



# DEXTER TOWNSHIP

## PLANNING COMMISSION

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TWP. BRD. & ZBA REP.  
STEVEN BURCH  
JIM JEDELE  
BOB NESTER  
COMMISSIONERS  
  
JANIS MILLER  
RECORDING SECRETARY

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### REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, April 25, 2017

Present: Tom Lewis, Chair; Tom Ehman, Vice-Chair; Bill Gajewski; and Bob Nester.

Also present: Zach Michels, Director of Planning and Zoning (DPZ); and Janis Miller, Recording Secretary.

Absent: Steve Burch with notice; Jim Jedele with notice; and Jeffrey Dehring [with notice](#).

1. **Call to Order:** Mr. Lewis called the meeting to order at 7:00 PM.

2. **Approval of Agenda:**

DPZ Michels suggested moving the Review of Bylaws before the Action Items.

Moved by Mr. Lewis, seconded by Mr. Nester, to approve the agenda as amended.

**Motion carried 4-0**

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

**10. Review of Bylaws:**

DPZ Michels noted the red text indicated changes and the green text indicated language moved from within the document. Also noted was "Planning Commission meetings shall be based on the Robert's Rules of Order Newly Revised", although the content of the Bylaws pre-empts Robert's Rules. DPZ Michels pointed out in Article: 7 Record, A2e, record of public comments should be a summary of comments.

Mr. Lewis questioned how long the broadcast (livestream) was kept in the Township file. DPZ Michels responded that the State of Michigan requires it be kept until one day after the written minutes are approved, but the Township archives the video indefinitely.

Mr. Ehman questioned whether the Planning Commission needed to follow Robert's Rules of Order.

DPZ Michels responded that the Bylaws take precedence over Robert's Rules and Robert's Rules is used for reference only.

Commissioners discussed: a) Article 7: Record, b) Article 3: Conflicts of Interest, and c) Article 6: Meetings.

Mr. Ehman suggested, in a handout, language changes for Article 6: Meetings H and I, and Article 7: Record, A2e.

Commissioners indicated they were uncomfortable making a decision to adopt the Bylaws without the missing members (3) reviewing the suggested changes to the document.

Moved by Mr. Lewis, seconded by Mr. Nester, to postpone adoption of the Bylaws until all Commissions had a chance to review Mr. Ehman's suggested language,  
With no objections the motion was rescinded to continue discussion of the Bylaw document.

Moved by Mr. Ehman, seconded by Mr. Nester, the Bylaws draft will be updated by DPZ Michels, with tonight's comments, and distributed to the Commissioners along with Mr. Ehman's proposed draft, both to be re-presented to the Commission at the next meeting.  
**Motion carried 4-0.**

#### 4. Action Items:

##### Item #1: Public Hearing for Zoning Ordinance Review (draft):

**Mr. Lewis, Chairperson, opened the Public Hearing at 7:56 PM.**

##### **Public Comment:**

Tracey Zaleski, 8385 Dexter Townhall-Road, asked if she could comment as the Commissioners reviewed each section. Chairperson Lewis said that would be okay.

DPZ Michels said this document would be revised into a beta version and there would be another Public Hearing. He also indicated he will be meeting with the Township engineer, Township attorney and including feedback from the Fire Inspector.

Moved by Mr. Lewis to give each Commissioner a block of 15 minutes for discussion on the entire Ordinance, at the individuals choosing. No support so the motion failed.

Tracey Zaleski, audience participant, objected to the changes in the minimum lot area in Rural Residential (RR) and Lake Residential (LR). She noted that the proposed lot areas in the Zoning Ordinance draft contradict the Master Plan.

Commissioners reviewed the first 5 Articles of the Zoning Ordinance draft document. Mr. Lewis asked the Commissioners to consider a different format for the next meeting in order to finish reviewing the Zoning Ordinance draft.

**Chairperson Mr. Lewis closed the Public Hearing at 8:56 PM.**

*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](http://www.dextertownship.org) and can be viewed on [new.livestream.com/dextertownship.org](http://new.livestream.com/dextertownship.org).*

#### 5. Approval of Planning Commission Minutes:

Moved by Mr. Ehman, seconded by Mr. Gajewski, to approve the meeting minutes of March 28, 2017, as amended. **Motion carried 4-0.**

Moved by Mr. Ehman, seconded by Mr. Nester, to approve the work session minutes of April 11, 2017, as amended. **Motion carried 4-0.**

#### 6. Election of Officers: No action

**7. Township Board of Trustees Update:**

Bill Gajewski, Township Board Representative, gave a report of the April 18, 2017, Regular Township Board meeting.

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

DPZ Michels:

There are currently 9 zoning permits waiting for the new Zoning Ordinance to be approved.

The current moratorium expires July 17, 2017.

The next Planning Commission meeting is May 23, 2017.

The joint Township Boards/Planning Commission/Zoning Board of Appeals meeting is set for May 30, 2017.

**9. Public Comment:** None

**10. Review of Bylaws:** Addressed prior to #4 Action Items.

**11. Future Agenda Items: May 23, 2017**

Zoning Ordinance Review:

**12. Adjournment:** Mr. Lewis declared meeting adjourned at 9:04 PM.

Respectfully submitted,

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Jeffrey Dehring, Secretary

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Janis Miller, Recording Secretary