

**DELHI CHARTER TOWNSHIP
COMMITTEE OF THE WHOLE MEETING HELD ON JUNE 19, 2007**

The members of the Delhi Charter Township Committee of the Whole met on Tuesday, June 19, 2007, in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, MI. Supervisor Goodrich called the meeting to order at 6:31 p.m.

Members Present: Supervisor Stuart Goodrich, Clerk Evan Hope, Treasurer Harry Ammon, Trustees John Hayhoe, Jerry Ketchum, Paul Krepps (arrived at 6:53 p.m.), Roy Sweet

Others Present: John Elsinga, Township Manager
Al McFadyen, DDA Executive Direct
Lt. Jeff Cook, Delhi Div., Ing. County Sheriff's Office
Jim Felton, Director of Information Technology
Marian Frane, Director of Accounting
Rick Royston, Fire Chief
Sandra Diorka, Director of Public Services
Tracy Carney-Miller, Director of Community Development
Wendy Thielen, Assistant Township Manager of Human Resources
Tricia Vander Ploeg, Administrator Assistant/Deputy Supervisor
Amy Finch, Assistant Twp. Clerk/Deputy Clerk

BUSINESS

FIRE DEPARTMENT – MAY ACTIVITY REPORT

Rick Royston, Fire Chief, gave the May Fire Department Activity Report (ATTACHMENT I).

Rick Royston, Fire Chief, stated that the Fire Department participated in the Safety Patrol Picnic this year at Hawk Island Park. Chief Royston stated that Pat Brown, Assistant Chief-EMS/Fire Marshall, and himself participated in the Holt Public Schools Portfolio Days. Chief Royston stated that the City of Lansing had a structure fire in mid-May and the Lansing Fire Prevention Bureau phoned Delhi Fire Department to ask Mr. Brown for his assistance.

INGHAM COUNTY SHERIFF'S DEPARTMENT/DELHI DIVISION – MAY ACTIVITY REPORT

Lt. Jeff Cook, Ingham County Sheriff's Department/Delhi Division, gave the May Ingham County Sheriff's Department/Delhi Division Activity Report (ATTACHMENT II).

COMMUNITY DEVELOPMENT DEPARTMENT – MAY ACTIVITY REPORT

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Tracy Miller, Director of Community Development, gave the May Community Development Department Activity Report (ATTACHMENT III).

2008 BUDGET INDICATORS

The Board reviewed a table showing the Historical Wage Rate Increases from 1998-present (ATTACHMENT IV).

Wendy Thielen, Assist. Twp. Mgr. of Human Resources, stated that the 2008 Department budgets will soon be prepared. To go along with the preparation of the budgets, discussion needs to be held with the Board members in regards to wage rate increases and health and dental insurance costs.

Ms. Thielen stated that the 2008 CPI increase is 2.9%, which is based on the urban customers for Detroit, Ann Arbor, Flint area. The U.S. Average City is 3.2%, the Northeast Urban is 3.6%, and the Mid-West Urban is 2.4%

Trustee Krepps arrived at 6:53 p.m.

Ms. Thielen stated that the cost of the various funds for across-the-board wage increases are first calculated using a 1% increase for simplicity and then the impact of the 2.9% CPI is calculated which totals \$102,000. This includes the gross wages, FICA, pension, life insurance, disability insurance, and worker's compensation costs. This excludes contract employees, DDA, election workers, volunteer paid on-call fire, seasonal, boards and commissions and certain per diem employees.

Health insurance costs over the past seven years average a 9.3% increase. A 0% increase is proposed for 2008. The average cost over the past seven years for dental insurance is 13.2%. For budgeting purposes, a 5% increase is recommended for 2008.

Ms. Thielen asked for a consensus of the Board for guidelines to put together the 2008 budget. Ms. Thielen stated that for their consideration in the fall, the Board will be presented the 2008 Employee Compensation Schedule for their approval. Ms. Thielen stated that sometime around August 2007, a presentation will be given to the Board outlining options for funding healthcare. The Board gave their consensus for Ms. Thielen to use the 2008 CPI for budgeting purposes.

COMPUTER TECHNICIAN – INFORMATION TECHNOLOGY DEPARTMENT – JOB VACANCY – PROPOSED CHANGE IN JOB STATUS AND PAY GRADE

The Board reviewed memorandums dated May 29, 2007 and June 13, 2007 from Twp. Mgr. Elsinga and June 13, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT V).

