



DEXTER TOWNSHIP

PLANNING COMMISSION

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JOHN SHEA,
CHAIR
JAMES GORENFLO,
VICE CHAIR
ANNE WILLIAMS,
SECRETARY
HARLEY RIDER
HANK BYMA
NORWIN LESSER

KIM JORDAN,
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, January 24, 2006 7:30 PM

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

Also Present: Mark Eidelson, Land Plan, Inc. and Nancy McClain, Mannik & Smith Group.

Absent: Hank Byrna

The meeting was called to order at 7:36 PM

- I. Approval of Agenda** - Motion by Rider, supported by Williams to approve agenda as amended. Table Item #1, Hanover Glen Site Condominium/OSC Final Site Plan, to February 7, 2006. Carried.
- II. Approval of the Minutes of January 3, 2006** - Motion by Lesser, supported by Gorneflo, to approve as submitted. Carried.
- III. Public Comment - None**
- IV. Action Items -**

1) Hartmann Farms OSC/ Preliminary Site Plan/Community Sewer Special Land Use

Bob O'Reilly and Todd Griffin, Atwell-Hicks, were on hand to up-date the commissioner's and answer questions. Mr. O'Reilly gave a brief overview of the proposed site plans, the changes made since their last review, and the reasons for the changes.

Mr. Rider asked; if they had considered hooking up to Multi Lakes Sewer verse the wastewater treatment system?

Mr. Griffin replied, they had in fact considered it. However, they were not in the service area and it would be a timely and costly process. Mr. Griffin will forward copies of cost estimates they received regarding Multi Lake Sewers to Mr. Rider, Mr. Shea, Mr. Gorenflo and Pat Kelly.

General discussion regarding sewers and availability.

Mr. Griffin stated that they were hoping to be ready for preliminary review at the March 28th Planning Commission meeting.

John Shea pointed out that the Township attorney will need to advise the planning commission if another public hearing needs to be scheduled for the given site plan changes. If not, he suggests an effort be made to contact as many property owners as possible that have shown an interest in the past regarding this proposed site.

Motion to table Hartmann Farms OSC/ Preliminary Site Plan/Community Sewer Special Land Use.

Supported by Rider. Carried.

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

Norwin Lesser informed the commissioner's of his findings regarding school busing on private and public roads. Stating that there is no set policy in place in the Dexter district.

Pat Kelly noted that the township had received a draft copy of Webster Townships Master Plan for review. A copy has been forward to Mark Eidelson for his review and comments.

Pat informed the members that they were invited to attended session on planning and zoning issues, scheduled for Wednesday, March 22, 2006 from 7:00- 10:00 PM at the Sylvan Township Hall. Mark Wyckoff, planner and the editor of the "Planning and Zoning News" publication will be the speaker.

John Shea requested Mannik & Smith to submit a supplemental report on Hanover Glen to the township for commissioner's review.

Mr. Shea asked Mr. Eidelson to schedule a public hearing for March 7, 2006 to consider the proposed Zoning Amendments.

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, February 7, 2006

- 1) Hanover Glen Site Condominium/OSC Final Site Plan
- 2) Review Provisions of Dexter Township Planning By-laws, Article IX
- 3) Review Proposed Revisions of Webster Township Master Plan
- 4) Natural Features Ordinance Discussion
- 5) Consideration of Zoning Ordinance Revisions

Tuesday, February 28, 2006

- 1) Lindemann Farms, Final Site Plan and Special Land Use

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

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary

