

# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Preliminary Site Plan Approval

### (17-PC-183) Natures Preserve

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**A resolution to grant approval of a Preliminary Site Plan for a site condominium, submitted by Joseph Dettore, on behalf of Natures Preserve, for property located on the north side of North Territorial between 11966 and 12088 North Territorial, Section 16 of Dexter Township (D-04-16-200-014/015).**

- 10) WHEREAS, Joseph Dettore, (*the Applicant*), on behalf of Natures Preserve, pursuant to the provisions of the Dexter Township Zoning Ordinance (*Zoning Ordinance*), submitted an application for Preliminary Site Plan (17-PC-183) Natures Preserve on July 21, 2017; and
- 20) WHEREAS, the Applicant, pursuant to the provisions of the Zoning Ordinance, submitted an application for an open space community (17-PC-182) Natures Preserve on July 21, 2017; and
- 30) WHEREAS, the Applicant submitted a 5-page site plan on July 21, 2017, with a last revision date of July 20, 2017, prepared and stamped by Ronald Enger, a licensed professional engineer; and
- 40) WHEREAS, the Planning Commission has received a report from Zach Michels (*Dexter Township Director of Planning and Zoning*) dated August 15, 2017; and
- 50) WHEREAS, the Planning Commission has received a report from Matthew Parks (*Township Engineer/OHM Engineering Advisors*) dated August 15, 2017; and
- 60) WHEREAS, the Planning Commission has received a report from Donald Dettling (*Dexter Area Fire Department Fire Inspector*) dated August 3, 2017; and
- 70) WHEREAS, the Planning Commission has received a letter from Lloyd Lewis (*Multi-Lakes Water and Sewer Authority*) dated December 22, 2015; and
- 80) WHEREAS, the property is located in an Agriculture (AG) District; and
- 90) WHEREAS, §17.02 of the Zoning Ordinance establishes that the Open Space Community (OSC) District is an overlay district on top of Agriculture (AG) Districts; and
- 100) WHEREAS, the Planning Commission, at its August 22, 2017, meeting, held a duly-noticed public hearing for the preliminary site plan (17-PC-183) Natures Preserve and received the following public input: questions about sewer system capacity; and

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- 110) WHEREAS, detailed construction plans, as outlined in §6.03(B)(1) through §6.03(B)(15) of the Zoning Ordinance, to address specific site improvements are not necessary for preliminary site plans, but the Planning Commission has determined that the level of detail provided adequately portrays the feasibility of the critical components of the site condominium;
- 120) WHEREAS, the preliminary site plan meets or would meet, with changes noted in this Resolution, the standards of §6.05(A) through §6.05(P) of the Zoning Ordinance (*Site Plan Approval Standards*); and
- 130) WHEREAS, the open space community site condominium will meet the open space community provisions of the Zoning Ordinance if an open space community approval is granted for (17-PC-182) Natures Preserve;
- 140) NOW, THEREFORE, BE IT RESOLVED, the Planning Commission, by a majority vote at a duly-noticed, regular meeting, held this 22<sup>nd</sup> day of August, ~~GRANTS~~ **DOES NOT GRANT** APPROVAL of the Preliminary Site Plan (17-PC-183) Natures Preserve, for property located on the north side of North Territorial between 11966 and 12088 North Territorial, Section 16 of Dexter Township (D-04-16-200-014/015), to the Applicant, subject to the conditions listed below:
- a) A final site plan approval shall be secured before any permits may be issued by the Township or clearing work may commence for the project;
  - b) Open space calculations shall be corrected and accurately reflecting the findings of the Planning Commission as part of (17-PC-182) Natures Preserve;
  - c) The site plan shall be amended to address all of the concerns in the Township Engineer's review letter dated August 3, 2017, before submission of a final site plan;
  - d) The area of the small wetland area in the northeast corner of the site shall be added to the site plan;
  - e) The site plan shall be amended to accurately reflect the minimum lot area of 0.31 acres;
  - f) The site plan shall be amended by adding a table listing the lot area of each lot in both square feet and acres;
  - g) The project shall receive at least preliminary approval from the Washtenaw County Road Commission and Dexter Township before submission of a final site plan application;

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- h)* The project shall receive approvals from the Washtenaw County Environmental Health Department for wells before submission of a final site plan application;
- i)* The project shall be included within the Multi-Lakes Water and Sewer Authority's boundaries before submission of a final site plan application;
- j)* This approval shall not be effective until an open space community has been approved for the site condominium by the Planning Commission;
- k)* This approval shall not be effective until the Applicant has paid, in full, all monies owed to the Township for fees, expenses, and/or other related issues related to the preliminary site plan and open space community review; ~~and~~
- l)* This approval shall not be effective until this Resolution and all its conditions are accepted by the applicant;
- m)* Applicant shall receive an MDEQ permit for the creek crossing; and
- n)* Applicant shall receive an MDEQ joint permit for wetlands.

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Resolution offered by Planning Commissioner Ehman .

Resolution supported by Planning Commissioner Burch .

YES = 6 (Burch, Dehring, Ehman, Gajewski, Jedele, Lewis, ~~Nester, NONE~~)

NO = 0 (~~Burch, Dehring, Ehman, Gajewski, Jedele, Lewis, Nester, NONE~~)

ABSENT = 1 (~~Burch, Dehring, Ehman, Gajewski, Jedele, Lewis, Nester, NONE~~)

ABSTAIN = 0 (~~Burch, Dehring, Ehman, Gajewski, Jedele, Lewis, Nester, NONE~~)

Date: 22 August 2017

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Tom Lewis, Chair

Date

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Jeff Dehring, Secretary

Date

These findings, conclusions, decisions, and resolution are accepted:

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Joseph Dettore

Date

Natures Preserve, Applicant