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Wendy Thielen, Assist. Twp. Mgr. of Human Resources, stated that this item was postponed from the June 5, 2007 Board of Trustees meeting. Discussion was held at the June 18, 2007 Goals and Objectives meeting on this topic.

Trustee Hayhoe asked if the Community Development Department would hire a general secretary or would they be looking for an individual with a planning background. Ms. Miller stated that they would prefer an individual with a basic understanding of planning as well as strong secretarial skills.

Trustee Krepps asked how the pay grade for the GIS/Computer Technician position was determined. Twp. Mgr. Elsinga stated that the Manager's Office contacted area communities and based on the input received, it was felt that a Pay Grade 8 was an appropriate wage. Trustee Krepps asked if all new employees begin at Step 1. Twp. Mgr. Elsinga stated that the step increase is determined by the experience and potential of the employee.

RESOLUTION NO. 2007-031 – AMEND DELHI TOWNSHIP'S SCHEDULE OF FINES FOR MUNICIPAL CIVIL INFRACTIONS

The Board reviewed memorandums dated June 13, 2007 from Twp. Mgr. Elsinga and Tracy Miller, Director of Community Development (ATTACHMENT VI).

Tracy Miller, Director of Community Development, stated that Ordinance No. 55.4 will be presented to the Board of Trustees this evening for adoption. The Ordinance requires that the Township Board, by Resolution, identify and describe those areas within the Township Parks, Recreational areas and designated Public Land areas.

The Township Board needs to establish the fines for the violation of the various provisions of the Parks Ordinance which are not enforceable by civil infraction. Items 20-23 on the list are being suggested for consideration at this time.

Trustee Hayhoe asked if the fines for not having smoke detectors in homes were for all Township housing or just rentals. Ms. Miller stated that Ordinance 89.1 would include all housing.

Trustee Krepps asked for explanation of unlawful obstruction. Lt. Jeff Cook, Ingham County Sheriff's Office/Delhi Division gave an explanation of unlawful obstruction.

PUBLIC COMMENT - None

ADJOURNMENT

Meeting adjourned at 7:11 p.m.

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Date: _____

Evan Hope, Township Clerk

Date: _____

Stuart Goodrich, Supervisor

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**DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON JUNE 19, 2007**

The Delhi Charter Township Board of Trustees met in a regular meeting on Tuesday, June 19, 2007 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Supervisor Goodrich called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Supervisor Stuart Goodrich, Treasurer Harry Ammon, Clerk Evan Hope, Trustees John Hayhoe, Jerry Ketchum, Paul Krepps, Roy Sweet

Others Present: John Elsinga, Township Manager
Al McFadyen, DDA Executive Director
Jim Felton, Director of Information Technology
Marian Frane, Director of Accounting
Rick Royston, Fire Chief
Sandra Diorka, Director of Public Services
Tracy Carney-Miller, Director of Community Development
Tricia Vander Ploeg, Administrative Assistant/Deputy Supervisor
Amy Finch, Assistant Twp. Clerk/Deputy Clerk

COMMENTS FROM THE PUBLIC - None

SET/ADJUST AGENDA

HOPE MOVED TO ADD AGENDA ITEMS 2F, 2G and 2H TO THE CONSENT AGENDA – REAPPOINTMENT OF C. HOWARD HASS, HOWARD BRIGHTON AND JANE OLNEY TO THE DOWNTOWN DEVELOPMENT AUTHORITY AND THE BROWNFIELD REDEVELOPMENT AUTHORITY AND REMOVE AGENDA ITEM 16 – AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-829.

A Voice Poll was recorded as follows: All Ayes

MOTION CARRIED

2006 ANNUAL REPORT – ACCOUNTING DEPARTMENT

Marian Frane, Director of Accounting, gave a Power Point presentation of the 2006 Accounting Department Annual Report (ATTACHMENT I).

Marsha Bowers, 4626 Krental Ave, asked if the Township would accept EFT payments in the future. Ms. Frane stated that a meeting has been scheduled regarding on-line payments.

CONSENT AGENDA

- A. Approval of Minutes – Committee Meeting of June 5, 2007
- B. Approval of Minutes – Regular Meeting of June 5, 2007
- C. Approval of Minutes – Special Meeting of June 6, 2007
- D. Approval of Claims – June 5, 2007 (ATTACHMENT II)

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- E. Approval of Payroll – June 14, 2007 (ATTACHMENT III)
- F. Recommendation for Reappointment to the Delhi Downtown Development Authority and Brownfield Redevelopment Authority-C. Howard Haas (ATTACHMENT IV).
- G. Recommendation for Reappointment to the Delhi Downtown Development Authority and Brownfield Redevelopment Authority-Howard Brighton (ATTACHMENT V).
- H. Recommendation for Reappointment to the Delhi Downtown Development Authority and Brownfield Redevelopment Authority-Jane Olney (ATTACHMENT VI).

