The Tuesday, April 18, 2006 meeting of the Delhi Township Zoning Commission was called to order by Chairman Charlie Fehr at 7:00 p.m. at the Administration Building. The meeting began with the Pledge of Allegiance to the Flag.

Members present:
Charlie Fehr
John Wickstrom
Marijane Klug
Jayne Berning Patton
Ed Jung

Also present:
Thomas R. Stahlheber, Director of Development Services
David C. Lane, Law Director

The Commission received certification that the rules pertaining to the Sunshine Law had been adhered to for the meeting.

Resolution 2006-02
Mr. Wickstrom moved and Mrs. Klug seconded to approve the minutes of the Commissions' November 22, 2005 and January 5, 2006 meetings. Mssrs. Fehr, Wickstrom, and Jung and Messes. Patton and Klug voted aye. Motion carried.

The hearing on the landscape plan in case ZC 2005-1 was convened.

Mr. Stahlheber advised that the approval of the zone change for the property at 585 Anderson Ferry was conditioned upon the submission and approval of a landscape plan. He commented that approval of the plan was postponed at the time of approval of the final development plan until such time as the impact of the development on the neighboring properties could be better determined. He stated that the revised plan includes modifications made in response to suggestions made by the Township horticulturalist.

Tom Linneman, Cheviot Savings Bank, 3219 Milverton Court, advised that the now proposed plan increases the amount of landscaping on the bank's property and includes modification in response to the Township horticulturalist's recommendations. He commented that offers were made to the three contiguous property owners to landscape their property to their liking or to pay them each $4,000. He noted that each of the neighbors accepted the check option. He advised that the wall along the west property line originally proposed on the development plan will not be constructed in response to the request of the neighbor most directly affected by it.

To Mrs. Patton's question as to if there will be a retaining wall in the rear yard Mr. Linneman responded in the affirmative advising that a 5' high retaining wall would be necessary to support the parking spaces near the southwest corner of the rear yard. He

commented that a vinyl coated chain link fence would be installed in place of the originally proposed wall.

To Mrs. Patton's question as to if the fence would extend to Mr. Rewwer's side of the property Mr. Linneman responded in the affirmative advising that the fence would extend 20' easterly from the west property line. He commented that Mr. Rewwer has approved the type, location and length of the fence as well as the number, type and location of the bushes being planted along his property line.

To Mr. Fehr's question as to if the proposed fence would replace the existing neighbors fences Mr. Linneman responded in the negative, advising that the proposed fence would be an additional fence.

Mr. Fehr commented that the concerns expressed by neighbors at the zone change hearing regarding people cutting through the subject property onto properties on Gander would be adequately addressed by the new and old fences. Mr. Stahlheber advised that a zoning certificate was obtained for the proposed fence.

To Mr. Fehr's question as to if the proposed landscape plan had been approved by the Township horticulturalist Mr. Stahlheber responded in the affirmative.

Mr. Stahlheber requested that if approving the proposed landscape plan that the Commission condition such approval on the usual boilerplate conditions, included a time frame in which the landscape plan is to be implemented.

Resolution 2006-03

Mr. Wickstrom moved and Mrs. Klug seconded to approve the landscape plan in Case ZC2005-1 conditioned upon the plan being modified to include various administrative notations as to be determined by the Director of Development Services, the plan being implemented within 60 days of approval, and that the final zoning certificate of occupancy for the development not be issued until such time as the development is found to comply completely with the approved final development and landscape plans. Messrs. Fehr, Wickstrom and Jung, and Messes. Patton and Klug voted aye. Motion carried. (formal resolution attached).

Old Business:

- Mr. Stahlheber advised that at his request the Township Law Director has researched the issue of requiring infill residential developments to be built at a density that would average the densities under which neighboring properties were developed. Mr. Lane has advised that such a regulation would be unconstitutional suggesting two alternatives: try to convince developers to make use of our existing Community Unit Plan regulations; or, for just cause, making changes to the zoning map as warranted. Mr. Stahlheber advised that administratively he would continue to push the Community Unit Plan regulations.
- Mr. Stahlheber advised that he is continuing work on the text amendment dealing with accessory garages.

- Mr. Stahlheber advised that he had nothing to report on the status of Fifth Third Bank inasmuch as he has received no response from them to his inquiries. He commented that the neighboring building on Delhi was for sale.
- Mr. Stahlheber advised of the possibility of a zone change request for the property at 5077 Delhi. He commented that recently the building at the property (previously Bopper's) had been razed, and that the parking lot behind it was actually in a residence zone district. He noted that the property owner has repeatedly advised of his intent to redevelop his properties in the vicinity.
- Mr. Stahlheber advised that he expects to soon receive the landscape and lighting plans for the Glens of Delhi (ZC2001-3). He commented that both the Township horticulturalist and the developer have been informed that there are lighting issues, with the developer advising that they intend to address those issues with landscape materials. He noted that if the screening fence constructed along the east property line is to remain that it needed to be indicated on the landscape plan.
- Mr. Stahlheber advised that as part of the approved Township operating budget an in-house Township horticulturalist has been hired, operating out of the Parks & Recreation Department. He commented that that person would serve the Commissions' needs with respect to reviewing, commenting on and inspecting landscape plans.
- Mr. Stahlheber advised that he had yet to receive the landscape/lighting/signage plans for Allison Landscaping (ZC2002-2) and so would be contacting them further. He commented that they still intend to make those improvements to the main building that were described at the zone change hearing, but that such is a long term project. He noted that the approval of the zone change was not conditioned upon such work being completed within any specified timeframe.

New Business:

- Mr. Stahlheber advised that other than those matters previously described, no cases were pending.
- The Commission set May 16, June 13, and July 18, 2006 as tentative meeting dates.
- The Commission received copies of the Planning Partnership Newsletter.
- Mr. Stahlheber advised of the Township's formation of a task force looking into the plight of the Delhi Pike Business District.
- Mr. Stahlheber advised of an upcoming training session for Zoning Commission members, requesting that anyone interested in attending contact him.
- The Commission received copies of their revised roster.
- The Commission received monthly department reports for December 2005 thru February of 2006.
- The Commission received the department annual report for 2005.

To Mr. Fehr's question regarding trees being cut down at the northeast corner of Anderson Ferry & Rapid Run Mr. Stahlheber advised that such was being done in response to the property having been declared a nuisance.

There being no further business on motion of Mrs. Klug seconded by Mr. Jung the meeting was adjourned at 7:50 PM. Messrs. Fehr, Wickstrom, and Jung, and Mrs. Patton and Klug voted aye. Motion carried.

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Secretary

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