

Harley B. Rider
Supervisor
Debra A. Ceo
Clerk
Libby Brushaber
Treasurer
Michael Compton,
James Drolett,
William Gajewski,
Mark Mesko,
Trustees

DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY RD.
DEXTER, MI 48130
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SPECIAL MEETING OF THE DEXTER TOWNSHIP BOARD
TUESDAY NOVEMBER 28, 2017 9:00 AM

Location: Dexter Township Hall, 6880 Dexter-Pinckney Rd., Dexter, MI

Meeting called to order by Supervisor Rider at 9:03 AM, followed by the Pledge of Allegiance to the American Flag.

ROLL CALL: Present – Rider, Ceo, Brushaber, Compton, Drolett, Gajewski, and Mesko

Also, present: Zachary Michels, Director of Planning & Zoning; Janis Miller, Recording Secretary.

SUPERVISOR'S REMARK: In order to speed up the discussion, we will address the major concerns first, and then, time permitting, look at the minor concerns.

1ST CALL TO THE PUBLIC: None

APPROVAL of the AGENDA: Motion by Brushaber to approve the Agenda. Motion seconded by Mesko. **Motion carried.**

DISCUSSION/ACTION:

A. Continued review of the Draft Zoning Ordinance

Discussion: §16.15 – Accessory Buildings.

Motion by Drolett to strike “twice the setback for the principal building” in Table §16.15(B)(2)(a), All Other Zoning Districts, and insert “The same as the principal building setback”. Motion seconded by Mesko. **Motion carried (7-0).**

Motion by Mesko to remove “10 feet from the side lot lines” in Table §16.15(B)(2)(a), All Other Zoning Districts. Motion seconded by Gajewski. **Motion failed (3-4 Drolett, Brushaber, Rider, Ceo).**

Discussion: Table §16.15(2)(d), Waterfront yard setbacks; §16.15(B)(1)(a) – Residential Accessory Buildings, Same Lot; §16.15(B)(1)(b) – Residential Buildings, Adjacent or Nearby.

Motion by Brushaber to restate §16.15(B)(1)(b) – Adjacent (strike or Nearby): Residential accessory buildings shall only be permitted on a lot (strike within one hundred fifty (150) feet of property) contiguous or adjacent, and under the same ownership and control on which a principal dwelling unit exists or is under construction. Motion seconded by Drolett. **Motion carried (7-0).**

Discussion: §16.15(B)(4) – Appearance; §16.15(B)(7), Table (B)(7) – Building Coverage
Motion by Mesko to modify Table 16.15(B)(7) Residential Accessory Building Coverage to: a. Less than 1 acre, building coverage 1,250 square feet; b. 1 acre to less than 2 acres, building coverage 2,750 square feet; c. 2 to 4 acres, building coverage 3,500 square feet; add d. more than 4 acres, building coverage 3% of lot area. Motion seconded by Ceo. **Motion carried (7-0).**

11:32 am Recess

11:38 am back on record

Discussion: §16.30 – Residential Handicapped Ramps.
Motion by Compton to delete §16.30 (D) Performance Guarantee. Motion seconded by Gajewski. **Motion carried (4-3 Brushaber, Drolett, Rider).**

Discussion: §16.110 – Garage Sales; §21.25 temporary signs, and §21.50 removal of signs.
Motion by Compton to modify §16.110(A) Number, from three (3) sales per year to six (6) sales per year and modify (B) Duration, from three (3) days to four (4) days. Motion seconded by Ceo.

Compton restated motion to modify §16.110(A) Number, from three (3) sales per year to five (5) sales per year and (B) four days duration. Restated motion seconded by Ceo. **Motion carried (5-2 Rider, Drolett).**

Discussion: §16.115 – Sales of Vehicle, Watercraft, & Trailers
Motion by Compton to modify §16.115(B) Number, to include “or trailer containing more than one vehicle or watercraft”, and modify (C) from 15 days to 30 days per calendar year. Motion seconded by Gajewski. **Motion carried (7-0).**

Motion by Brushaber to schedule the next Township Board Special Meeting, for continued review of the draft Zoning Ordinance, on Tuesday, December 12th at 9:00 am . Motion seconded by Compton. **Motion carried (7-0).**

2ND CALL TO THE PUBLIC: None

OTHER ISSUES, COMMENTS and CONCERNS of BOARD MEMBERS: None

Motion by Ceo to adjourn the meeting. Motion seconded by Mesko. **Motion carried (7-0).**

Meeting **adjourned** at 12:16 PM.

Recording Secretary: Janis Miller

Respectfully Submitted,

Debra A. Ceo, Clerk

Dexter Township

I, THE UNDERSIGNED, DEBRA A. CEO, THE DULY QUALIFIED CLERK FOR THE TOWNSHIP OF DEXTER, WASHTENAW COUNTY, MICHIGAN, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND COMPLETE COPY OF CERTAIN PROCEEDINGS TAKEN BY THE DEXTER TOWNSHIP BOARD OF TRUSTEES AT A SPECIAL BOARD MEETING HELD ON THE 28TH DAY OF NOVEMBER 2017 AND THAT THE FORGOING MINUTES HAVE BEEN APPROVED BY A MAJORITY VOTE OF THE BOARD AT A SCHEDULED MEETING HELD ON THE 19TH DAY OF DECEMBER 2017.

DEBRA A. CEO, CLERK, DEXTER TOWNSHIP