

CHARTER TOWNSHIP OF DELTA PLANNING COMMISSION REGULAR MEETING MINUTES:
JUNE 9, 2025

I. CALL TO ORDER

Chair Kosinski called the meeting to order at 6:00 P.M.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Members Present: Chair Kosinski, Vice-Chair Hunt-Proctor, Secretary Weldon, McConnell, Mudry, Bradley, Elsinga, Howell

Members Absent: Meddaugh

Others Present: Director of Planning & Economic Development Peter Menser, Assistant Planning Director David Waligora, Associate Planner Hope Wojack, Planning Department Assistant Sarah Anderton

IV. APPROVAL OF AGENDA

Motion by Commissioner Hunt-Proctor, supported by Commissioner Elsinga, that the agenda be approved as submitted.

VOICE VOTE. Carried 8-0.

V. APPROVAL OF MINUTES

- *Minutes of May 12, 2025, Planning Commission Meeting.*

Motion by Commissioner Mudry, supported by Commissioner Hunt-Proctor to approve the May 12, 2025, Planning Commission meeting minutes as submitted.

VOICE VOTE. Carried 8-0.

VI. CORRESPONDENCE – None

VII. OLD BUSINESS – None

VIII. PUBLIC HEARINGS

- Special Land Use Permit #PSL2025-0002 (E&N Auto Solutions), establish new vehicle repair facility at 610 Elmwood Rd (Parcel #040-047-300-020-00)

Assistant Planning Director David Waligora summarized the SLUP application. Commissioner Howell asked about signage, and it was stated that their name could be put on the sign in the front if the property owners were agreeable. Commissioner Mudry asked what the space was used for previously, and Waligora

said it has had multiple uses over the years. It was also confirmed that the internal hoist used is a permanent fixture. Commissioner McConnell asked if there was a door for customers, and there is one on site, north of the bay door.

Motion by Commissioner McConnell, supported by Commissioner Mudry, to open the public hearing.
VOICE VOTE. Carried 8-0.

Pam Gillespie, owner of Spagnuolo Plaza LLC, 339 Walbridge Dr, East Lansing, MI 48823: spoke in support of SLUP as the owner of the property.

Commissioner McConnell asked about the reference to auctions in the SLUP.

Ibrain Leon Castro, owner E&N AutoSolutions, LLC, 610 Elmwood Rd, Lansing, MI 48917: spoke as the owner of the company seeking the SLUP. He clarified that there were no auctions on site. He initially purchased cars at auctions and then fixed them in the shop. He then resells them from his home. The business is open 9-6 M-F, and he occasionally works there on Saturday even though they are not open to the public. He said that he wants to expand the business eventually and understands that he will need to apply for permits to do so.

Motion by Commissioner McConnell, supported by Commissioner Mudry, to close the public hearing.
VOICE VOTE. Carried 8-0.

Motion by Commissioner Hunt-Proctor, supported by Commissioner Mudry:

"I move that the Planning Commission recommend to the Delta Township Board of Trustees approval of the Special Land Use Permit request from E&N Auto Solutions to establish a vehicle repair facility at 610 Elmwood Rd (Parcel #040-047-300-020-00) as described in Case #PSL2025-0002 for the following reasons:

1. The Special Land Use standards set forth in Section 7.03 of the zoning ordinance have been met.
2. The specific use standards for vehicle repair in Section 8.61 of the zoning ordinance have been met.
3. The property is appropriately located in the Commercial zoning district, which allows for vehicle repair by approval of a special land use permit.

Subject to the following Conditions of Approval:

1. Approval is granted in accordance with the site plan prepared by Wolverine Engineering, dated February 26, 2025.
2. Approval is granted in accordance with the statements and materials provided by the applicant.
3. Vehicle sales on the site are prohibited.
4. There shall be no convenience stores, salvage yards, or auction sales associated with the vehicle repair business on site.
5. There shall be no inoperable vehicles stored outside of the building in the parking lot.
6. There shall be no outdoor repair or maintenance on site.
7. Any outside expansion of the repair business beyond the limits detailed on the submitted plan shall require approval of an amendment to the SLUP approval.

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8. Failure of the applicant to comply with any of the provisions required by the Zoning Ordinance, or any stipulations required by the Delta Township Board, shall constitute grounds for termination of this permit by the Delta Township Board.
9. The applicant shall apply for and receive a State Vehicle Repair Facility license, as required by the Motor Vehicle Service and Repair Act of 1974 and may only provide "minor repair" services, as defined by the Act, which does not require a State mechanics license to perform.
10. The applicant shall apply for and receive a Delta Township Building Permit and Occupancy Permit for the interior build out of the suite."

ROLL CALL VOTE. Carried 8-0.

Staff advised the next step would be to present the SLUP to the Township Board Meeting on June 16, 2025 with the recommendation of the Planning Commission. If approved, they would then apply for building permits.

IX. OTHER BUSINESS

A. 2025 Master Plan update

Director Menser updated the group on the happenings of the Master Plan. He explained that he will have more information to share after the Steering Committee meets. There will also be many public meetings scheduled and shared via social media, and Townships publications and emails. The Master Plan would be looking at the next 10-20 years.

B. Proposed changes to Capital Improvements Program (CIP)

Director Menser explained the CIP and proposed changes for The Planning Commission to review projects individually and then advise the Township Board on their findings. Director Menser agreed to share the Big Picture with the group even as they assess projects individually.

Motion by Commissioner McConnell, supported by Commissioner Mudry, to support the process of the CIP as described by Director Menser.

VOICE VOTE. Carried 8-0.

C. Project updates

Director Menser shared updates regarding ongoing projects around the Township including food trucks and the MDOT project.

X. PUBLIC COMMENTS – None

XI. PLANNING DIRECTOR COMMENTS

Director Menser welcomed new Planning Commissioner David Howell.

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Director Menser noted that the next Planning Commission meeting is scheduled for June 23, 2025, however there is no business so it will likely be cancelled.

XII. PLANNING COMMISSIONER COMMENTS

Commissioner Mudry expressed concern over the boulevard type lanes for the MDOT project as it makes left turns for trucks much more complicated. At the same time the commissions all agree that safety was, and should be, the number one priority.

XIII. ADJOURNMENT

Motion by Commissioner Kosinski, supported by Commissioner Hunt-Proctor that the meeting be adjourned.

Chair Kosinski adjourned the meeting at 7:01 p.m.

Respectfully Submitted,

Bob Weldon, Secretary