

The Thursday, May 7, 2009 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

Jayne Berning Patton

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.

The hearing on case ZC2000-4 (Woodlands Condominiums Landscaping/Lighting Plan) was re-convened.

Mr. Stahlheber advised that this hearing was continued in progress from the Commissions' March 10, 2009 meeting so to facilitate the plan being modified to add additional buffering materials between Delhi Pike and the units adjacent thereto. He commented that a revised plan has been submitted showing groupings of evergreen trees and decorative grasses behind each unit, and that such plan had been reviewed and approved by the Township horticulturist.

Applicant Mike May, Cross Creek Developers, confirmed that he submitted a revised plan addressing the buffering issue along Delhi Pike as discussed at the previous meeting.

Mr. Stahlheber suggested that if it was the Commissions' intention to approve the revised proposed plan that they condition such approval on the additional buffering materials being installed by some particular deadline. He further suggested that such approval also include the proposed lighting plan and note the lack of need for a signage plan, both issues the Commission discussed and agreed upon at their previous meeting.

Stephanie Weber, 5535 Timber Top, advised that the Condominium Association appreciated the extra time they were given to work out the plan modifications with the developer.

To Mr. Wickstrom's question as to when the remaining landscape/buffering materials would be installed Mr. May advised that the buffering materials can be installed right away and that the landscaping would be installed as each of the units are completed.

To Mr. Fehr's question as to if a more definitive deadline needed to be established Mr. Stahlheber suggested a deadline of the end of the calendar year be required for the functional screening at the end of Timber Way and additional buffering materials along the frontage of the development to be installed.

**Resolution 2009-5**

Mr. Wickstrom moved and Mrs. Patton seconded to approve the proposed Landscaping/Lighting Plan for the Woodlands Condominiums in case ZC2000-4, such approval conditioned upon all functional screening and buffering being completed by December 31, 2009, noting that submission of a signage plan for the development is not required. (formal resolution attached)

The hearing on case ZC2009-3 (Woodlands Condominiums Final Development Plan Modifications) was re-convened.

Mr. Stahlheber advised that this hearing was continued in progress from the Commissions' March 10, 2009 meeting so to facilitate the Condominium Board presenting the proposed plan modifications to their members. He commented that the proposed modifications included deleting a private walking trail and public sidewalk, and adding a pocket park at the northern end of Woodlands Path and additional buffering materials along Delhi Pike. He noted that if the Commission was considering approving the matter that they needed to note whether or not they consider the modifications to be minor in scope, and suggested such approval be conditioned upon some deadline by which the proposed improvements are to be completed. He advised that whereas the Commission is welcome to comment on the request for the sidewalk variance that it is up to the Board of Trustees to act on the matter.

Stephanie Weber, 5535 Timber Top, advised the Condominium Association does not object to the walking trail being deleted from the plan, agrees with the installation of the pocket park, but objects to the elimination of the public sidewalk, understanding that the Board of Trustees must decide that matter.

To Mrs. Patton's question as to if the Condominium Association is in agreement with the pocket park Ms. Weber responded in the affirmative.

**Resolution 2009-6**

Mr. Wickstrom moved and Mrs. Patton seconded to approve the proposed modifications to the final development plan affecting the Woodlands Condominiums in case ZC2009-3, noting that the modifications are minor in scope, conditioning such approval on installation of proposed park benches within the next ninety days and construction of the pocket park upon commencement of construction of the first of the remaining seven undeveloped units. (formal resolution attached)

Old Business:

- Mr. Stahlheber advised that the minutes from the Commission' March 10, 2009 and April 16, 2009 meetings were not yet complete and of his intent to have them available for the Commissions' by their next meeting.
- Mr. Stahlheber presented the draft language for a text amendment concerning paving materials, such generated from the Commissions' discussion on the matter at their last meeting. He suggested the Commission hold off their discussion of the proposed language, as well as their next workshop exercise, until all Commission members are present.

New Business:

- At Mr. Stahlheber’s suggestion the Commission set tentative meeting dates of June 9 or and 16, 2009 and July 7 or 14, 2009.
- Mr. Stahlheber advised that he will be involved with the implementation of certain aspects of the Delhi Pike Corridor Plan and of his intent to include the Commission in his work on such.

Ed Cappel, 5491 Timber Way, (in auditable).

Mr. Lane advised the Commission that it is not necessary for them to respond to Mr. Cappel’s position on the Woodlands Condominiums sidewalk variance issue. He commented that inasmuch as the Board of Trustees established the Township’s Sidewalk Policy it is ultimately up to them to decide on requested variances to it.

Mr. Cappel (in auditable).

Mr. Fehr advised that in planned developments it is not uncommon towards the end of developments for developers to request modifications to development plans.

Stephanie Weber, 5535 Timber Top, advised that the Woodlands Condominium Association understands that the public sidewalk required to be installed across the frontage of their development would lead nowhere, that they don’t really want it, however if there is any chance that down the road that it would be required to be installed they do not want to have to pay for it. She commented that the estimated cost to install the sidewalk is \$30,000.

To Mrs. Patton’s question as to what the possibility was of sidewalks being installed along Delhi Pike in the vicinity of the Woodlands Condominiums Mr. Stahlheber responded that he could check with the Township Public Works Department on what the County’s Thoroughfare Plan calls for.

There being no further business on motion of Mr. Wickstrom seconded by Mrs. Patton the meeting was adjourned at 7:40 PM. Messrs. Fehr and Wickstrom and Messes. Patton voted aye. Motion carried.

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Thomas R. Stahlheber, Secretary