



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 23, 2006 7:00 PM

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

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

The meeting was called to order at 7:09 PM

I. Approval of Agenda - Motion by Rider, supported by Gorenflo, to approve agenda as amended. Remove items four (4) and five (5) to allow for submission and review of requested data. Add item seven (7) consideration to rescind approved minutes, dated April 25, 2006, and include revised minutes for re-approval. Carried. 7-0

II. Approval of the Minutes of May 2, 2006 - Motion by Gorenflo, supported by Williams, to approve as amended. Carried 7-0

III. Public Comment -

Neil Jackson, 7227 Mountain Ridge, Dexter - Commented that he believed that the sign posted on the south side of N. Territorial Road and west of Dexter-Pinckney showing a picture of a "Retail Plaza" is the same developer that proposed the gas station. He asked if any plans have been submitted and, if so, would it require a public hearing?

Shea asked Patrick Sloan, Director of Planning and Zoning if any plans have been submitted to the township?

Sloan said that only a sign permit was issued and that no other plans have been submitted.

Shea clarified that, if an application for a site plan was accepted by the township and it required a public hearing, it would be properly noticed in the paper and all the property owners within 300 feet would be notified. Additionally noting that, all meetings are open to the public.

IV. Action Items -

Shea gave a brief summarization on the procedures of a public hearing and proper protocol during the meeting.

Shea opened Public Hearing at 7:17 PM.

1) Public Hearing notice on Starhill Condominium/OSC Preliminary Site Plan Review -

Jamison Brown, Starhill representative from Johnson Hill Land Ethics, gave an overview slide show outlining the projects intent and site analysis.

Shea opened the meeting for Public Comment:

Neil Jackson, 7227 Mountain Ridge, Dexter - Commented that the development looked beautiful however he foresees a lot of environmental issues. He inquired as to what style and size of housing would be constructed.

Robert Black, Architect for Starhill, said the architectural designs have not been determined yet. Each lot will be unique in design. The intent is to use all natural material, no vinyl siding, and be energy sustainable.

Shea commented that, the Planning Commission's job is to review the site plan in accordance with the Zoning Ordinance. The Planning Commission does not act as a body of architectural control.

Sandra Sloan, 9838 North Territorial Road, Dexter - commented that, the developer appears to have good intentions, however, she is concerned with the placement of the developments entrance. The location is right across the street from her driveway where the school bus stop is located. Not only will there be an increase in traffic the bus stop would probably be moved further down the road. Exposing the children to an additional safety hazard.

Kevin Sloan, 9838 North Territorial Road, Dexter - stated that, the entrance to the development is going to cause major safety and traffic issues. Noting that, the school buses will not go down a private road which means even more children waiting out on the busy road.

Rich Traskos, 10501 North Territorial Road, Dexter - Had numerous comments:

1. He stated that there was at least eleven acres of wetlands to the South side of the property that can not be built on. However, it has been included in the open space calculations.

Shea stated that, the wetlands can be utilized in part by fifty percent (50%) of the minimum required dedicated Open Space Community (OSC). The Planning Commission enforces the ordinance as we have it.

2. The property abuts up to a very active Moose rifle range. He is concerned with the safety and liability issues.

Shea stated, the State regulates and governs shooting ranges.

3. Mr. Traskos also said that, he was concerned with light pollution and asked if any street lighting was proposed?

Mr. Brown answered, no street lighting was proposed.

4. He inquired as to whom would be responsible for the community septic system if it were to fail?

Shea replied, the policy is to require the homeowners association to maintain it. Language would be written within the Master Deed and By-Laws. Additionally, MDEQ governs and regulates.

5. He asked if a "turn in and out" deceleration lane is being proposed at the entrance of the development on North Territorial?

Shea said that would be a Washtenaw County Road Commission (WCRC) issue.

Mr. Traskos stated that, he believes there will be major grading issues with this property. He would also concur with other neighbors that a deceleration lane should be added in front of the entrance on North Territorial Road.

Peter Kempf, 9777 North Territorial Road, Dexter- asked if the community septic system were to fail and the development had to hook up to multi lake sewer would that mean the surrounding area would have hook up too?

Rider answered, no but it would be available to the surrounding residents within two hundred feet (200 ft.).

Raymond Denoyer, 9734 North Territorial Road, Dexter - stated that he felt the Washtenaw County Road Commission (WCRC) traffic study was not accurate. The study needs to reflect different seasons. Noting that in the summer month's traffic is more impacted. Additionally, he asked if the developer was aware of the constant magnified noise level from the Moose firing range.

He commented that he counted over fifty houses for sale in the immediate area. He asked how many more houses do we need and are these developers really expecting to sell them?

Tom Bell, 9068 North Territorial Road, Dexter- asked if the WCRC required a sixty six (66) foot right-a-way from the center of the road?

Victor Labue replied, yes. But it could change under the Condominium Act verse the Plat Act. He noted that all the homes would set back anywhere from one hundred fifty, (150) to two hundred fifty (250), feet from the road.

Bill Gajewski, 9820 Stinchfield Woods, Pinckney- commented that the site plan was nice looking but he did not agree with the open space design. Noting that, the intent of an open space community is to promote the preservation of natural features. This plan appears to have included the majority of its open space hugging up to North Territorial road. Neglecting the mature woodlands and steep slopes up towards Peach Mountain where preservation and forestry fragmentation should be concentrated. He noted that Peach Mountain is the home of many different species of animals. Some that are rare and unique to this area.

Peter Kempf, 9777 North Territorial Road, Dexter- concerned with property rights, hunting, and safety issues.

