

## **Dexter Township Planning Commission Resolution #08-PC-129-B**

**A resolution to grant approval of the Final Site Plan application submitted by Washtenaw Engineering (applicant for YMCA) on behalf of YMCA for property located at 9141 Dexter Townhall Road, Dexter, MI 48130 (i.e., parcel 04-03-300-001) in Dexter Township.**

**Whereas**, on January 16, 2008, a pre-application conference was held between representatives of YMCA and representatives of Dexter Township to discuss proposed site changes at YMCA Camp Birkett, an active seasonal day camp that operates between the months of June and August, located at the southwest corner of Dexter Townhall Road and Cedar Street; and,

**Whereas**, Section 11.02(B)(3) of the Dexter Township Zoning Ordinance designates as permitted land uses in the RC – Recreation Conservation zoning district “public or private outdoor recreation, limited to golf courses and country clubs, play fields, playgrounds, and similar recreation facilities of an open space and low intensity character;” and,

**Whereas**, on February 14, 2008, Washtenaw Engineering submitted an application for a Preliminary and Final Site Plan (File # 08-PC-129) for various upgrades and changes at the above property (original plans dated February 12, 2008), and most recently submitted revised plans on July 1, 2008 (revised plans dated July 1, 2008); and,

**Whereas**, the major changes on the site plan included, but are not limited to, demolition and reconstruction of the main building, demolition of all changing cabins and bathroom and construction of 1 large bathroom facility, and demolition and reconstruction of the pavilion; and,

**Whereas**, the applicants have requested that the Dexter Township Planning Commission review and approve the Preliminary Site Plan and Final Site Plan concurrently; and,

**Whereas**, while the Dexter Township Planning Commission agrees to review and approve the Preliminary Site Plan and Final Site Plan concurrently, it does so with the full understanding that such approvals are done through separate resolutions (Resolutions #08-PC-129-A and B); and,

**Whereas**, at its April 22, 2008 meeting, the Planning Commission reviewed the Site Plan application and referred items of nonconformity to the Dexter Township Zoning Board of Appeals for consideration of variance requests; and,

**Whereas**, on June 3, 2008, the Dexter Township Zoning Board of Appeals held a public hearing and granted approval of several variances for YMCA Camp Birkett (File #08-ZBA-681); and,

**Whereas**, after the applicant submitted revised plans dated July 1, 2008, it was discovered that 2 of the nonconformities (Section 21.04(C)(1) and Section 21.04(C)(6)) were not listed in the application for #08-ZBA-681. Therefore, variance requests for these 2 nonconformities have been included on the August 5, 2008 Zoning Board of Appeals agenda as item #08-ZBA-681B; and,

**Whereas**, the Planning Commission has received reports from Patrick Sloan, Dexter Township Director of Planning & Zoning, dated January 22, 2008, April 11, 2008, and July 11, 2008, Ron Cavallaro and Matthew Parks of OHM Engineering Advisors dated April 11, 2008 and July 10, 2008, Donald Dettling of the Dexter Area Fire Department dated April 7, 2008 and July 11, 2008; and,

**Whereas**, the Planning Commission has received correspondence from Mary Vanderlaan of the Michigan Department of Environmental Quality dated July 1, 2008, Matt MacDonell of the Washtenaw County Road Commission dated May 21, 2008, and Libby Brushaber of the Multi-Lakes Sewer Authority dated January 30, 2008; and,

**Whereas**, the information in the Site Plan application meets the completeness requirements of Section 6.03(B)(1) through 6.03(B)(15) of the Dexter Township Zoning Ordinance; and,

**Whereas**, the information in the Site Plan application meets the compliance requirements of Section 6.05(A) through 6.05(P), Articles 11.02 (RC: Recreation Conservation District), 18 (General Provisions), 20 (Access Controls), 21 (Off-Street Parking and Loading), 22 (Signs), 23 (Landscaping and Screening), and 24 (Environmental Standards), except as to matters addressed in the conditions below; and,

**Now therefore be it resolved**, the Dexter Township Planning Commission, by a vote of the majority at a regularly scheduled and duly noticed meeting held this **22<sup>nd</sup> day of July, 2008**, grants **Approval** of the **Final Site Plan**, subject to the conditions listed below:

- 1) The applicant(s) shall obtain approvals from the Dexter Township Zoning Board of Appeals for variances from Section 21.04(C)(1) and Section 21.04(C)(6), as shown on the Site Plan. This condition shall be met prior to issuance of a Zoning Permit.
- 2) The applicant shall revise the plans accordingly to satisfy all remaining concerns, if any, outlined in the April 11, 2008 and July 10, 2008 reports from OHM Engineering Advisors. This condition shall be met prior to issuance of a Zoning Permit.
- 3) The applicant shall satisfy all conditions of the Multi-Lakes Sewer Authority, including, but not limited to, those conditions noted in the January 30, 2008 e-mail from Libby Brushaber, Director of the Multi-Lakes Sewer Authority, which conditions shall be listed as construction notes on the Site Plan.
- 4) In the event that the Washtenaw County Road Commission objects to the portion of the fence located within the right-of-way (i.e., the portion located on the north side of the eastern side of the parcel), the owner shall remove the fence or relocate it onto the parcel.
- 5) That, per Article 23, the trees provided on Sheet 5 (at least 33 along Dexter Townhall Road, at least 13 along Cedar Street, at least 3 between the parking lot and Silver Lake, and at least 2 located elsewhere on the site) be used to meet the minimum requirements and, as a result, receive all of the protections of Article 23. Therefore, in the event that the number of trees are reduced and no longer meet the requirements of Article 23, they shall be replaced in accordance with Article 23, which may be amended from time to time.
- 6) That any existing or proposed landscaping used to meet the requirements of Article 23 meet the requirements of Section 23.07(A), (B), and (D), which may be amended from time to time.
- 7) That all landscaping adhere to the standards of Section 23.08, which may be amended from time to time.
- 8) The site and land use shall comply with all necessary local, county, state, and federal regulations related to loading/unloading, transport, storage, use and/or disposal of hazardous substances.
- 9) The site and land use shall comply with all discharge standards of Section 24.02(B) of the Zoning Ordinance, which may be amended from time to time.
- 10) The site and land use shall comply with all noise standards of Section 24.05 of the Zoning Ordinance, which may be amended from time to time.
- 11) That this approval shall not take effect until thirty (30) days after the Zoning Board of Appeals issues its decision of 08-ZBA-681B in writing signed by the chairperson, if in fact the ZBA does grant approval for variances from Section 21.04(C)(1) and Section 21.04(C)(6). This condition shall be met prior to issuance of a Zoning Permit.
- 12) That this approval shall not take effect until the applicant has paid in full all monies owed to Dexter Township for fees, expenses, and/or other related issues relating to the Site Plan review (08-PC-129). This condition shall be met prior to issuance of a Zoning Permit.
- 13) All construction shall be performed in accordance with the approved site plan, and in compliance with all governing laws, regulations, permits, and approvals,

Resolution offered by Planning Commission Member **Tappe**

Resolution supported by Planning Commission Member **Wade**

Tally Y = 7; N = 0; Abstain = 0; Absent = 0

The Chair declared the resolution **Adopted**

DATE: 22<sup>nd</sup> day of July, 2008

  
John Shea, Chair