



DEXTER TOWNSHIP

PLANNING COMMISSION

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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, April 25, 2006 7:30 PM

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

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

Absent: Anne Williams, Secretary

The meeting was called to order at 7:33 PM

I. Approval of Agenda - Motion by Rider, supported by Gorenflo, to approve agenda as amended. Add agenda item #6, Dexter Township Estates, for general discussion. **Carried 5-0**

II. Approval of the Minutes of April 4, 2006 - Motion by Byma, supported by Gorenflo, to approve as amended. **Carried 5-0**

III. Public Comment – None

IV. Action Items -

1) Starhill Condominium/OSC Preliminary Site Plan Review-

Jamison Brown, ASLA Director of Design, was present and gave an overview of the proposed conventional plan.

Application and site plans are on file at the Township Hall for public review.

Shea noted that Starhill was before the commission members for submission and clarification for completion of the application in order to move forward to a Public Hearing.

Shea stated that the Township Planners report, dated February 23, 2006, flagged seven (7) items of concern on page twelve (12) of his report. Additionally, the Township Engineers report dated April 12, 2006, flagged missing Zoning Ordinance requirements, traffic, and natural features impacts.

Shea suggested a morning and evening traffic impact study is done.

Motion by Gorenflo, supported by Byma, to tentatively set a Public Hearing for May 23, 2006 contingent on receipt and review of items one, five, and six of Townships Planners report, dated February 23, 2006 and items one thru eight regarding the Zoning Ordinance requirements addressed in the Engineers report, dated April 12, 2006. Materials are to be submitted to the Townships Administrative Assistant on or before May 4, 2006. **Carried -4-1**

2) Hanover Glen Site Condominium/OSC Final Site Plan-

Jack Campbell and Kris Fleck were on hand to answer any question and/or concerns. Campbell noted that they were waiting on approval from the Washtenaw County Environmental Health Department (WCEHD).

Shea stated that conformation from WCEHD and a letter from International Transmission Company (ITC) would be needed before moving forward.

Motion by Gorenflo, supported by Rider, to table Hanover Glen until May 23, 2006. This will be contingent on approval from WCEHD and a letter from ITC clarifying easement uses.

Materials need to be submitted to the Township Administrative Assistant by May 11, 2006. **Carried 5-0**

3) F & J Rentals – Ulisse Restaurant Final Site Plan –

Fred Ulisse and Bill Goodreau were on hand and gave an overview of the proposed site plans.

Commission discussed concerns flagged by the Engineer with regard to storm water, well, and sanitary sewer issues.

Shea noted that WCEHD approval would be necessary to move forward and the Engineers concern will need to be addressed.

Motion by Byma, supported by Gorenflo, to table to May 23, 2006 contingent on receipt and review of documentation from WCEHD and conformation that the ten items the Engineer flagged were addressed.

Materials need to be submitted to the Township Administrative Assistant by May 4, 2006. **Carried 5-0**

4) ITC Amended Site Plan Special Land Use Application Review –

Jamie Kryscynski, Community Relations for ITC, gave an overview of International Transmission Company (ITC) and its purpose for the expansion. Kryscynski stated that the proposed expansion would increase electrical transmission capability and reduce transmission congestion in the immediate area.

Shea stated that ITC was before the commission members for submission and clarification on completion of the application in order to move forward to a Public Hearing.

Motion by Byma, supported by Rider, to tentively schedule a Public Hearing for May 23, 2006 on the condition that an impact study is submitted to the Township Administrative Assistant by May 3, 2006. **Carried 5-0**

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

Jim Haeussler and Todd Pascoe were on hand to answer question and/or concerns.

Gorenflo presented a draft motion for discussion. Conditions were added.

Motion by Gorenflo, supported by Lesser, to approve Lindemann Farms, Final Site Plan and Special Land Use. The following resolution was read into the records.

