



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767
FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

TOM LEWIS
CHAIR
TOM EHMAN,
VICE CHAIR
MARY ADAMS,
SECRETARY
BILL GAJEWSKI,
TWP. BRD. REP.
MARTY RUHLIG
BOB NESTER
JEFFREY DEHRING
COMMISSIONERS

KIMBERLY JORDAN,
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, December 9, 2014

Present: Tom Lewis, Chair; Tom Ehman, Vice-Chair; Mary Adams, Secretary; Bill Gajewski Township Board Representative; and Jeffrey Dehring.

Also present: Zach Michels, Director of Planning and Zoning (DPZ); Harley B. Rider, Township Supervisor; and Kimberly Jordan, Recording Secretary.

Absent: Marty Ruhlig and Bob Nester.

1. **Call to Order** – Mr. Lewis, Chair, called the meeting to order at 7:00 PM.
2. **Approval of Agenda** - Motion by Mr. Ehman to approve agenda as submitted. Motion supported by Mr. Dehring. **Motion carried 5-0.**
3. **Public Comment** – No public comment.
4. **Action Items**
 - 1) **Public Hearing for (14-PC-161) Dexter Township- Zoning Ordinance Amendment**

Mr. Lewis noted, and confirmed with DPZ Michel, that amendment (34-16) was noticed in the newspaper of record and that the Planning Commissioners have the option to consider the resolution before them this evening or postponing for further review if they deem necessary.

Mr. Lewis thanked the Zoning Ordinance Review Committee members and the public for contributing their time and commitment to the outcome of this amendment. Mr. Lewis additionally noted a sincere thank you to DPZ Michel for his input and leadership of keeping everyone on task.

Mr. Ehman additionally thanked DPZ Michel for his outstanding job on this summary presentation to the board. Very well done and suggest moving forward.

DPZ Michel gave an overview of proposed zoning text amendment (34-16), dated December 9, 2014.

Commissioner reviewed, discussed, and made minor text revisions to the draft proposed text amendment (34-16).

DPZ Michel will re-draft text to include those revisions.

Motion was made by Mr. Ehman and supported by Gajewski to recommend to the Board of Trustees the adoption of Article 2, item number 4, 18.07 with revisions.

Motion was carried. 5-0

Motion by Ehman, supported by Gajewski, to recommended to the Board of Trustees the adoption of Article 1, section 1.03 as presented.

Motion was carried 5-0

8:33PM Mr. Lewis opened Public Hearing

There was no public comment.

8:33PM Mr. Lewis closed Public Hearing

Commissioners proceeded with (14-PC-161) Dexter Township Ordinance 34-16 review of draft resolution for a zoning text amendment concerning lot configuration and signs.

Motion by Mr. Ehman, supported by Ms. Adams to adopt resolution (14-PC-161) Dexter Township Ordinance 34-16 with a favorable recommendation with the changes as read by DPZ Michel's.

Roll Call Vote:

Yes: Adams, Dehring, Ehman, Gajewski, Lewis; No- 0; Absent: Nester and Ruhlig. Abstain-

Motion was carried 5-0.

Staff reports and all other supporting documents regarding the above agenda items can be obtained at the Township hall during normal business hours. Additionally, these documents are available on the Townships website: www.dextertownship.org and can be viewed on new.livestream.com/dextertownship.org.

5. Approval of Planning Commission Meeting Minutes – September 23, 2014

Motion by Mr. Dehring, supported by Mr. Gajewski, to approve as amended the meeting minutes of September 23, 2014, **Motion carried 4-0.**

6. Election of Officers - No action.

7. Township Board of Trustees Update –

Township Board of Trustees November 10th Special Meeting, October 21st & November 18, 2014 Regular Meetings

Fire Substation BID Summary:

12 bids were received ranging from 2 million (Axiom Construction) to 2.6 million (AR Brouwer). Sidock Architects contacted the low 5 bidders for detailed bid information.

Since the project bids came in substantially over budget, Sidock will examine any & all cost savings alternatives.

Subsequently Clerk Rider informed the Board that the building committee recommended elimination of several items from the plans as recommended by both the design firm & low bidder. This should reduce the cost of construction by more than \$160,000.

- **Fire Substation Construction Manager / Owners Representative:**

The Board approved a motion to contract with consultant Tom Arehart of Total Capital Asset Management for the preconstruction phase of up to 228 hours & for a cost of up to \$24,250 ... and to provide copies of insurance to the Clerk.

Mr. Arehart subsequently talked with Sidock & all 5 low bidders. He reported to the Board that the low bidder Axiom was a very qualified bidder. He said that they provide quality materials & workmanship and have built 4 other fire stations in the last 12 years.

Furthermore, Mr. Arehart stated bids expire in 60 days i.e. December 10th ... and thus recommended that a *Letter of Intent* be drafted.

Consequently The Board approved a motion to have Sidock draft a *Letter of Intent* to contract with Axiom Construction (with the proposed modifications). This Letter shall be contingent upon the township purchasing or leasing the land, approval by Township Attorney... and valid for no less than 60 days from date of signing by Township Supervisor.

- **Approval of Land Purchase Agreement from Multi-Lakes Water & Sewer Authority:**

MLWSA met to discuss the land sale, which has already been approved in principal by MLWSA, including the purchase price (\$7,000/acre). However (based on the recommendation of outside counsel) ... the Multi Lakes Board decided to retain *ownership* of the *entrance drive*, rather than have access over an easement. Consequently this change will split the land into *two parcels*. Mr. Flintoft & Mr. Michel's are looking into the ramifications.

- **Outdoor Warning Sirens:**

The October 4th test confirmed communication problems with several individual units after the County installed a new transmitter.

However, according to Clerk Rider, the recent township test conducted on November 1st resulted in a 100% activation rate.

- **Dexter Area Fire Interlocal Agreement:**

The Board approved the *revised* Dexter Area Fire Interlocal Agreement ... reducing initial membership from 3 per municipality to 2 members and provided changes are acceptable to other participating municipalities.

- **Portage Chain Weed Study:**

The Board approved a resolution for the expenditure of up to \$1500.00 to fund 12.5% of the Scientific Study of Aquatic Flora & Algae in the Portage Chain of Lakes.

- **Ore Creek Cider Liquor License Application:**

The Board approved a resolution recommending local government approval of the Ore Creek Craft Cider New Small Wine Maker License application at 9280 McGregor Road.

- **KCI Final Payment for Township Parking Lot:**

The Board approved a final payment of \$23,113.90 to Koala T. Construction for township parking lot.

- **Clerk Rider Resignation & Appointment of New Clerk:**

To ensure that the township continues to run seamlessly. The Board appointed Deputy Clerk Debra Ceo as Dexter Township Clerk. This was effective Noon on November 20th 2014 for remainder of the term.

*Respectfully Submitted,
Bill Gajewski, Township Board Representative*

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

The Commissioner members thanked DPZ Michel's for his dedication and proficient input in the revisions/amendments of the zoning text amendment concerning lot configuration and signs.

Mr. Dehring asked what the status of the Fire Sub Station.

Supervisor Rider noted that the sales agreement is moving forward. Developer will be coming back to the Planning Commission for a site plan amendment.

9. Public Comment – None

10. Review of Bylaws – No action.

11. Future Agenda Items –

Tuesday, December 23, 2014

Meeting Cancelled

Zoning Ordinance Review Group will meet

Tuesday, January 27, 2015

Meeting Cancelled

Zoning Ordinance Review Group will meet

Adjournment – Mr. Lewis declared meeting adjourned at 9:03 PM.

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary

adopted 02/24/2015