

DELHI CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION HELD ON AUGUST 14TH, 2023

The Delhi Charter Township Planning Commission held a regular meeting on Monday, August 14th, 2023 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Ford 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, Steve Netzel, Marni Swanson, Betsy Zietlow

Members Absent: Orlando Todd

Others Present: Noelle Tobias, Assistant Planner
Sara Thornton, Zoning and Planning Secretary

AMENDMENTS TO THE AGENDA: None

APPROVAL OF JUNE 12TH, 2023 PLANNING COMMISSION MINUTES

Goodall moved and Zietlow seconded to approve the June 12th, 2023 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: Todd

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None.

FINAL SITE PLAN APPROVAL SP23-001, ORCHID ORTHOPEDIC, 1489 & 1485 N. CEDAR RD., 33-25-05-23-400-024, 23-400-032, 26-200-013

Ms. Tobias reviewed the staff report. The applicant is proposing the construction of a 24,055 SF addition that connects the two existing buildings into one larger 55,473 SF facility.

Daryl Kesler (DL Kesler Construction), the applicant was present.

Greg Petru (KEBS Inc.) was present on behalf of the applicant.

MOTION

Berry moved, Zietlow seconded, to approve the Final Site Plan prepared by Keb's, Inc. for the construction of a 24,055 SF addition to the industrial buildings located at 1485/1489 N. Cedar Road (Parcel Numbers 33-25-05-23-400-024, 23-400-32, & 26-200-013) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3. The following condition to apply:

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1. Deed restrictions must be recorded for all three parcels indicating the parcels cannot be sold separately and must be sold together.
2. The 175' Consumer's Energy gas easement running east and west be vacated.

Ayes: Berry-Smokoski, Brown, Craig, Ford, Goodall, Netzel, Swanson, Zietlow
Nays: None
Absent: Todd
Abstain: None

MOTION CARRIED

**PUBLIC HEARING, SPECIAL USE PERMIT CASE #23-305, 2385 DELI COMMERCE DR.,
33-25-05-15-202-029**

Ms. Tobias reviewed the staff report. The applicant has requested a Special Use Permit (SUP) to allow an "Animal Daycare or other pet related business" (specifically a guinea pig rescue) within the C-2: General Business zoning district pursuant to Section 5.10.4 (7) of the Zoning Ordinance.

Lisa Trubac (The Cozy Cavy) was present on behalf of the applicant.

Brown asked how the business generates income. Trubac responded predominantly by donations and their online store.

Public hearing opened: 6:49 pm

No public comment.

Public hearing closed: 6:49 pm

MOTION

Brown moved, Goodall seconded, to recommend to the Township Board approval of SUP #23-305 for a Pet Rescue (specifically for guinea pigs) within the C:2: General Business Zoning District pursuant to Section 5.10.4(7) of the Zoning Ordinance for property located at 2385 Delhi Commerce Drive Suite 2A (Parcel #33-25-05-15-202-029). The following conditions to apply:

1. The use be primarily for guinea pigs.
2. Hamsters, gerbils, rabbits, and the like, are permitted occasionally.
3. Dogs, cats, snakes, birds, and the like, are not permitted any time.
4. No outdoor area for housing or keeping of animals at any time.
5. There shall be no odor detectable to adjacent tenants/properties.
6. There shall be no noise detectable to adjacent tenants/properties.

The Planning Commission has received the "Basis for Determination for Granting a Special Use Permit" and has found that the general and specific standards outlined in Section 8.1.3 have been satisfied and that those findings are accurately reflected in the document entitled "Basis for Determination for SUP#23-305" dated August 8, 2023 and it is fully incorporated into this motion and the official meeting minutes.

Ayes: Berry-Smokoski, Brown, Craig, Ford, Goodall, Netzel, Swanson, Zietlow
Nays: None
Absent: Todd
Abstain: None

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MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

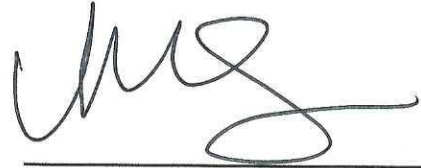
There was general discussion about the status of upcoming projects.

ADJOURNMENT

Meeting adjourned at 6:52 pm.

Date: 9-25-23

/set



Marni Swanson, Secretary