



DEXTER TOWNSHIP

PLANNING COMMISSION

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

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, November 22, 2005 7:30 PM

Present: James Gorenflo, Vice Chair; Michael Howard, Township Board Representative; Hank Byma and Norwin Lesser.

Also Present: Nancy McClain, Mannik & Smith Group.

Absent: John Shea, Chairman and Anne Williams, Secretary.

James Gorenflo, Vice Chair was acting Chair.

Hank Byma was appointed acting secretary. Carried.

The meeting was called to order at 7:35 PM.

- I. Approval of Agenda** - Motion by Lesser, supported by Howard, to approve agenda as submitted. Carried.
- II. Approval of the Minutes of November 1, 2005**- Motion by Byma, supported by Howard, to approve as amended. Carried.
- III. Public Comment** - None
- IV. Action Items** -
 - 1) F & J Properties, Preliminary Site Plan-**

Fred Ulisse and Bill Goodreau were present to answer questions and/or concerns. Mr. Goodreau gave a brief overview of the project; he noted that, the concerns of the planning commission from the previous meeting regarding clarification of the property being environmental safe had been addressed in the dated October 16, 2005. (Baseline Environmental Assessment (BEA) report).

Nancy McClain commented in her report, dated November 10, 2005, that the existing onsite well was not addressed in the (BEA) report. However, she noted that the owner will have to comply with the Washtenaw County Health Department requirements for testing of a potable water well system used at a commercial facility to ensure the protection of the public health.

Hank Byma inquired if a lessee had been found and asked if they had a scheduled completion date for the renovations.

Mr. Ulisse replied, no lessee had been found as of yet and stated that prospective lessee usually want to see a finished product. Additionally, the renovation of the building would depend on the planning commission's comments and/or approval of the final site plan.

Hank Byma stated his concerns with the possibility of the developer not finishing the renovations to the building site if a contract for a lessee was not signed. He recommended the planning commission stipulate a time line regarding upgrading of the building site and have it policed by the zoning administrator.

Norwin Lesser asked if there were enough parking spaces?

Mr. Goodreau replied, yes. They have fourteen slots, enough needed according to the building capacity.

Jamie Gorenflo asked if the necessary variances were obtained and approved?

Mr. Goodreau replied, yes. Variances were approved on April 13, 2005 from the zoning board of appeals.

Motion by Byma, supported by Howard, to approved F & J Properties, Preliminary Site Plan with the following conditions:

1. A well head protection plan in place and identification on the site plans of the existing well and an alternate location for a new well noted on the plans if so required at a later date.
2. Detailed landscaping plan to include good site distance for traffic.
3. Obtain and provide all permits or approvals required by county and regulatory agencies prior to final.

Resolution carried 4-0

2) Multi Lakes Water and Sewer Authority, Waste Water Treatment Plant Site Improvements –

Libby Brushaber and Peter Latta were on hand to answer any questions and/or concerns. Mr. Latta explained that the proposed improvements to the waster water treatment facility are very much needed and would bring the facility into compliance with the Michigan Department of Environmental Quality (MDEQ).

Nancy McClain stated that the site plans were not clear as to what was being proposed and what pre-existed. She understood that a lot of the items would be addressed by MDEQ. She supports the proposed plans.

James Gorenflo noted that the township planner only had one minor issue and that was with landscaping. Additionally, he concurred with Nancy that the plans were hard to define and needed to be clarified.

Norwin Lesser approves of the proposed improvements and is comfortable moving forward.

Hank Byma supports and approves of the much needed improvements. He is comfortable moving forward. However, he would like to suggest a clear set of plans be submitted for review by the zoning administrator and the township engineer ensure the consultants concerns have been addressed and everything complies with all the conditions set forth.

Michael Howard supports the proposed improvements and concurred with Byma. A new set of plans need to be submitted, for confirmation that all county and state agency requirements were obtained and approved.

Motion by Byma, supported by Lesser, to approve Mulit-Lakes Sewer and Water Authority, Waste Water Treatment Plant Improvements with the following conditions:

1. A new set of site plans be submitted to the zoning administrator reflecting all missing information stipulated in the consultant reports.
2. The revised final site plans shall fully address and satisfy the Township Engineer and Planners comments and concerns.
3. The zoning administrator and township engineer shall review and validate the revised final site plans.

Resolution carried. 4-0

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

Hank Byma inquired on the review status of the General Development Plan (GDP) with the Township Board.

Mike Howard replied that the board did not address the issue at their last meeting and that it would be on the December 20th agenda. His feeling is they want to move forward.

Hank Byma suggested that when a full planning commission is present they should address the GDP further and consider a commitment to act on it or post pone it.

James Gorenflo told the commissioners that John Gillespie had passed away. He had served on the planning commission for many years and will be greatly missed.

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, December 6, 2005 – Work Session

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

Tuesday, December 27, 2005

- 1) Hartmann Farms OSC, Preliminary Site Plan and Special Land Use

VIII. Adjournment - Motion by Byma, supported by Howard, to adjourn at 8:40 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Hank Byma, Acting Secretary