KETCHUM MOVED TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED.

A Roll Call Vote was recorded as follows:

Ayes: Krepps, Sweet, Ammon, Goodrich, Hayhoe, Hope, Ketchum

MOTION CARRIED

UNFINISHED BUSINESS

COMPUTER TECHNICIAN – INFORMATION TECHNOLOGY DEPARTMENT – JOB VACANCY – PROPOSED CHANGE IN JOB STATUS AND PAY GRADE

The Board reviewed memorandums dated June 13, 2007 and May 29, 2007 from Twp. Mgr. Elsinga and June 13, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT VII).

HAYHOE MOVED TO APPROVE A FULL-TIME POSITION OF GIS/COMPUTER TECHNICIAN AT A PAY GRADE 8, WHICH REPLACES THE VACANT PART-TIME POSITION OF COMPUTER TECHNICIAN IN THE INFORMATION TECHNOLOGY DEPARTMENT.

Twp. Mgr. Elsinga stated that this position is currently a part-time position. The full-time position will serve as Computer Technician as well as coordinate the Township's GIS needs.

A Roll Call Vote was recorded as follows:

Ayes: Sweet, Ammon, Goodrich, Hayhoe, Hope, Ketchum, Krepps

MOTION CARRIED

AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-833 – USES PERMITTED UNDER TOWN CENTER (PROPOSED ZONING ORDINANCE NO. 39.136)

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT VIII).

HOPE MOVED TO ADOPT CASE NO. 07-833 AMENDING ZONING ORDINANCE NO. 39, SECTION 5.13 – TOWN CENTER DISTRICT, FOR THE PURPOSE OF REVISING SECTIONS 5.13.3, 5.13.4 AND 5.13.5, USES PERMITTED AND ADDING SECTION 5.13.5.1 AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR MAY 14, 2007 MEETING (ZONING ORDINANCE NO. 39.136).

Tracy Miller, Director of Community Development, stated that action was postponed on this item at the June 5, 2007 Board of Trustees meeting. At that time, the Board was concerned with Section 5.13.5.1, Uses Not Permitted. Ms. Miller stated that based on

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some of the comments received from the Board at the June 5, 2007 meeting the reference to consignment, resale and similar stores was removed from this section.

Al McFadyen, DDA Executive Director, stated that given the nature of the buildings in the Town Center area and the centrality of the Town Center area being the Township's front door, in addition to the investment in this area, there is a natural disinclination to have second hand store type uses in this area; however, there are a number of commercial uses that deal in second hand goods that are handled at a level that would be appropriate for this Town Center area which is where the idea of consignment comes in.

Trustee Krepps stated that he did not understand the distinction between a business owner who buys higher end used items and offers them for resale or a consignment shop. Mr. McFadyen stated that usually used goods that are sold on consignment are quite unique or of higher value. Trustee Krepps asked if Section 5.13.5.1 was added to address a situation that had already arisen in the district. Mr. McFadyen stated that approximately four years ago there was an interest of a flea market type business locating in the Town Center area and at that time it would not have been prohibited.

Marsha Bowers, 4626 Krental Ave., stated that the Ordinance outlined the Town Center and questioned if this approval also defines what the Town Center area is and will it be identified in the future. Ms. Miller stated that this amendment addresses textual changes only and does not result in any map amendment. The Town Center area consists of both sides of Cedar Street from Holt Road north to Keller Road; the north side of Holt Road from Thorburn Street to Aurelius Road; the south side of Holt Road from Aurelius Road to Michael Road; and on both sides of Aurelius Road from Holt Road to Cedar Street.

A Roll Call Vote was recorded as follows:

Ayes: Ammon, Goodrich, Hayhoe, Hope, Ketchum, Krepps, Sweet

MOTION CARRIED

NEW BUSINESS

PROPOSED AMENDMENT TO TOWNSHIP ORDINANCE NO. 72 – FIRE LANE ORDINANCE, SECOND CONSIDERATION

The Board reviewed memorandums dated June 1, 2007 from Twp. Mgr. Elsinga and April 17, 2007 from Rick Royston, Fire Chief (ATTACHMENT IX).

