issuance of a sign permit in compliance with the provisions of Section 6.9 of the Zoning Ordinance, except that one window sign per vehicle, displaying only the required sale information, not exceeding 12" x 12" in size shall be allowed.
5. All required landscape plantings and areas shall be cared for to ensure their health and attractive appearance. This shall include ensuring that the areas are free of weeds, that plant materials are healthy, that specimens are replaced within the next planting season when they are damaged or die and that there is appropriate mulch or ground cover.
6. That the applicant provides a landscape plan which conforms to the requirements of the Zoning Ordinance pertaining to greenbelt and buffer strip plantings be submitted to, and approved by, the Director of Community Development prior to the display of any vehicles on the subject site. Further, that the required plantings be installed prior to October 31st of the year this SUP is approved.
7. Parking areas shall be well maintained always and be kept free of holes, mud, plant materials and dust and that parking occur in the spaces as outlined in an approved site plan. Only spaces shown on the site plan as being for the display of autos shall

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be used for such purpose.

8. Outdoor lighting shall not cast light onto any adjacent property or off-site. All outdoor lighting shall be directed downward.
9. No intercom, public address system or similar shall be audible at any property line at any time.
10. Hours of operation are limited to 9 AM – 6 PM, Monday through Friday and 9 AM – 2 PM on Saturday.

Discussion: None

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smokoski, Brown, Craig, Goodall, Lincoln, O'Hara, Olson, Todd, Zietlow
Nays: None
Absent: Olson
Abstain: None

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

There was general discussion about that status of ongoing projects.

ADJOURNMENT

Meeting adjourned at approximately 7:03PM

Date: _____

Rita Craig, Secretary

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