



"A Community For All Seasons"

DEXTER TOWNSHIP

PLANNING COMMISSION

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REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, August 28, 2012

Present: Molly Robinson, Chair; Ken Tappe, Vice Chair; Mary Adams, Secretary; Jason Maciejewski, Township Board Representative; Tom Lewis and Bob Nester.

Also present: Pat Kelly, Supervisor

Absent: Marty Ruhlig

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

- I. Approval of Agenda** - Motion by Lewis, supported by Tappe, to approve agenda as submitted. **Carried 6-0.**
- II. Approval of the Meeting Minutes** – Motion by Maciejewski, supported by Lewis, to approve the minutes, for June 26, 2012, as submitted. **Carried 6-0.**
- III. Public Comment** – None
- IV. Action Items** –

1) Review Zoning and Overlay Districts-

Patrick Sloan, former Director of Planning and Zoning, was present and gave an overview of his memo dated, August 14, 2012, regarding Zingerman's Cornman Farm plan.

Additionally, Sloan noted that the property owner, Mr. Young, is very interested in buying and operating as a part of the Cornman Farms the adjacent property where Jenny's Farm Stand is currently located and operating in Webster Township.

Tappe said he really likes the idea and the concept that Mr. Young is proposing. He believes the plan would be a great asset to the community. He said we need to look at the long range goals of the plan and work with Webster Township so we know what everyone's expectation are.

Kelly stated that she had spoken with Webster Township Supervisor John Kingsley and he is willing to work with us.

Commissioners agree that we need to streamline ideas and review language regulations. Discuss the property owner's vision for that corner and the uniformity of uses that will apply from township to township.

Commissioners discussed the three re-zoning options in Sloan's memo, dated August 14, 2012 and concluded that we need to talk to Webster before deciding our district options before determining what direction we are willing to go. All the while moving forward and not slowing things down.

Kelly stated, collectively we are all in support. Our challenge will be the uses. The owners are looking at being in the first stages of operation by May, 2013. Kelly said we need to act deliberately and be pro-active.

The consensus of the commissioner was to set-up meetings with Webster before the commissioners meet again at their September meeting. Get their views and put a plan of action in place. Outline the short and long term options and review and compare the special land use language from both townships.

Rider was in attendance and addressed the commission. He agrees both townships should meet because we have a common interest in the area. He stated that this is a unique piece of property and a quality plan is being proposed for its use. He foresees this as a great opportunity for our community and would encourage we move forward with it.

Rider suggested we consider re-zoning to one district that can or could merge with Webster. Additionally, we need to get everyone on the same page and put all expectations out on the table.

Kelly said she would initiate a committee and set-up a meeting with Webster.

Robinson, Sloan, and Maciejewski noted that they would like to be part of the committee.

Kelly suggested the committee should also include the property owner, Webster Township Supervisor John Kingsley, and their Zoning & Engineer, Bruce Pindzia. She will send out an e-mail and get the ball rolling.

The committee will come back to the planning commission on September 25th with the intention of having a consensual overview in place.

All supporting documents and Sloan's August 14, 2012 memo can be obtained at the Township Hall for review during normal business hours.

V. Township Board Update –

The following items were addressed At the August 21st Regular Board Meeting:

The Board approved the purchase of the property on the southeast corner of North Territorial and Dexter Town hall Road by a vote of 5-1. The parcel is 5 acres and the land would be used to construct a permanent fire station if the project is approved by voters at the November general election.

A committee comprised of Township Supervisor Pat Kelly, Township Trustee Jason Maciejewski, Planning Commission Chair Molly Robinson, and ZBA Chair Mary Herda-

Sprawka has reviewed applications and conducted telephone interviews for the position of Director of Planning and Zoning. Finalists will be brought in for face-to-face interviews. The recommended candidate will meet at a special meeting of the Township Board on Tuesday, September 11, 2012 at 7:30 PM.

Supervisor Kelly presented documents that the township actually owns the sign structure at North Territorial and Dexter-Pinckney Roads. The sign also sits in the county right-of-way. The consensus of the board was to keep the sign up for the time being and have the Supervisor contact the property owner regarding these newly discovered documents.

VI. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary- None

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, September 25, 2012

1) Review Zoning and Overlay Districts

IX. Adjournment – Robinson declared meeting adjourned at 8:20 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary