

The Wednesday February 17, 2010 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
Ed Jung
Marijane Klug

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 2010-3

Mrs. Patton moved and Mr. Jung seconded to approve the minutes of the Commissions' December 16, 2009 meeting, but to dispense with the reading. Msrs. Fehr, Jung and Wickstrom and Messes. Klug and Patton voted aye. Motion carried.

Mr. Stahlheber advised that the Board of Trustees has referred the matter of regulating group homes to the Commission for further review, consideration and recommendation. He commented that this is in response to resident's concerns to the intended location of such a facility in a particular neighborhood in the Township. He submitted to the Commission two articles pertaining to such regulations and a copy of a memo summarizing legal issues to consider in adopting such regulations for consideration and discussion at a future meeting.

Mr. Lane advised the Commission that group homes are not a new issue and very difficult to regulate because you are restricted by the Federal Fair Housing Act which prohibits discrimination against people with disabilities. He commented that if you choose to regulate them through zoning you need to make sure it's on a nondiscriminatory base. He noted that the Commission and the Board of Trustees need to decide whether this issue comes up enough to require regulation.

The Commission viewed a video titled "Permitting & Standards for Wind Power".

The Commission discussed in general options pertaining to regulating wind power turbines, the cost involved with installation of such devices and their efficiency. They agreed to review the sample regulations submitted to them and discuss the matter further at a future meeting.

Old Business:

- Mr. Stahlheber advised that the minutes from the Commissions' January 20, 2010 meeting were not yet complete and of his intent to have them available for the Commissions' by their next meeting.
- Mr. Stahlheber advised that the Trustees' hearings on the two zoning amendments, text amendment (ZC2009-4) and United Dairy Farmers (ZC2009-6) are scheduled for March 10, 2010.
- Mr. Stahlheber advised the Commission he needs clarification from them on one part of the language of the text amendment in case ZC2009-4, that dealing with accessory structure size. He commented that his recollection was that the intent of the regulation was to limit the building footprint of private garages to 1,032 sq.ft. but that as written the regulation instead limits the cumulative square footage of such structures to 1,032 sq.ft. The Commission confirmed their intent was to limit the building footprint of such structures.

New Business:

- Mr. Stahlheber advised that the Township has purchased new video equipment to record meetings, including on re-playable CD, and that consideration is being given to broadcast the Commissions' meetings on the public access channel. To his question as to if the Commission members had any objections to the broadcasting of their meeting in Commission responded in the negative.
- Mr. Stahlheber advised he has nothing pending although he anticipates submission of a map amendment in April.
- The Commission set a tentative meeting date of April 7, 2010.
- The Commission received updated rosters and ID cards.

There being no further business on motion of Messes. Klug seconded by Mr. Wickstrom the meeting was adjourned at 9.03 pm. Messrs. Fehr, Wickstrom and Jung and Mrs. Patton and Klug voted aye. Motion carried.

Thomas R. Stahlheber, Secretary