Whereas, Pursuant to the provisions of the Dexter Township Zoning Ordinance, Jim Haeussler – Development Services Group has applied for approval of Final Condominium Site Plan (File# 05-PC-118) and Private Road Application (File# 8-10-05) for a parcel of land located in Section 34, Dexter Township; and,
Whereas, the application calls for the construction of 54 homes on 141.6 acre parcel and more specifically described in the applicant's drawings and plans dated February 2, 2006 as supplemented in e-mail correspondence from Todd Pascoe to the Chair and Zoning Administrator dated 3/14/2006; and,
Whereas, the site plan meets the requirements of the Dexter Township Zoning Ordinance, Article 16.01 "General Standards Applicable to all Special Land Uses"; and,
Whereas, the site plan meets the requirements of the Dexter Township Zoning Ordinance, Articles 17.03-.05, except as to matters addressed in the conditions below; and,
Whereas, the site plan meets the requirements of the Dexter Township Zoning Ordinance, Article 6.05.A through 6.05.P, as applicable, except as to matters addressed in the conditions below; and,
Whereas, the Planning Commission has considered the application pursuant to the procedures set forth in Sections 6.04, 7.02, and 17.03 of the Dexter Township Zoning Ordinance; and,
Whereas, the site plan received preliminary site plan and open space community overlay approval on June 28, 2005,

and has satisfied the conditions of such approval contained therein; and,

Whereas, the site plan meets the requirements of the Dexter Township Private Road Ordinance, as amended, except as to matters addressed in the conditions below; and,

Whereas, the site plan has received requisite approvals from the Washtenaw County Road Commission, Washtenaw County Department of Environmental Health, and the Michigan Department of Environmental Quality; and,

Whereas, the site plan has adequately addressed the concerns of Mannik & Smith, letter dated January 17, 2006; and,

Whereas, the site plan has adequately addressed the concerns of LandPlan, letter dated February 28, 2006; and,

Whereas, the site plan has received recommendation for approval from the Dexter Area Fire Department, letter dated April 3, 2006, except as to matters addressed in conditions below; and,

Whereas, the Master Deed and Bylaws have been reviewed and approved by the Township Attorney, letter dated April 24, 2006, except as to matters addressed in the conditions below; now,

Be It Therefore Resolved that the Dexter Township Planning Commission approves the Lindemann Farms open space community final site plan, and makes recommendation for approval of the private road application to the Dexter Township Board, subject to the following conditions:

1. Applicant shall install a Knox Box or a Knox Lock in the event a building or fence is constructed at or around the Sewer Treatment System.
2. Review and approval of the Bylaws by the Township Attorney.
3. Applicant shall provide legal descriptions for the two road access easements as called for in the April 24, 2006 letter from the Township Attorney, and generally as described on Atwell Hicks survey dated 3/28/06, file # 501-258A and 501-259. Upon review and approval of these descriptions, applicant shall have them executed and recorded prior to the recording of the Master Deed and Bylaws.
4. Applicant shall list the dedicatory language and restriction on uses for open space, including the Forestry Plan, verbatim from the Master Deed on the cover sheet of the site plan drawings.
5. Applicant shall provide a performance guarantee in accordance with Section 3.05 of the Dexter Township Zoning Ordinance, said performance guarantee to be approved by the Dexter Township Director of Planning & Zoning.
6. All wetlands, regulated and non-regulated shall have a 25' no-mow buffer notation on the plans.

Motion Carried 5-0

6) Dexter Township Estates, Final Site Plan –

Lou Iordanou and Bob O'Reilly were present. Mr. Iordanou gave a brief overview of the project. Stating that this site plan is subject to the old Zoning Ordinance and that much has revolved since the beginning of the submitted plans in February of 2004. Including the agreement to the improvements of Madden Road.

Commissioners discussed storm water management, environmental impacts, and the preservation of trees.

Shea stated that developer needs to submit all supplemental material discussed this evening to the Township Administrative Assistant by May 4, 2006 if they would like to be put on May 23, 2006 planning commission agenda.

No motion was necessary. Dexter Estates was on the agenda for discussion purpose only.

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

Lesser- suggested that the commissioners walk the grounds of Dexter Township Estates site.

V. Public Comment –

1. Ron Pettke, 1150 Island Lake Road – with regard to Dexter Township Estates, he commented about the fencing around the pond.

VII. Future Agenda Items -

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 Lake Sewer Expansion Consideration

5) Natural Features Ordinance Discussion

Tuesday, May 23, 2006

- 1) Public Hearing Notice on Starhill Condominium/OSC Preliminary Site Plan Review
- 2) Public Hearing Notice on ITC Amended Site Plan Special Land Use Application
- 3) Public Hearing Notice on Hartman Farms, Preliminary Site Plan
- 4) Multi Lake Sewer Expansion Consideration
- 5) F & J Rentals – Ulisse Restaurant Final Site Plan
- 6) Dexter Township Estates, Final Site Plan

VIII. Adjournment – John Shea, Chair declared meeting adjourned at 9:55 PM

| **Respectfully submitted,**

| **Kimberly Jordan, Recording Secretary**

Hank Byma, Acting Secretary