

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON APRIL 8, 2019**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, April 8, 2019, in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Commissioner Craig called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Patrick Brown, Rita Craig, Fredric Ford, Michael Goodall, Matthew Lincoln, Ken O'Hara, Orlando Todd, Betsy Zietlow

Members Absent: Kimberly Berry-Smokoski

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE MARCH 25, 2019 PLANNING COMMISSION MINUTES

Goodall moved and Brown seconded to approve the March 25, 2019 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: None

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items):

None.

PUBLIC HEARING, CASE #19-894, KRANTZ ROAD, 33-25-05-20-300-009, REZONING FROM "PD-2: EVERGREEN VILLAGE" TO "R-1A: RURAL RESIDENTIAL".

Ms. Miller reviewed the staff report for this case. The applicant is requesting that the property be rezoned from PD-2: Evergreen Village to R-1A: Rural Residential. The subject property has been acquired by a new owner. It is no longer available for development of future phases of the Evergreen Village project, as was originally anticipated when the PD-2 was approved. The property is served by a gravel/seal coat road, which is unlikely to change due to the discontinued development of Evergreen Village. Public water is available to the property, but sanitary sewer is not readily accessible. Sewer was originally anticipated to be extended to the subject site through the development of Evergreen Village. There are no easements from the existing sewer within the development to this property. It is staff's recommendation that the property be rezoned because the PD-2 zoning, which was specific to the Evergreen Village project, is no longer applicable. The question before the PC is whether R-1A, or some other district, is most appropriate. The limitations on sewer availability, lack of paved roadway, and adjacent active and ongoing agricultural production may warrant something other than a typical medium density residential zoning.

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Nathan Condie (3635 Scholar Lane), the applicant and property owner, was present. He stated that his family would like to split the property and build a single-family home.

Public Hearing Opened at 6:38 PM

No members of the public who spoke during the hearing.

Public Hearing Closed at 6:38 PM

MOTION

Brown moved, seconded by Lincoln, to recommend to the Township Board approval of Case#19-894 to rezone approximately 30 acres of property located on Krantz Road (33-25-05-20-300-009) from PD-2: Evergreen Village to R-1A: Rural Residential based on being consistent with the purpose and intent of the Zoning Ordinance, being compatible with the existing and anticipated development in the area pursuant to the adopted Master Plan.

A Roll Call Vote was recorded as follows:

Ayes: Lincoln, Brown, Craig, Ford, Goodall, O'Hara, Todd, Zietlow

Nays: None

Absent: Berry-Smokoski

Abstain: None

Discussion: None.

MOTION CARRIED

PUBLIC HEARING, CASE #19-895, 1298 Cedar Road, 33-25-05-25-152-009, REZONING FROM "C-2: GENERAL BUSINESS" TO "IA: INDUSTRIAL ASSEMBLY".

Ms. Miller reviewed the staff report for this case. The applicant is requesting that the property be rezoned from C-2: General Business to IA: Industrial Assembly. The applicant has stated that the reason for the rezoning request is that they would like to open a dog kennel that would accommodate up to 60 dogs. Staff explained that in the current C-2 zoning district, a kennel providing service for up to 30 dogs could be approved by Special Use Permit (SUP). However, in the IA district, up to 60 dogs could be approved with a SUP. The applicant is asking for the property to be rezoned so that they could apply for an SUP for 60 dogs.

Staff explained that the property does not conform to the minimum requirements for IA zoned sites. The property is not 2 acres in size, which is the minimum size stipulated in the IA district. Further, the property does not have the required 200' of road frontage, and the building does not meet IA district setbacks. Staff reminded the Commissioners that since this is a traditional rezoning request, the future use of the site would not be limited to just the dog kennel. Any permitted land use in the IA district would be an option, including some that may not be compatible with other land uses in this area.

Shannon Wright (3402 Snow Glen Lane, Lansing) stated that she was present to represent the builder, Brian Ballard, who was working for the applicant. She stated that the reason they were requesting the rezoning was because they wanted to open a boarding kennel for up to 60 dogs at a time. She stated that there is a need in the community for this service. She stated that limiting

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the operation to only the 30 dogs that could be permitting under the existing zoning (C-2) was not financially feasible. She indicated that they had not considered other properties and acquired this property without knowing about the 30 dog limit.

O'Hara stated that he was concerned about rezoning this property to IA when it does not meet any of the development standards for the district. He stated that the Planning Commission must also be cognizant of the fact that when a property is rezoned, any of the land uses permitted within the new district can occur. He likes the idea of a dog kennel in this location, but does not think that rezoning the non-compliant property just so the applicant can have 60 dogs is good practice.

Brown stated that he agreed that there was a need for a dog kennel facility in the area, and that he hates to put a damper on that, but that he feels that the property is not well suited for IA. He also asked approximately how long the building had been vacant. Staff replied that she was not completely sure, but probably over a year.

Lincoln clarified his understanding that the rezoning request was not a request for conditional rezoning. Ms. Miller confirmed that the request was for traditional rezoning.

There was general discussion regarding the Commissioner's opinion that if the property to the north had been combined with this property, and included in the rezoning request, it would be more likely to conform to the requirements of the IA district.

Public Hearing Opened at 6:54 PM

No members of the public who spoke during the hearing.

Public Hearing Closed at 6:54 PM

MOTION

Todd moved, seconded by O'Hara, to recommend to the Township Board denial of Case#19-895 to rezone property located at 1298 N. Cedar Road (33-25-05-25-152-009) from C-2: General Business to IA: Industrial Assembly based on being inconsistent with the planned future development as outline in the Master Plan and Future Land Use Map, and that the property does not meet the minimum site development requirements for overall size and setbacks.

A Roll Call Vote was recorded as follows:

**Ayes: Lincoln, Brown, Craig, Ford, Goodall, O'Hara, Todd, Zietlow
Nays: None
Absent: Berry-Smocoski
Abstain: None**

Discussion: None.

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

There was general discussion about that status of ongoing projects.

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ADJOURNMENT

Meeting adjourned at approximately 6:59 PM

Date: _____

Orlando Todd, Secretary

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