KREPPS MOVED UPON SECOND CONSIDERATION TO AMEND TOWNSHIP ORDINANCE NO. 72 – FIRE LANE ORDINANCE (TOWNSHIP ORDINANCE NO. 72.2).

Rick Royston, Fire Chief, stated that this is a new Ordinance which allows for more enforcement in regards to parking in fire lanes. Chief Royston stated that Holt Schools have already requested fire lanes as soon as the ordinance becomes effective.

Trustee Ketchum asked if the Sheriff's Department will watch over the fire lane areas. Chief Royston stated that most of these infractions will be handled on a complaint basis.

Supervisor Goodrich asked if the Handicap Officers would be allowed to issue citations. Chief Royston stated that he was not sure if they could or not.

Mike Hamilton, 4541 Sycamore, asked if it was the responsibility of the property owner to request the fire lane. Supervisor Goodrich answered in the affirmative.

A Roll Call Vote was recorded as follows:

Ayes: Goodrich, Hayhoe, Hope, Ketchum, Krepps, Sweet, Ammon

MOTION CARRIED

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**PROPOSED AMENDMENT TO TOWNSHIP ORDINANCE NO. 55 – PARKS
ORDINANCE, SECOND CONSIDERATION**

The Board reviewed memorandums dated May 29, 2007 from Twp. Mgr. Elsinga and Tracy Miller, Director of Community Development (ATTACHMENT X).

**SWEET MOVED UPON SECOND CONSIDERATION TO AMEND TOWNSHIP
ORDINANCE NO. 55 – PARKS ORDINANCE (TOWNSHIP ORDINANCE NO.
55.4).**

Tracy Miller, Director of Community Development, stated that this Ordinance is being amended to address Parks and Recreational areas as well as public land areas within the Township. Changes were made in the language regarding drunk and disorderly type behaviors and firearms to comply with State law. Other modifications were made relative to skateboarding, inline skating, freestyle BMX biking, and swimming and wading.

A Roll Call Vote was recorded as follows:

Ayes: Hayhoe, Hope, Ketchum, Krepps, Sweet, Ammon, Goodrich

MOTION CARRIED

**PROPOSED AMENDMENT TO TOWNSHIP ORDINANCE NO. 71 – DISORDERLY
CONDUCT ORDINANCE, INTRODUCTION AND FIRST CONSIDERATION**

The Board reviewed memorandums dated June 12, 2007 from Twp. Mgr. Elsinga and June 13, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XI).

**AMMON MOVED UPON INTRODUCTION AND FIRST CONSIDERATION, TO
AMEND TOWNSHIP ORDINANCE NO. 71.2 – DISORDERLY CONDUCT
ORDINANCE, WITH REGARDS TO PUBLIC INTOXICATION AND WEAPONS
AND FIREARMS.**

Tracy Miller, Director of Community Development, stated that during discussion on the Parks Ordinance (55.4), Township Attorney J. Richard Robinson stated that Ordinance No. 71.2 needed amending so that the language in the Ordinance relative to intoxicated people in public places and firearms mirrored the language in the Parks Ordinance.

Trustee Krepps stated that in Section 2, Subsection 4, the word “or” should be changed to “of”. Ms. Miller noted this change.

Trustee Sweet questioned if the Reporting of Data, Section 7, has taken place in the past and who is responsible for providing the report. Ms. Miller stated that she is not sure if the Court generates some type of report to the Township or not.

Renee Sumerix, 2616 Frank Street, commented Section 7, Reporting of Data.

A Roll Call Vote was recorded as follows:

Ayes: Hope, Ketchum, Krepps, Sweet, Ammon, Goodrich, Hayhoe

MOTION CARRIED

**RESOLUTION NO. 2007-028 – SET PUBLIC HEARING – ESTABLISHMENT OF AN
INDUSTRIAL DEVELOPMENT DISTRICT – DELHI NE/DEPOT STREET AREA**

The Board reviewed memorandums dated June 12, 2007 from Twp. Mgr. Elsinga and Tracy Miller, Director of Community Development (ATTACHMENT XII).