Shea asked the commission members if they had any questions for the developer. Members concurred that they did not have any question this evening and suggested to move forward and schedule a preliminary review.

Motion by Gorenflo, supported Rider, to table for further consideration. **Carried. 7-0**

Shea slated Starhill Condominium Site Plan for Preliminary review, June 27, 2006.

2) Public Hearing Notice on ITC Amended Site Plan Special Land Use Application Review -

Jamie Kryscynski from ITC was present and gave an overview of the proposed project. Stating that, the intent of the expansion is to increase the transmission and capacity by using the existing lines.

Shea opened the floor for public comment.

Kathy Bakula 12694 Oak Hill Dr., Dexter - stated that, she was president of the Oak Hill association and would like to know why this expansion is proposed near existing homes and not over on the side where there is open farm land? Homeowners all ready have problems with telephone reception, constant buzzing in the lines, and lighting pollution.

Commission members discussed and concurred that, ITC needs to address the issue of location feasibility.

Randy Cooling, 12750 Oak Hill, Dexter - concerned with the increase in noise level the expansion could bring. The current noise level is already a nuisance.

Steven Watros, ITC representative, stated that, it shouldn't be that noisy. They will look into it.

Bart Billiu, 12540 Oak Hill Dr., Dexter –asked what the logic was for building on the North West corner? He questioned possible erosion issues on that site. He asked if this would be the last expansion? Additionally, he agreed with the neighbors that the lighting is a nuisance. It is on 24/7 and would like to see the lighting shielded.

Sue Ivy, 5151 Madden Rd., Dexter - asked what the height of the present structure is?

Steven Watros, ITC representative replied, approximately seventy six (76) to one hundred (100) feet in height.

Eric Swanson, 12655 Oak Hill Dr., Dexter –noted, his property abuts the north property line and would like to know if a Electron Magnetic Field (EMF) study has been done?

Mr. Kryscynski replied, to their knowledge no study for radiation has been done.

Peter Kempf - commented on the nuisance of noise.

Kathy Bakula 12694 Oak Hill Dr., Dexter - requested the Planning Commission have ITC conduct a (EMF) study.

Shea closed the public hearing at 8:58 PM.

Commissioners discussed and concurred that getting more data on the efficiency of design and location is warranted. Commissioners requested submittal of data stating alternative analysis, feasibility, and rational for plan standards and location.

Motion by Gorenflo, supported by Rider to table ITC Amended Site plan to June 27, 2006 provided that all applicable data stating rational and feasibility of location is submitted to the Township by June 1, 2006, to allow the township

engineer sufficient time to review and report back to the Director of Planning and Zoning for planning commission distribution on June 15, 2006. **Carried. 7-0**

3) Hartman Farms, Preliminary Site Plan -

Shea stated that, Hartmann Farms was before the commission to review for completeness of submission of application.

Todd Griffin and Tom Covert, Hartmann Farms representatives, gave a brief synopsis of the plan and where they are to date.

Mark Eidelson stated that, his concerns were addressed in his review letter, dated March 31, 2006.

Jessica Wood noted items two (2) and six (6) from her review letter, dated April 6, 2006, were outstanding and needed addressed.

Discussion regarding Multi Lake Sewer availability verse purposed community septic system.

Motion by Gorenflo, supported by Byma, to move forward to a Public Hearing on June 27, 2006. **Carried. 6-1**

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

Removed from agenda to allow for submittal and review of requested data.

5) F & J Rentals - Ulisse Restaurant Final Site Plan-

Removed from agenda to allow for submittal and review of requested data.

6) Dexter Township Estates, Final Site Plan -

Todd Pasco and Kurt Anderson Atwell-Hicks, representatives, gave an overview of the site plans. They emphasized on the preservation of natural features. Stating that the developer is ready to move forward and they would appreciate any and all input this evening from the commission members.

Eidelson said he had no further issues or concerns than what was already addressed in his previous review letter, dated May 18, 2006.

Woods stated that OHM has overall grading concerns and questions the construction feasibility on some of the lots. Additionally, noting road alignment standards and issues.

Commissioners discussed private road approval and standards.

Steve Dering, Traffic Services Manager for OHM, gave an overview of safety standards pertaining to the compound curve issue within the site.

Commissioners concurred that a warning sign and/or timber rail would be beneficial to address the safety issue regarding the compound curve within the site. OHM will discuss further with the developer.

Shea closed the public hearing at 8:58 PM.

[Motion by Gorenflo, supported by Williams to table Dexter Township Estates. Carried. 7-0](#)

7) Hermosillo, Shared Driveway –

Motion by Byma, supported by Gorenflo to table. **Carried. 7-0**

8) Consideration to rescind approved minutes, dated April 25, 2006 and include revised minutes for re-approval.

Commissioners agreed to change the typo error, (5-0 to 7-0), through out the original approved minute of April 25, 2006 were applicable.

Motions by Gorenflo, supported by Williams, to rescind approved minutes and approve the revised minutes. **Carried 7-0.**

Deleted: 6

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

1) Pat Kelly, Supervisor, inquired as to who policed and verified that all the conditions stipulated in a final site plan resolution where met? Additionally, she commented on the submittal of plot plans for Dexter Township Estates. Stating that the plot plans would be reviewed under the new Zoning Ordinance which has provisions for safe guarding storm water run off.

VII. Public Comment – None

VII. Future Agenda Items -

Tuesday, June 6, 2006

- 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 Lake Sewer Expansion Consideration
- 4) Natural Features Ordinance Discussion

Tuesday, June 27, 2006

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

VIII. Adjournment - John Shea, Chair declared meeting adjourned at 10:55 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary

