

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON JULY 22, 2019**

---

The Delhi Charter Township Planning Commission held a regular meeting on Monday, July 22, 2019, 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, Fredric Ford, Matthew Lincoln, Ken O'Hara, Orlando Todd, Betsy Zietlow

Members Absent: Rita Craig, Michael Goodall

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

**AMENDMENTS TO THE AGENDA: None**

**APPROVAL OF THE JUNE 24, 2019 PLANNING COMMISSION MINUTES**

Zietlow moved and O'Hara seconded to approve the June 24, 2019 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: Craig, Goodall

**MOTION CARRIED**

**PUBLIC COMMENT (Non-Agenda Items):**

None.

**FINAL SITE PLAN APPROVAL, SP19-003, DOLLAR GENERAL, 2695 EATON RAPIDS ROAD, 33-25-05-07-326-020**

---

Ms. Tobias reviewed the staff report for this case. The applicant is proposing the construction of a new building for Dollar General that is approximately 9,100 SF in size. There are currently no structures on the site, except for an existing driveway approach. The site has some scrub bush vegetation located towards the rear of the property in the northeast corner. The Zoning Board of Appeals granted the project a 19 space parking variance on March 11, 2019, with the condition that the existing trees and vegetation in the northeast and southwest corners of the property be maintained to the maximum extent feasible. All reviewing departments and agencies have approved the site plan.

Mark Zawadski of the Zaremba Group, and Whitney Pizzala of AR Engineering, were both present.

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON JULY 22, 2019**

---

Discussion: O'Hara questions the variance and the ramifications if the property were to be sold to a different party. Ms. Miller indicated that the variance request is specific to the Dollar General and that whenever buildings change occupancies, parking can be re-evaluated.

**MOTION**

**Brown moved, seconded by O'Hara, to approve the Final Site Plan prepared by Zarembo Group, LLC, with a revision date of 7/12/2019, for the construction of a 9,100 SF Dollar General building located at 2695 Eaton Rapids Road (Parcel Number 33-25-05-07-326-020) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3.**

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

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

**Discussion: None.**

**MOTION CARRIED**

**GENERAL DISCUSSION AND UPDATES**

There was general discussion about that status of ongoing projects.

**ADJOURNMENT**

Meeting adjourned at approximately 7:01 PM

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

\_\_\_\_\_  
Orlando Todd, Secretary

/nt

SUBJECT TO APPROVAL