



Dexter Township

planning commission

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John Shea,
Chair
Ken Tappe,
Vice Chair
Vickie Kooyers
Twp. Brd. rep.
Mary Adams
Secretary
James Korcek
Molly Wade
Tom Lewis
Commissioners
Kim Jordan,
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, June 9, 2009 7:00 PM

Present: John Shea, Chair; Ken Tappe, Vice Chair; Mary Adams, Secretary; Vickie Kooyers, Township Board Representative and Molly Wade.

Also present: Patrick Sloan, Director of Planning and Zoning.

Absent: Lewis and Korcek.

The meeting was called to order at 7:04 PM.

I. Approval of Agenda - Motion by Tappe, supported by Kooyers, to approve agenda as amended. Remove Item one (1) Review of Master Plan, because a full commission is not present. **Carried 5-0.**

II. Approval of the Meeting Minutes - Motion by Tappe, supported by Wade, to approve the minutes, for **May 26, 2009**, as amended. **Carried 5-0.**

III. Public Comment - None

IV. Action Items –

1) Review Master Plan -

Removed from agenda.

2) Review Zoning Ordinance Amendments 34-7 –

Commissioners took up where they left off at their last meeting starting with item number eight (8) and work their way through to item number seventeen (17). A copy of the proposed Amendments (34-7), dated April 3, 2009, can be obtained at the Township hall. Following are some of the comments and concerns of the commissioners.

Item 8, Section 2:02(D), Private Roads – Members will revisit at a later date to allow for legal comments from Flintoft.

Item 9, Section 2:02(E), Water Body – Sloan will look at other ordinance language and seek input from the Water Resource Commissioner and the Huron River Watershed Council.

Item 10, Section 3:01, Administration and Enforcement - These revision where due to the revised Act and the members agreed with the language.

Item 11, Section 3:02(C), Inspections – Members concur with language no change.

Item 12, Section 3:05 (C), Return of Performance Guarantee of Bond - Members concur with language no change.

Item 13, Section 3:07, Public Notice –

3:07(B)(5)- Sloan will review the Zoning Enabling Act regarding “Handicap Access”.

3:07(C)(2) - Sloan will remove the words “or other public of private delivery service” if the Act allows.

3:07(F)- Members felt that the language was vague and asked Sloan to check the Act and revisit the language.

Item 14, Section 4:02(A), Establishment – Members concur with language no change.

Item 15, Section 4:02(B) Appointment of Members - Members concur with language no change.

Item 16, Section 4:05(B)(4), Interpretation of the Ordinance - Members concur with language no change.

Item 17, Section 4:05 (C) (1), Required Findings – Sloan wants to get the Zoning Board of Appeals input and Flintoft’s views before taking this amendment up.

Sloan will take the Commissioners comments and make his edits into the eventual final draft. The Commissioners will continue their review of the (34-7) amendments at their next scheduled work session.

V. Township Board Up-Date –

The Township Board has not met since the Planning Commission’s last meeting. There is nothing to report.

VI. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary-

Sloan up-dated the members on the following items;

1) Lindemann Farms does not intend to extend their permits with MDEQ. However, they will be asking for another site plan extension. The current site plan will expire on August 31, 2009.

2) The By-Laws committee met earlier in the day and is making progress.

3) In the PC packets this evening is a Legacy Land Conservancy letter requesting their attendance input and feedback on strategic conservation planning. Sloan noted that he plans to attend and encourages other members to RSVP. Additionally, included in their packets is a copy of a cover story from the Michigan Township News that he felt was worth reading, Titled, “Finding the True Cost of Development in your Township”.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, June 23, 2009

- 1) Review Master Plan
- 2) Revisit Potential 2009 Agenda Items
- 3) Discuss Meeting Schedule and Current By-Laws
- 4) Review Zoning Ordinance Amendments 34-7

Tuesday, July 14, 2009

- 1) To Be Determined

IX. Adjournment – Shea, Chair, declared meeting adjourned at 8:05 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary