



"A Community For All Seasons"

DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767
FAX: 734-426-3833

WWW.TWP-DEXTER.ORG

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, April 4, 2006 7:30 PM

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

Also Present: Mark Eidelson, Land Plan, Inc. and Jessica Wood, Orchard, Hiltz & McCliment, Inc.

The meeting was called to order at 7:35 PM

- I. **Approval of Agenda** - Motion by Gorenflo, supported by Byma, to approve agenda as amended. Remove item #1 Lindemann Farms, Final Site Plan and Special Land Use and move to the April 25, 2006 agenda. Attorneys have not finished resolving the Master Deed issues. Carried.

Deleted: The Lindemann Farms a

- II. **Approval of the Minutes of March 28, 2006** - Motion by Gorenflo, supported by Williams, to approve as amended. Carried.

- III. **Public Comment** - None

- IV. **Action Items** -

2) Multi Lake Sewer Expansion Consideration -

Commissioner's discussed and exchanged comments.

Future discussion and review to resume at the May 2, 2006 PC meeting to allow time for sufficient documentation stating rationale for the "Future Expansion Area" and additional data collection.

3) Natural Features Ordinance Discussion -

John noted the four (4) correspondences; dated October 21 & 22 and November 18 & 30, 2005 that were distributed for review from LandPlan, Inc. Commissioners discussed the order in which to proceed with consideration to the Natural Features Ordinance and concurred to start with the Wetland Protection regulations. Discussion and review to resume at the May 2, 2006 PC meeting.

4) Appoint ZBA Representative-

Lesser nominated Byma for Zoning Board of Appeals representative.

Motion by Gorenflo, supported by Williams, Carried.

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

Lesser stated that regulating forestry is viable to property owners.

Kelly stated that the Township Board, Zoning Board of Appeals, and the Planning Commission joint meeting is scheduled for August 29, 2006.

VI. Public Comment – None

VII. Future Agenda Items -

Tuesday, April 25, 2006

- 1) StarHill Condominium/OSC Preliminary Site Plan Review
- 2) Hanover Glen Site Condominium/OSC Final Site Plan
- 3) F & J Rentals – Ulisse Restaurant Final Site Plan
- 4) ITC Amended Site Plan Special Land Use Application Review
- 5) Lindemann Farms, Final Site Plan and Special Land Use

Tuesday, May 2, 2006

- 1) Public Hearing Notice on Zoning Ordinance Amendments
- 2) Public Hearing Notice on corrections to the Zoning Map, Section 13
- 3) Public Hearing Notice on corrections to the Zoning Map, Section 33
- 4) Multi Lakes Sewer Expansion Consideration
- 5) Natural Features Ordinance Discussion

VIII. Adjournment – John Shea, Chair declared meeting adjourned at 9:33 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary