



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, May 2, 2006 7:30 PM

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

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

The meeting was called to order at 7:05 PM

I. Approval of Agenda - Motion by Williams, supported by Gorenflo to approve agenda as amended.

Remove items two (2) and three (3) from the agenda to allow for proper notification to surrounding property owners. Remove item four (4) to allow for submittal and review of requested data and documentation from the Township Board. Carried. 7-0

II. Approval of the Minutes of April 25, 2006 - Motion by Gorenflo, supported by Byrna, to approve as amended. Carried. 7-0

III. Public Comment - None

IV. Action Items -

1) Public Hearing on Zoning Ordinance Amendments -

Mark Eidelson gave a summary of the twenty-six (26) Proposed Amendments to the Dexter Township Zoning Ordinance memo, dated February 6, 2006, updated March 30, 2006. He noted two oversights in the language that will need to be addressed by the Planning Commission before moving forward. These corrections were previously approved changes made by the planning commission and were merely an oversight in the preparation of the draft.

The following corrections to be addressed:

Page three (3), item thirteen (13). Change one hundred (100) feet to forty (40) feet.

Page four (4), item sixteen (16). Change one hundred (100) to forty (40) feet.

Commission members discussed and concurred to make amendments to item thirteen (13) and item sixteen (16) if a motion is entertained.

John Shea opened the public hearing.

1) Jack Campbell, 4721 North Gate, Ann Arbor - stated he was concerned about the proposed language, item two (2), Section 3.06, regarding project delays. He stated that denying an application for lack of six (6) months of progress was not a feasible or a doable time frame. Additionally, he asked for more clarification from the commissioners.

Mr. Campbell also commented on proposed amendment item number twenty six (26) Section 17.05, regarding Open Space Community Design Standards (OSC). His opinion is that the ITC easements should remain as part of the OSC calculation and was under the impression the commissioners at one point had agreed to that.

2) Wayne Castledine, 9393 Anne Dr., Dexter - submitted a written letter to the commissioners dated May 2, 2006, requesting clarification to the proposed change to maximum height regulations.

3) Pat Kelly, Supervisor -asked Eidelson if the proposed revision were approved, to Section 4.05 (c)(1)(a) and (9) in regard to the deletion of "unnecessary hardship" shouldn't the reference to hardship in section 19.09also be deleted.

Eidelson stated he didn't believe they were related.

Shea closed the public hearing.

Commissioners discussed the proposed zoning amendments.

Lesser asked to be abstained from voting if a motion was entertained due to conflict of interest.

Motion by Gorenflo, supported by Williams, to forward and recommended the proposed Amendments memo, dated February 6, 2006, updated March 30, 2006, to the Township Board for adoption with the following changes:.

Page three (3), item thirteen (13). Change one hundred (100) feet to forty (40) feet.

Page four (4), item sixteen (16). Change one-hundred (100) to forty (40).

Carried. 6-0

Abstained 1

Items two (2), three (3) and four (4) removed from agenda.

5) Natural Features Ordinance Discussion -

Commission members reviewed and discussed Eidelsons memo, dated April 24, 2006, regarding Wetland Protection Ordinance.

Commissioners went through each feature and compared the differences between Scio and Meridian Townships.

Members shared their comments and input was forwarded to the Township planner Mark Eidelson to draft new language. He will distribute a new draft on or before June 6, 2006.

Shea asked that the draft included language on performance guarantees and application submittal

Further discussion at the June 6, 2006 meeting.

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

Gorenflo- asked that the commission to be conscious and aware as to the cost/fees they would be putting on the individual homeowner and the developers when establishing ordinances.

Byma - stated he approved and liked the idea of a Natural Feature Ordinance and believes the commission is moving forward in the right direction. He noted that the Starhill project had a lot of context with regard to sensitive design.

Lesser- stated that he was not happy with they way Washtenaw County Road Commission (WCRC) was grading and maintaining Madden Road.

Adams - informed the commission that she would not be in attendance at the June 6, 2006 meeting.

Kelly - informed the members that Multi Lake Sewer Authority had capacity to accept about 350 additional taps. Guidelines on the remaining taps need to be clarified and that there is no interest at this time to add additional capacity.

Eidelson - informed the commissioners that on July 1, 2006, a new Township Zoning Act would be enacted. The new act has provisions to our zoning ordinance regarding public hearing notices and minor changes regarding variance usage.

Shea- noted that he would e-mail the new statute to the township attorney for review and summary.

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, May 23, 2006 - Meeting at 7:00 PM

- 1) Public Hearing Notice on Starhill Site Condominium/OSC Preliminary
- 2) Public Hearing Notice on ITC Amended Site Plan Special Land Use Application
- 3) Hartman Farms, Preliminary Site Plan Review
- 4) Hanover Glen Site Condominium/OSC Final Site Plan
- 5) F & J Rentals- Ulisse Restaurant Final Site Plan
- 6) Dexter Township Estates, Final Site Plan
- 7) Hermosillo, Shared driveway review.

Tuesday, June 6, 2006 - Work Session

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

VIII. Adjournment - John Shea, Chair adjourn at 9:36 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary

