

**DELHI CHARTER TOWNSHIP  
MINUTES OF THE PLANNING COMMISSION HELD ON SEPTEMBER 25TH, 2023**

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The Delhi Charter Township Planning Commission held a regular meeting on Monday, September 25th, 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, Steve Netzel, Marni Swanson, Orlando Todd, Betsy Zietlow

Members Absent: None

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

**AMENDMENTS TO THE AGENDA: None**

**APPROVAL OF AUGUST 14TH, 2023 PLANNING COMMISSION MINUTES**

Brown moved and Zietlow seconded to approve the August 14th, 2023 meeting minutes.

A Voice Poll was recorded as follows: All Ayes

Absent: None

**MOTION CARRIED**

**PUBLIC COMMENT (Non-Agenda Items):** None

**SITE PLAN EXTENSION SP23-003, MOLDED PLASTICS, 2382 JARCO DR.,  
33-25-05-14-201-005**

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Ms. Tobias reviewed the memorandum. Construction of the Molded Plastics 33,838 SF addition has not commenced and will not start prior to the end of the 1-year time period for site plans. The applicant requested the extension in writing as required.

**MOTION**

Brown moved, Craig seconded, to approve a 1 – year time limit extension for Final Site Plan approval of the addition to Molded Plastics located at 2382 Jarco Drive (Parcel Number 33-25-05-14-201-005) as originally approved on September 26<sup>th</sup>, 2022. This action makes the approval site plan valid until September 26<sup>th</sup>, 2024, at which time it shall expire if actual physical construction has not commenced pursuant to Zoning Ordinance Section 3.3.8(1)2.

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

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**MOTION CARRIED**

**SITE PLAN AMENDMENT, REDWOOD LIVING APARTMENTS, 33-25-05-23-400-040,  
23-400-041 AND 23-400-035**

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Ms. Tobias reviewed the staff report. The applicant is proposing an amendment to the previously approved site plan for the development. The amendment request is to add an earthen berm.

Ian Graham (Bermann Engineering) was present on behalf of the applicant.

Brown asked how storm water will be directed away from the residents. Graham responded by creating a swale that would move the water towards Holbrook Drive and a catch basin to the south.

**MOTION**

Todd moved, Zietlow seconded, to amend site plans SP19-001 & SP22-001 to include an earthen berm as shown in plans submitted by Bergmann Associates dated 2/28/2023 (specifically sheets C000, C301, C302 & C303) for the Redwood development (parcel numbers 33-25-05-23-400-035, 23-400-040 & 23-400-041) based on meeting the Zoning Ordinance requirements for Site Plan Review and approval pursuant to Section 3.3 with the following conditions:

1. The applicant/developer is responsible for maintenance of the berm. The berm is to be maintained (mowing, shrubbery, etc.) by the owner/developer at all times to assure the drainage coming off the berm is properly conveyed into the storm system(s). Stormwater catch basins, the swale and all stormwater elements shall be cleaned and maintained at all times so that they function as designed.

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

**MOTION CARRIED**

**GENERAL DISCUSSION AND UPDATES**

There was general discussion about the status of upcoming projects.

**ADJOURNMENT**

Meeting adjourned at 6:51 pm.

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

/set

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Marni Swanson, Secretary