**HAYHOE MOVED TO ADOPT RESOLUTION NO. 2007-028 WHICH SETS A
PUBLIC HEARING FOR JULY 17, 2007 AT 8:00 P.M. FOR THE PURPOSE OF
RECEIVING COMMENTS ON THE PROPOSED ESTABLISHMENT OF AN**

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**INDUSTRIAL DEVELOPMENT DISTRICT FOR PROPERTY KNOWN AS THE
DELHI NE/DEPOT STREET AREA.**

Tracy Miller, Director of Community Development, stated that this area is comprised of the properties located within the Delhi NE Street, Depot Street and Keller Road triangle. This area includes properties that are either currently zoned for industrial land uses or buildings that are currently occupied by businesses that could potentially be qualified under tax abatement. Ms. Miller stated that Lumbertown/Pageant Homes could potentially be a qualified business as well as the vacant sites shown in the Master Plan for industrial uses. This district would include 28 properties.

A Roll Call Vote was recorded as follows:

Ayes: Ketchum, Krepps, Sweet, Ammon, Goodrich, Hayhoe, Hope

MOTION CARRIED

**RESOLUTION NO. 2007-029 – SET PUBLIC HEARING – APPLICATION FOR
INDUSTRIAL FACILITIES TAX ABATEMENT – DART CONTAINER OF MICHIGAN
LLC**

The Board reviewed memorandums dated June 12, 2007 from Twp. Mgr. Elsinga and June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XIII).

**KREPPS MOVED TO ADOPT RESOLUTION NO. 2007-029 WHICH SETS A
PUBLIC HEARING ON THE APPLICATION FOR INDUSTRIAL FACILITIES
EXEMPTION CERTIFICATE BY DART CONTAINER OF MICHIGAN LLC FOR
JULY 17, 2007 AT 8:00 P.M.**

Tracy Miller, Director of Community Development, stated that Dart Container has submitted an application for tax abatement for their property located at the corner of Depot and Delhi NE Streets. The company proposes to invest approximately \$2.15 million in new real property and another \$826,000 in personal property. Ms. Miller stated that Dart Container anticipates retaining 43 jobs and creating 4 new positions. The personal property that will be acquired consists of items such as ink plates, ink dies, ink testing equipment, etc.

A Roll Call Vote was recorded as follows:

Ayes: Krepps, Sweet, Ammon, Goodrich, Hayhoe, Hope, Ketchum

MOTION CARRIED

**RESOLUTION NO. 2007-030 – DESIGNATION OF TOWNSHIP PARKS AND
RECREATIONAL AREAS AND PUBLIC LAND AREAS**

The Board reviewed memorandums dated June 12, 2007 from Twp. Mgr. Elsinga and June 13, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XIV).

**SWEET MOVED TO ADOPT RESOLUTION NO. 2007-030 WHICH
DESIGNATES CERTAIN AREAS WITHIN DELHI CHARTER TOWNSHIP AS
“TOWNSHIP PARKS AND RECREATIONAL AREAS” AND “DESIGNATED
PUBLIC LAND AREAS”.**

Tracy Miller, Director of Community Development, stated that this Resolution designates certain areas within the Township as Parks and Recreational Areas and Designated Public Land Areas. Upon approval of the Parks Ordinance (No. 55.4), the Board needs to designate these properties.

A Roll Call Vote was recorded as follows:

Ayes: Sweet, Ammon, Goodrich, Hayhoe, Hope, Ketchum, Krepps

MOTION CARRIED

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RESOLUTION NO. 2007-031 – AMEND DELHI TOWNSHIP’S SCHEDULE OF FINES FOR MUNICIPAL CIVIL INFRACTIONS

The Board reviewed memorandums dated June 13, 2007 from Twp. Mgr. Elsinga and Tracy Miller, Director of Community Development (ATTACHMENT XV).

HOPE MOVED TO ADOPT RESOLUTION NO. 2007-031 AMENDING DELHI TOWNSHIP’S SCHEDULE OF FINES FOR MUNICIPAL CIVIL INFRACTIONS.

Tracy Miller, Director of Community Development, stated that this Resolution will set the fines for civil infractions violations of the Parks and Recreation Ordinance (55.4).

A Roll Call Vote was recorded as follows:

Ayes: Ammon, Goodrich, Hayhoe, Hope, Ketchum, Krepps, Sweet

MOTION CARRIED

ZONING AND DEVELOPMENT

AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-822 – SITE PLAN REVIEW, APPROVAL AND PERMITS (PROPOSED ZONING ORDINANCE NO. 39.125)

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XVI).

