



DEXTER TOWNSHIP

PLANNING COMMISSION

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JOHN SHEA,
CHAIR
JAMES GORENFLO,
VICE CHAIR
ANNE WILLIAMS,
SECRETARY
HANK BYMA
NORWIN LESSER
MICHAEL HOWARD
KIM JORDAN,
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, November 1, 2005 7:30 PM

Present: John Shea, Chairman; James Gorenflo, Vice Chair; Michael Howard, Township Board Representative; Anne Williams, Secretary and Norwin Lesser.

Also Present: Mark Eidelson, Land Plan, Inc.

Absent: Hank Byma

The meeting was called to order at 7:31PM

- I. Approval of Agenda** - Motion by Anne Williams, supported by James Gorenflo, to approve agenda as amended. Carried.

John Shea noted that West Lake Hills consideration of findings for denial did not have time to be noticed in the paper. Take item #3 off agenda and reschedule for a later date.

- II. Approval of the Minutes of – October 25, 2005** - Motion by James Gorenflo, supported by Norwin Lesser to approve as amended. Carried.

- III. Public Comment** – None

- IV. Action Items** –

Open Public Hearing regarding:

1) Public Hearing for Zoning Ordinance Amendments

John Shea gave brief overview of proposed amendment to Article 15.

Open for Public Comment –

Tom Bell, 9068 North Territorial Rd. - Asked for a clear definition regarding the phrase “predominantly commercial in character” which is in the proposed amendment to Article fifteen 15.

John Shea stated that the planning commission would use a level of discretion and assures that all development standards and uses were met. Additionally, he stated that he felt the Planned Unit Development (PUD) would allow for more mixed uses and flexible overlay design.

Closed Public Comment.

Motion by Jamie Gorenfo, supported by Anne Williams, to recommend to Township Board as contained in Mark Eidelsons memo, dated October 6, 2005, to create a new Article 15. Carried.

- 2) Kids’ Land, Inc., Site Plan/Special Land Use**

Steve Kaplan and Brian Flynn were on hand to answer any questions and/or concerns from the commissioners and consultants.

Mr. Kaplan gave a brief overview of proposed use for a children's day care facility.

Mark Eidleson stated that he was satisfied with site plan proposal.

John Shea made reference to Mannik & Smiths review memo, dated November 1, 2005, stating that they suggested that the western drive be designated as an entrance only to allow for any drop-off's to be on the passenger side of the vehicle.

Discussion on circulation, parking, and pedestrian safety.

Meeting recessed 8:06 PM. Reconvened 8:16 PM.

The following resolution was offered by James Gorenflo, supported by Norwin Lesser.

Whereas, pursuant to the provisions of the Dexter Township Zoning Ordinance, Kids' Land, Inc., applied for approval of a amended Site Plan and Special Land Use Permit for a parcel of land located in Section 13, Dexter Township; and,

Whereas, the application calls for the rehabilitation and partial construction of a commercial building as more specifically described in the applicant's plans and drawings dated and submitted on August 24, 2005; and,

Whereas, the subject property is located in the Commercial District (C-1) which permits the proposed use; and,

Whereas, the applicant proposes a day care center, which use and facility requires a Special Land Use Permit; and,

Whereas, the Planning Commission has held a public hearing on the applications, and reviewed the record of facts including information supplied by the applicant, his engineer and consultant, and the reviews and reports of the Township Engineer and the Township Planner; and,

Whereas, this amended Site Plan complies with the specific site development standards set forth in the Commercial District of the Zoning Ordinance, (which relates to required set-backs, lot area, lot width and development density); and,

Whereas, the application meets the other site plan review standards applicable to such site plans set forth in Section 6.04 and 6.05 of the Zoning Ordinance governing site plans; and,

Whereas, the application also meets the requirements for the granting of a Special Land Use Permit, contained in Article 7 of the Zoning Ordinance;

Be It Therefore Resolved that the amended site plans and Special Land Use be approved with the following conditions;

- 1) Signage in accordance of Dexter Township Zoning Ordinance be posted indicating West access drive from North Territorial Road as "enter" Kids' Land, Inc. only;
- 2) Drop off isle be signed as such;
- 3) Eliminate parking spaces adjacent to handicap spaces on North East side; being signed and striped accordingly

Resolution adopted. Carried.

V. Concerns of Commission Members, Ordinance Administrator, Supervisor, and Recording Secretary-

Michael Howard stated that the Township Board wants to review and determine the consideration of an in house "Director of Planning and Zoning" before proceeding with the review of the General Development Plan. A job description has been drafted and adopted to the Township Personnel Policy.

Norwin Lesser asked Mr. Howard if it was true that the Township Board denied funding to update the General Development Plan?

Mr. Howard said. Yes it is true.

VI. Public Comment –

Tom Bell asked, if PC had any idea when the Township Board would take-up the recommended amendment.

John Shea replied, possibly, November 15, 2005. They make their own agenda.

Steve Piatt informed members that two more site plans were ready for PC review. Multi Sewer Expansion and Hanover Glen.

VII. Future Agenda Items -

Tuesday, November 22, 2005

1) F & J Rentals Properties, Preliminary Site Plan

Tuesday, December 6, 2005

- 1) West Lake Hills, consideration of findings for denial
- 2) Consideration of Zoning Ordinance Revisions
- 3) Natural Features Ordinance Discussion

VIII. Adjournment - Motion by James Gorenflo, supported by Anne Williams, to adjourn at 8:46 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary