



DEXTER TOWNSHIP

PLANNING COMMISSION

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BILL GAJEWSKI,
TWP. BRD. & ZBA REP.
STEVEN BURCH
JIM JEDELE
BOB NESTER
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

WORK SESSION Tuesday, April 11, 2016

Present: Tom Lewis, Chair; Tom Ehman, Vice-Chair; Steven Burch; Jeffrey Dehring; Bob Nester; and Jim Jedele.

Also present: Zach Michels, Director of Planning and Zoning (DPZ); and Kimberly Jordan, Acting Recording Secretary.

Absent: Bill Gajewski and Janis Miller

- 1. Call to Order:** Mr. Lewis called the meeting to order at 7:00pm.
- 2. Approval of Agenda:** Agenda adopted without objection.

Mr Gajewski entered the meeting at 7:08pm.

- 3. Public Comment:** (non-agenda items) None

4. Action Items:

Item #1: Review of Draft Zoning Ordinance:

DPZ, Michaels, asked the commissioners if they would consider working through the draft articles this evening in an orchestrated manner. DPZ will give his overview and highlight areas of interest. Then each commissioner would have a ten minute platform to voice their comments and/or concerns. DPZ will take note of the comments and concerns and come back with a revised draft for a future review session.

Commissioners discussed the new procedure of review and opted to give it a try.

Moved by Lewis, to hear DPZ overview of proposed articles and allow each commissioner ten (10) minutes to respond per article.

7:03 Mr. Gajewski arrived.

Mr. Lewis brought Mr. Gajewski up to date and reinstated the motion on the table.

Mr. Burch seconded Mr. Lewis motion to hear DPZ overview of proposed articles and allow each commissioner ten (10) minutes to respond per article.

Motion carried 6-1

a) Proposed Article 13, Specific Use Standards, (currently article 16)

DPZ stated that article 13, Specific Use Standards, gives extra attention to articles of special interest. Noting that they require and must follow standards put in place. DPZ gave an overview of proposed article 13 and noted a few of the following highlighted areas that require further attention and input from the commissioners.

§13.20 –Agriculture, Fishing, & Hunting

Page 13-9 (G) (1) Keeping of Animals, Lot Area: consider including adding to lot area table animals smaller than sheep or medium dogs, dwarf pygmy goats, and/or smaller. No action.

§13.35 – Lodging

Page 13-13 (A) (6) Bed & Breakfast, Events: consider omitting fee paid by quest. Commissioners agreed to omit fee. DPZ to redraft the language.

Page 13-13 (A) (8) Bed & Breakfast, Guest Rooms: need to clarify sleeping rooms within a principal residential structures versus outdoor accessory building. DPZ to redraft the language.

§13.40 –Arts, Entertainment, & Recreation

Page 13-16 (E) (9) Special Event Facilities, Lodging: do we want to allow lodging on site such as a caretaker residing in an accessory building. DPZ to redraft the language.

§13.65 – Utility, Waste, & Construction

13-24 (C) Valve Station: Do we want our own standards. Commissioners agreed to include valve station with (B) Electrical or Gas Substations.

§13.70 – Transpiration & Storage

13-28 (C) (6) Self Storage, Building Appearance: what is finished quality? Consider tweaking language. No action.

Mr. Lewis opens the floor for discussion by allowing each commissioner a ten minute platform.

Commissioners voiced their comments and concerns. DPZ will incorporate and redraft new language where needed and bring back for future review and discussion.

Mr. Lewis asked if there was any public comment.

Tim Zaleski, 8385 Dexter Townhall Rd., Dexter-

Mr. Zaleski asked if there were any regulations on the limit of dogs and cats one residence can have?

DPZ replied. No regulations in place.

Does article 13.75 address fracking?
DPZ replied. No

Tracy Zaleski, 8385 Dexter Townhall Rd., Dexter-
Pointed out a typo on page 13-10, article 13.20 Commercial & Retail is numbered wrong it
should be 13.25.

Mr. Lewis suggest the commissioners move forward with agenda item, Proposed article 35,
noting that in all probability they would not get through the whole article. Work through till 9:30
PM and then pick up the again at next scheduled meeting. Commissioners concurred.

b) Proposed Article 35, Definitions (currently Article 2)

Commissioners worked their way through the draft proposed article 35, to page 35-7.

Mr. Ehman noted and suggested that the commissioner address the definition of an accessory
structure for the purpose of storage verses an accessory building.

A motion was made by Mr. Ehman, seconded by Mr. Nester, to include language for definition
for accessible.

Accessible: when associated with required storage place a portion of space at least five (5) feet in
height on the same elevation in which a person can excess or store and retrieve items. A parking
area of ten (10) by twenty (20) per car of garage is not consider accessible area of storage.

Motion carried 6-1.

*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 Minutes:

The March 28, 2017, meeting minutes will be addressed at the next regular Planning
Commission Meeting, April 25, 2017.

6. Township Board of Trustees Update: No report

**7. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and
Recording Secretary:**

Mr. Jedele – inquired about waste receptacles.

Mr. Ehman – asked what the projected agenda was for the April 25th planning commission
meeting.

Mr. Gajewski – shared with the commissioners that while attending a MTA training session the speaker voiced the opinion of warning for Municipalities to try and not micro manage their township.

Mr. Burch – informed the commissioners that he will not be able to attend the April 25th meeting.

9. Public Comment: None

10. Review of Bylaws: No action.

11. Future Agenda Items: April 25, 2017

- 1) Public Hearing for Draft Zoning Ordinance Review
- 2) Review of Bylaws

12. Adjournment: Mr. Lewis declared the meeting adjourned at 9:35 PM.

Respectfully submitted,

Jeffrey Dehring, Secretary

Kimberly Jordan, Recording Secretary