AMMON MOVED TO ADOPT CASE NO. 07-822 AMENDING ZONING ORDINANCE NO. 39, SECTION 3.3 – SITE PLAN REVIEW, APPROVAL AND PERMITS, FOR THE PURPOSE OF REVISING SECTIONS 3.3.1, 3.3.2, 3.3.4.1, 3.3.5 AND DELETING SECTION 3.3.12, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR JUNE 11, 2007 MEETING (ZONING ORDINANCE NO. 39.125).

Tracy Miller, Director of Community Development, stated that the majority of the changes to this Ordinance are to an existing process. Additionally, Section 3.3.1 was added which clarifies that preliminary and site plans can be done simultaneously. This provision was duplicated in the Ordinance and was removed requiring some renumbering. Ms. Miller stated that Section 3.3.12 was deleted which referred to appeals. Ms. Miller stated that there is a possibility that the Planning Commission would have to sue its Zoning Board of Appeals in Probate Court by allowing Section 3.3.12 to remain in the Zoning Ordinance. By deleting this section, appeals would be heard through the court systems.

Renee Sumerix, 2616 Frank Street, spoke against removing Section 3.3.12.

Marsha Bowers, 4626 Krental Ave., stated that she felt decision making in regards to minor and major developments mentioned in this amendment were confusing and should be reviewed. Ms. Bowers also stated that she is against the removal of Section 3.3.12.

Trustee Krepps asked if a decision that is appealed by the Planning Commission would go directly to the Circuit Court as opposed to the Zoning Board of Appeals by removing this section. Ms. Miller answered in the affirmative, stating that Section 3.3.12 was amended by a past Director of Community Development; previous to that, it did not exist in the Ordinance. Ms. Miller stated that the reason it did not exist in the Ordinance is based on some very basic principles regarding the right to use your property. The Township Zoning Ordinance says that if you can comply with the requirements of the Ordinance, the Planning Commission shall approve.

Trustee Ketchum stated that he is concerned with the removal of Section 3.3.12.

A Roll Call Vote was recorded as follows:

Ayes: Goodrich, Hayhoe, Hope, Krepps, Sweet, Ammon

Nays: Ketchum

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MOTION CARRIED

**AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-824 –
MISCELLANEOUS SPECIAL USES (PROPOSED ZONING ORDINANCE NO. 39.127)**

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XVII).

KREPPS MOVED TO ADOPT CASE NO. 07-824 AMENDING ZONING ORDINANCE NO. 39, SECTION 8.6 – MISCELLANEOUS SPECIAL USES, FOR THE PURPOSE OF REVISING SECTION 8.6.3 WITH REGARDS TO SITE DEVELOPMENT REQUIREMENTS, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR JUNE 11, 2007 MEETING (ZONING ORDINANCE NO. 39.127).

Tracy Miller, Director of Community Development, stated that these changes are in regards to sewage treatment and disposal installations, which is clarified to state that the Ordinance is referring to private multi-users sewage treatment and disposal installations as opposed to public sewage or single family on-site septic systems. Ms. Miller stated that some textual changes were made and Subsection 8, regarding temporary structures, was relocated to another section. Ms. Miller stated that child care and foster care requirements were revamped to more closely reflect the State of Michigan requirements.

Marsha Bowers, 4626 Krental Ave., asked for clarification on the child care and foster care establishment requirements.

A Roll Call Vote was recorded as follows:

Ayes: Hayhoe, Hope, Ketchum, Krepps, Sweet, Ammon, Goodrich

MOTION CARRIED

AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-826 – LANDSCAPE REQUIREMENTS (PROPOSED ZONING ORDINANCE NO. 39.129)

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XVIII).

HAYHOE MOVED TO ADOPT CASE NO. 07-826 AMENDING ZONING ORDINANCE NO. 39, SECTION 6.10 – LANDSCAPE REQUIREMENTS, FOR THE PURPOSE OF REVISING SECTIONS 6.10.1.4, 6.10.1.5, 6.10.1.6, 6.10.1.7, 6.10.2.3 AND 6.10.3.8, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR JUNE 11, 2007 MEETING (ZONING ORDINANCE NO. 39.129).

Tracy Miller, Director of Community Development, stated that textual changes have been made to the Ordinance as well as an exception for shared access drives. Text was added regarding Ingham County Road Commission approved species of trees planted within the greenbelt. The list of approved trees has been removed in Section 6.10.1.6. The greenbelt tree planting requirements within a buffer zone was being removed. Designated planting seasons were added.

