

The Wednesday October 18, 2017 meeting of the Delhi Township Zoning Commission was called to order by Chairman Charlie Fehr at 6:00 p.m. at the Administration Building. The meeting began with the Pledge of Allegiance to the Flag.

Members present:

Charles J. Fehr
Dale J. Weisker
Neil J. O'Connor
Kevin M. Rhodes
Daniel F. Burke

Also present:

Gregory L. DeLong, Community Development Director
Thomas R. Stahlheber, Zoning Coordinator
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 Commission continued their discussion on Phase 2 of the Strategic Redevelopment Plan.

Mr. Stahlheber advised that at their last meeting the Commission continued their discussion of implementation of Phase 2 of the Strategic Redevelopment Plan, codifying the residential portion of the plan, discussing various concepts to do so. He commented that at tonight's meeting that discussion will continue, including reviewing the revised proposed Low-Density Mixed Residential District and discussing the proposed Medium-Density Mixed Family Residential.

Elizabeth Fields (MDC) provided several examples of Medium-Density Mixed Family Residential developments.

Ms. Fields advised that the proposed Medium-density Mixed Family Residential district regulations are very similar to those of the Low-density Mixed Family Residential district. She commented that the purpose of the district is to promote the development of a variety of housing types and densities, including single-family residences, townhomes, and multi-family buildings, which would attract a variety of individuals and families and would complement the commercial development within the Delhi Pike Business Corridor. She noted that the permitted uses will be the same as those in the Low-density Mixed Family Residential district, with only the standards associated with the particular types of uses in the district changing.

Ms. Fields advised that the "Additional Standards" are to provide reduced setbacks between buildings and to allow buildings having rear parking to be closer to the street. She commented that these standards are the same as those for the Low-density Mixed Family Residential district.

Ms. Fields advised that multi-family dwellings located adjacent to single-family detached dwellings or two-family dwellings must maintain 30' side yard and 50' rear yard setbacks. She commented that accessory buildings, such as detached garages, may have a reduced rear yard

setback of 30'. She noted that the pavement for parking and access drives must be setback a minimum of 10' from rear and side property lines. She advised that multi-family dwellings and non-residential uses may exceed the 45' maximum height regulation if they conform to the building step down regulations of Section 338.7.b of the Zoning Resolution.

Ms. Fields advised that the parking, building design, lighting, signage and landscaping standards are the same as those for the Low-density Mixed Family Residential district.

The Commission discussed at length the proposed development standards of the proposed Medium-density Mixed Family Residential district.

Old Business: Nothing

New Business:

- Mr. Stahlheber suggested not meeting until December 2017 so to give the contractor time to finalize both Mixed Family Residential districts' regulations and to draft the proposed Neighborhood Business regulations. The Commission set December 6, 2017 for their next meeting date.
- The Commission received a periodical article on medical marijuana. Mr. DeLong commented on the status of the States' regulations concerning same.

There being no further business on motion of Mr. Weisker seconded by Mr. O'Connor the meeting was adjourned at 7:05 pm. Mssrs. Fehr, Weisker, O'Connor, Rhodes and Burke voted aye. Motion carried.

Thomas R. Stahlheber, Secretary