

**DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON AUGUST 12, 2019**

The Delhi Charter Township Planning Commission held a regular meeting on Monday, August 12, 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, Rita Craig, Fredric Ford, Michael Goodall, Matthew Lincoln, Ken O'Hara, Orlando Todd, Betsy Zietlow

Members Absent: None

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE JULY 22, 2019 PLANNING COMMISSION MINUTES

Goodall moved and Ford seconded to approve the July 22, 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 #19-289, 3120 Spanish Oak Drive, 33-25-05-02-402-004, SPECIAL USE PERMIT TO ALLOW OUTDOOR STORAGE

Ms. Tobias reviewed the staff report for this case. This property is zoned IP: Industrial Park. A Special Use Permit (SUP) is required for Outdoor Storage in this zoning district. The owner and applicant, in this case, is Dart Container. The tenant in the building is Limbach Company, LLC. Limbach Company, LLC is a national heating, ventilation, and air conditioning company which located in Oakwood Executive Park in January of 2019. The business is growing and expanding in the Greater Lansing Area. Staff suggests that, if approved, any outdoor storage must occur within the fenced and paved area of the site. Further, that the fence shall be fully opaque and well maintained. Finally, that the SUP be specific to Limbach Company, LLC and shall not be transferred.

Karl Griffin from Dart, and Kevin Dettling from Limbach Company, LLC, were both present.

SUBJECT TO APPROVAL

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Brown asked how much space in the fenced and paved area does the tenant intend to occupy with storage and materials. Mr. Dettling stated that most of the paved area will be utilized for this purpose.

Brown asked if the tenant intends to share a key to the gate with the Fire Department. Mr. Dettling stated that he plans to share a key and the gate will be built in a way it can be accessible to emergency responders.

O'Hara asked how old the building was. Mr. Griffin stated the building was built in 1997 and is fire suppressed.

Public Hearing Opened at 6:40 PM
None
Public Hearing Closed at 6:41 PM

MOTION

Brown moved, seconded by Zietlow to recommend to the Township Board approval of SUP 19-289 that would permit outdoor storage at 3120 Spanish Oak Drive (33-25-05-02-402-004) in the IP: Industrial Park zoning district with the listed conditions below pursuant to Section 5.19.3(1). 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 19-289 Outdoor Storage" dated August 8, 2019 is hereby adopted.

1. Outdoor storage must be entirely within the fenced to the east of the building, and shall occur only on the paved area.
2. The fence must be properly maintained and be fully opaque.
3. That this Special Use Permit is specific to the tenant Limbach Company LLC, and shall not be transferred.

A Roll Call Vote was recorded as follows:

Ayes: Berry-Smokoski, Brown, Craig, Ford, Goodall, Lincoln, O'Hara, Todd, Zietlow
Nays: None
Absent: None
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 6:54 PM

Date: _____

Orlando Todd, Secretary

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