



"A Community For All Seasons"

# Dexter Township

## Planning Commission

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John Shea  
Chair

Kenneth Tappe  
Vice-Chair

Mary Adams  
Secretary

Vickie Kooyers  
Twp Board Rep.

James Korcek  
Thomas Lewis

Molly Wade  
Commissioners

Kim Jordan  
Recording Secretary

### REGULAR MEETING OF THE PLANNING COMMISSION

**Tuesday, June 28, 2011 7:00 PM**

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

Molly Wade called earlier in the day and gave notice that she would be running ten minutes late.

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

The meeting was called to order at 7:00 PM.

**I. Approval of Agenda** - Motion by Tappe, supported by Korcek, to approve agenda as submitted. **Carried 6-0.**

**II. Approval of the Meeting Minutes** - Motion by Korcek, supported by Kooyers, to approve the minutes, for May 24, 2011, as submitted. **Carried 6-0.**

Wade arrived at 7:10 PM

### **III. Public Comment –**

**Jackie Gehringer, 10877 North Territorial Road, Dexter-** Gehringer passed out a copy of a letter that she received in September of 2010 from Patrick Sloan, Director of Planning and Zoning, regarding his opinion on the on going Copper Meadows storm water runoff issues.

Gehringer wanted to know why Sloan was issuing new zoning permits in the Copper Meadow district when there is still on going flooding occurring. She said that in the memo Sloan stated that no zoning permits would be issued that were not in compliance with the storm water management section of the ordinance.

Shea noted that this was one of Sloan's first of many memos drafted and Sloan emphasized in this memo that he could not "at this time" determine the existing predevelopment runoff impact.

Kelly also noted that Sloan has been in close contact with the Township engineers throughout this process and in their determination of the drainage problems.

Gehringer said that she feels the storm water issues have not been resolved and that her property has encountered major damage from the run off. She has lost numerous fruit trees and accesses to property due to the on going drainage problems.

Gehringer said that she feels she hasn't been kept informed properly throughout the process and is still not clear as to why Sloan can give out new permits.

Shea said that the permits that were issued were in compliance with the ordinance and suggest she meet with Sloan for clarification. Additionally, he suggests she take her issues up with the Board of Trustees.

Gehringer said she has met with the Board of Trustees and plans on an additionally meeting at their 19<sup>th</sup> meeting.

No further discussion.

#### IV. Action Items –

##### 1. Master Plan –

Shea asked the commissioners if anyone had any comments and/or questions for Sloan regarding the latest edits to the Master Plan.

There were no questions and the commissioners were in agreement to accept the current draft and move forward with the process.

Shea stated that a four and half page memo packed with a lot of information was received Friday, June 24, 2011, from Gajewski regarding Bioreserve issues.

Shea asked Sloan if he had time to review the memo and if so could he please give his review to the commissioners.

Sloan gave a brief overview of Gajewski's memo and the commissioner's agreed to table for further discussion at their next scheduled meeting July 26, 2011.

A copy of Gajewski's memo can be obtained at the Township hall during normal business hours.

Shea directed Sloan to draft a memo outlining his review and asked that he include his direction as to how the Planning Commissioners could better address some of the concerns Gajewski has mentioned.

Motion by Tappe, supported by Lewis, to table for further discussion the Master Plan and Sloan's review memo addressing Gajewski's concerns. **Carried 7-0.**

#### V. Township Board Update –

Kooyers informed the members that the following items were addressed at the Regular Township Board meeting on April 26, 2011:

Attached is a copy of the letter I presented to the Board of Trustees requesting to step down from my appointment to the Planning Commission (PC) at this time; my resignation was accepted. I want to say that I have thoroughly enjoyed serving on the PC and I have the highest regard for all of you. Everyone brings their own area of expertise to the table, discussions are thoughtful,

respectful, and work towards general consensus is sought and accomplished. Members of the public are also treated with the same thoughtfulness and respect. I hope that you feel that I have served you well as your representative to the Board. The appointment of another Trustee to take my place has not yet been determined. Trustee Knight will be resigning her Board position in August due to a move out of the township.

A copy of Kooyers resignation letter can be obtained at the Township Hall.

Supervisor Kelly stated in her Zoning Board of Appeals (ZBA) report that the ZBA unanimously upheld the decision of Director of Planning & Zoning (DPZ) Sloan that the North Lake United Methodist Church (NLUMC) would need to go through the site plan approval and variance request processes for their steeple project. Trustee Lesser again expressed his concern on this requirement given the scope of the project. Subsequently, NLUMC members have met with DPZ Sloan and Supervisor Kelly to discuss the process.

The Board took action to express their support of and commitment to the Western Washtenaw Recycling Authority (WWRA) single-stream conversion as an investing member of WWRA.

The Board discussed the email exchange, included in your packets, regarding the roadside produce stand located at the corner of Dexter-Pinckney and N. Territorial Roads that is now a permitted use with the passage of 34-9.

Supervisor Kelly passed out a letter from the Michigan Department of Natural Resources (MDNR) indicating improvements they wish to make at the parcel located north of the North Lake Boating Access Site. This parcel was purchased by the MDNR in 2009 and the Board took action in October of 2009 to initiate a zoning amendment application changing the zoning from LR to PL. To my knowledge, this application has not yet been signed by the MDNR.

Requests for Proposals were sent out for the engineering services on the Copper Meadows Drainage District project and OHM has been awarded the bid. The engineering is expected to be completed this year and the project put out for bid in early 2012.

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

Sloan informed the commissioners on the following up-coming projects.

- Hartman Farms is ready to move forward with Final Site plan review. He said that this one would be the last site plans to be approved under the old ordinance.

- Inverness Inn will be coming before the commissioners in August for consideration of an expansion.

- Putnam Townships proposed Master Plan will be coming before the commissioners for review.

Kelly asked the commissioners if anyone would be interested in serving on the Township Board and a acting representative for the Planning Commission.

**VII. Public Comment** – None

**VIII. Future Agenda Items** –

Tuesday, July 26, 2011

- 1) Master Plan (Possible Action)

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

Respectfully submitted,

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Kimberly Jordan, Recording Secretary

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Mary Adams, Secretary