Trustee Ketchum asked how acceptable species of tree will be determined. Ms. Miller stated that the Ordinance states that trees should be chosen that are disease resistant, not prone to weakness, long lived, etc. If the Director of Community Development is not certain on a type of species, research would take place to determine if the species fits the request of the Ordinance.

A Roll Call Vote was recorded as follows:

Ayes: Hope, Ketchum, Krepps, Sweet, Ammon, Goodrich, Hayhoe

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AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-828 – ARTICLE IX - AMENDMENTS (PROPOSED ZONING ORDINANCE NO. 39.131)

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XIX).

SWEET MOVED TO ADOPT CASE NO. 07-828 AMENDING ZONING ORDINANCE NO. 39, ARTICLE IX – AMENDMENTS, FOR THE PURPOSE OF REVISING SECTIONS 9.1, 9.3.4, 9.3.5 AND 9.3.7, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR JUNE 11, 2007 MEETING (ZONING ORDINANCE NO. 39.131).

Tracy Miller, Director of Community Development, stated that all of these changes are necessary to bring the amendment section of the Zoning Ordinance into compliance with the Michigan Zoning Enabling Act. The most significant change is the way noticing and publishing is done. Additionally, the Michigan Zoning Enabling Act only requires that a Zoning Ordinance be presented to the Board of Trustees one time for approval. The Ordinance becomes effective seven days after publication or at a time that is specified.

Renee Sumerix, 2616 Frank Street, spoke in regards to Ordinance posting guidelines and procedures of the Michigan Townships Association.

Marsha Bowers, 4626 Krental Ave., commented on the Ordinance postings on the Township website.

A Roll Call Vote was recorded as follows:

Ayes: Ketchum, Krepps, Sweet, Ammon, Goodrich, Hayhoe, Hope

MOTION CARRIED

AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-832 – GENERAL STANDARDS AND REQUIREMENTS (PROPOSED ZONING ORDINANCE NO. 39.135)

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XX).

AMMON MOVED TO ADOPT CASE NO. 07-832 AMENDING ZONING ORDINANCE NO. 39, SECTION 8.1 – GENERAL STANDARDS AND REQUIREMENTS, FOR THE PURPOSE OF REVISING SECTIONS 8.1.2, 8.1.2.1 AND 8.1.3, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR JUNE 11, 2007 MEETING (ZONING ORDINANCE NO. 39.135).

Tracy Miller, Director of Community Development, stated that the new Michigan Zoning Enabling Act states that public hearings are no longer required for Special Use Permits unless a property owner within 300 feet of the subject property requests one. Section 8.1, Subsection 3 reflects this change. Subsection 5 of Section 8.1 modifies Special Use Permit time frames. Ms. Miller further stated that the Zoning Administrator has been change to the Director of Community Development.

Renee Sumerix, 2616 Frank Street, commented on the time frame of the Special Use Permits.

Marsha Bowers, 4626 Krental Ave., questioned the notification of property owners in regards to the Special Use Permit. Ms. Miller stated that property owners within 300 feet will still be notified.

A Roll Call Vote was recorded as follows:

Ayes: Sweet, Ammon, Goodrich, Hayhoe, Hope, Ketchum, Krepps

MOTION CARRIED

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MINUTES OF REGULAR MEETING HELD ON JUNE 19, 2007**

AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-837 – REVISION OF DEFINITIONS (PROPOSED ZONING ORDINANCE NO. 39.140)

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XXI).

KREPPS MOVED TO ADOPT CASE NO. 07-837 AMENDING ZONING ORDINANCE NO. 39, SECTION 10.2 OF ARTICLE X – DEFINITIONS, FOR THE PURPOSE OF ADDING AND CLARIFYING DEFINITIONS, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR MAY 14, 2007 MEETING (ZONING ORDINANCE NO. 39.140).

Tracy Miller, Director of Community Development, stated that Article X of the Ordinance is the definitions section. The definition of Antiques was added and the definition for Building Front was clarified. The Lot Width definitions were listed twice and one is being deleted and the definition of Home Occupation is being deleted and referred back to the section that talks about Home Occupation. The Site Plan Review Committee was defined.

Trustee Ketchum stated that a vehicle that is 25 years old is considered an antique by the State of Michigan and questioned the difference of an old car as opposed to an antique vehicle. Clerk Hope read the definition of Junk Motor Vehicles from Township Ordinance No. 79.

A Roll Call Vote was recorded as follows:

Ayes: Ammon, Goodrich, Hayhoe, Hope, Ketchum, Krepps, Sweet

MOTION CARRIED

AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-838 – REVISIONS TO INDUSTRIAL WAREHOUSE DISTRICT (PROPOSED ZONING ORDINANCE NO. 39.141)

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XXII).

HAYHOE MOVED TO ADOPT CASE NO. 07-838 AMENDING ZONING ORDINANCE NO. 39, SECTIONS 5.15, 5.16, 5.17, 5.18 AND 5.19, FOR THE PURPOSE OF DELETING SITE PLAN REVIEW SECTIONS AND ADDING BUILDING BOARD OF APPEALS TO THE SUPPORTING EVIDENCE REQUIRED SECTIONS, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR MAY 14, 2007 MEETING (ZONING ORDINANCE NO. 39.141).

Tracy Miller, Director of Community Development, stated that in each of the industrial zoning districts there are statements that say any request for industrial rezoning is subject to the site plan review process provided in Section 3.3 of this Ordinance. Ms. Miller stated that this is contrary to a decision regarding rezoning a piece of property. By removing this item the Township is not losing the ability to require a site plan review for any proposed development that may occur within any of the industrial zones but a rezoning decision will not be tied to a site plan decision.

A Roll Call Vote was recorded as follows:

Ayes: Goodrich, Hayhoe, Hope, Ketchum, Krepps, Sweet, Ammon

MOTION CARRIED

AMENDMENT TO ZONING ORDINANCE NO. 39 – CASE NO. 07-839 USES PERMITTED BY SPECIAL USE PERMIT IN C-2 GENERAL BUSINESS DISTRICT (PROPOSED ZONING ORDINANCE NO. 39.142)

**DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON JUNE 19, 2007**

The Board reviewed a memorandum dated June 14, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XXIII).

KREPPS MOVED TO ADOPT CASE NO. 07-839 AMENDING ZONING ORDINANCE NO. 39, SECTION 5.10.4 FOR THE PURPOSE OF REVISING USES PERMITTED BY SPECIAL USE PERMIT IN THE C-2 GENERAL BUSINESS DISTRICT, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR JUNE 11, 2007 MEETING (ZONING ORDINANCE NO. 39.142).

Tracy Miller, Director of Community Development, stated that the only change in this section of the Ordinance is in the Uses Permitted by Special Use Permit, specifically Subsection 6, which states that all buildings that are 2,500 feet or larger have to have a Special Use Permit. Ms. Miller stated that the purpose of a Special Use Permit is to give the Township the ability to enact additional regulations to protect the general health, safety and welfare of the community. If business oriented buildings over 2,500 feet in size are routinely issued Special Use Permits without conditions attached to them, the thought is that probably this is not achieving the objective that was intended. Ms. Miller stated that after research was conducted on existing businesses in the Township it was determined that the 2,500 feet limit should be increased to 50,000 feet.

A Roll Call Vote was recorded as follows:

Ayes: Hayhoe, Hope, Ketchum, Krepps, Sweet, Ammon, Goodrich

MOTION CARRIED

REPORTS

SUPERVISOR

MTA BREAKFAST MEETING

Supervisor Goodrich stated that he attended an MTA Supervisor's meeting at Plainfield Township on June 15, 2007.

MTA MEETING REGARDING HOUSE BILL 4780 BILL

Supervisor Goodrich stated that Twp. Mgr. Elsinga, Clerk Hope and himself attended a meeting at Meridian Township regarding House Bill 4780. The bill would eliminate some of the functions of smaller townships.

TREASURER

SUMMER 2007 PROPERTY TAXES

Treasurer Ammon stated that Summer Tax bills will be printed June 20, 2007 and be in mailboxes on July 2, 2007.

TOWNSHIP MANAGER

GOALS AND OBJECTIVES MEETING

Twp. Mgr. Elsinga stated that the June 18, 2007 Goals and Objectives meeting was productive and thanked the Board members for their participation.

LIMITED PUBLIC COMMENTS - None

**DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON JUNE 19, 2007**

ADJOURNMENT

Meeting adjourned at 9:32 p.m.

FYI

1. Letter dated May 31, 2007 from Comcast Cable re: Price Changes.
2. Letter dated May 30, 2007 from Michigan Department of Environmental Quality re: National Pollutants Discharge Elimination Permit.
3. May 2007 Newsletter – Tri-County Metro Narcotics Squad.

Date: _____

Evan Hope, Township Clerk

Date: _____

Stuart Goodrich, Supervisor

/af