



# DEXTER TOWNSHIP

## PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD  
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JOHN SHEA,  
CHAIR  
JAMES GORENFLO,  
VICE CHAIR  
ANNE WILLIAMS,  
SECRETARY  
HARLEY RIDER  
HANK BYMA  
MARY ADAMS  
NORWIN LESSER  
KIM JORDAN,  
RECORDING SECRETARY

### REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, March 7, 2006 7:30 PM

Present: John Shea, Chairman; James Gorenflo, Vice Chair; Harley Rider, Township Board Representative; Anne Williams, Secretary, Hank Byma and Mary Adams.

Also Present: Mark Eidelson, Land Plan, Inc.

Absent: Norwin Lesser.

The meeting was called to order at 7:35 PM

- I. **Approval of Agenda** - Motion by Rider, supported by Williams, to approve agenda as submitted. Carried.
- II. **Approval of the Minutes of February 7, 2006** - Motion by Rider, supported by Williams, to approve as amended. Carried.
- III. **Public Comment - None**
- IV. **Action Items -**

#### 1) Public Hearing on Zoning Ordinance Amendments -

John Shea opened the public hearing.

1) Tom Ehman, 8940 Dexter-Pinckney Rd. - Asked the commission what they based their decision on to reduce the permitted building height for residences from the current thirty (35) feet to (30) feet?

Shea- responded, the members concurred that the limitation was fair, uniform and appropriate.

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Shea closed public hearing.

Commissioners discussed the proposed zoning amendments.

Rider questioned the maximum height restrictions for farm buildings and structures of one -hundred (100) feet? He was concerned that the (100) foot height limitation could be converted into residential.

Commissioners discussed height limitations.

Motion by Byma, supported by Rider, to schedule a public hearing to replace in all references made where one-hundred (100) feet is mentioned, replace with forty (40) feet. Carried.

Commissioners concurred to schedule a public hearing for May 2, 2006 at 6:30 PM to hear public comment and review all the proposed zoning amendments discussed to date as a whole package. Due to Elections being held on the same night, the public hearing will be held in the basement of the Township Hall at 6:30 PM.

**2) Review Proposed Dexter Township Planning By-Laws, Article IX -**

Eidelsons memo, dated March 6, 2006, Planning Commission By-Laws/Attendance was reviewed and commissioners concurred with the language with, exception of one minor change. In the second sentence after the word "he" insert "/she".

Motion by Gorenflo, supported by Byma, to accept and incorporate the proposed language with amendment into the planning commission by-laws. Carried.

Commissioners concurred to move item four (4) to item three (3).

**4) Consideration of Zoning Ordinance Revisions-**

Commissioners discussed Eidelsons memo, dated December 20, 2005. For consideration of the following amendments:

Parking Lot Setbacks, section 21.04 (E). Addresses setbacks for off-street parking areas. Members concur with the language proposed.

Appeals Standards, section 4.05(C)(1) address standards for variances granted by the Zoning Board of Appeals (ZBA). Members concur with the language proposed.

Completeness of Standards, both sections 5.04(B) and 7.02(B) require the Zoning Administrator to certify the completeness of amendment and special land use applications respectively. Members discussed and concurred with the language proposed.

Planned Unit Developments (PUD), the ordinance makes a number of incorrect references to "planned unit development" (PUDs). These references were initially included in the ordinance subject to the 2000 referendum because open space communities were specifically called PUDs in the text of the document and authorized as a special land use. Members concur to remove all inappropriate references to PUDs.

Commissioners additionally discussed Eidelson memo, dated December 22, 2005. For the following amendments:

Section 17.05 OSC Design Standards, members concurred with proposed language. Add to May 2, 2006 public hearing for review.

Section 3.06(B), New Subsection Addressing Project Delays, the PC consensus was that the existing first sentence remains the same. The second sentence should read as follows:

"Nothing in subsection (A) shall prohibit the Planning Commission from denying an application if, after written request from the Planning Commission to an applicant following more than six (6) months of lack of apparent progress by the applicant on an application previously submitted to the Planning Commission, the applicant does not provide, within 30 days of the Planning Commission's written request sent by first-class mail, a written update on the status of the project and an assessment of past delays and anticipated dates of future submittals, and future written updates as may be requested by the Planning Commission."

Then, the PC consensus was that the following third sentence be added:

"The Planning Commission shall determine whether the applicant's written update provides sufficient reason for not immediately denying the application, and if the Planning Commission determines to deny the application then it shall make specific findings in support of that determination."

Members concurred to add these amendments for Public Hearing, May 2, 2006 at 6:30 PM.

**3) Natural Features Ordinance Discussion-**

Moved to April 4, 2006 agenda.

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

Pat Kelly- handed out two re-zone application and list of zoning map corrections to be reviewed for consideration. Additionally, she handed out memo, dated February 16, 2006, N. Territorial Road Build Out Analysis for consideration and impute from the pc members.

Harley Rider reminded the commissioners they need to appoint a zoning board of appeals representative.

**VI. Public Comment - None**

**VII. Future Agenda Items -**

Tuesday, March 28, 2006

- 1) Lindemann Farms, Final Site Plan and Special Land Use
- 2) Hanover Glen Site Condominium/OSC Final Site Plan
- 3) F & J Rentals- Ulisse Restaurant Final Site Plan
- 4) H.C.P.S. Optima Oil Enterprises Amended Site Plan
- 5) Consideration of Limitation on Farm Buildings and Structures.
- 6) Appoint ZBA representative.

Tuesday, April 4, 2006 - Work Session

- 1) Multi Lakes Sewer expansion consideration
- 2) Natural Features Ordinance Discussion

Tuesday, April 25, 2006

- 1) StarhillSite Condomium/OSC Preliminary Review
- 2) ITC Majestic Expansion Project, Preliminary Site Plan Review

Tuesday, May 2, 2006 - 6:30 PM

- 1) Public Hearing on Zoning Ordinance Amendments
- 2) Public Hearing to correct and amend the zoning map (ZM),
- 3) Public Hearing to correct and amend the ZM.

**VIII. Adjournment - John Shea, Chair declared meeting adjourned at 10:00 PM**

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Anne Williams, Secretary**

