



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, June 6, 2006 7:30 PM

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

Also Present: Mark Eielson, Land Plan, Inc.

Absent: Hank Byma and Mary Adams

The meeting was called to order at 7:30 PM

I. Approval of Agenda - Motion by Rider, supported by Williams, to approve agenda as submitted.
Carried. 5-0

II. Approval of the Minutes of May 23, 2006 - Motion by Gorenflo, supported by Williams, to approve as amended. **Carried 5-0**

III. Public Comment -

Manuel Hermosillo, 3191 Jeanette Dr., Chelsea - stated his shared driveway proposal was slated for the June 27, 2006, Planning Commission meeting. He noted that he would not be able to attend on that date and was here this evening to answer any questions the members might have.

Shea replied that the commission members have not seen the additionally data because it was not on the agenda this evening, Therefore they can not address it this evening.

Mr. Hermosillo asked, if he should have a representative come in his place?

Shea said that would be helpful if someone were available to answer questions the commissioners might have.

John Redpath, 3280 Tanglewood Trail, Chelsea - concerned with common use area regarding Tanglewood Trail and the lake access right-a-way being built on.

Shae stated that the Planning Commission does not have sufficient knowledge in lots of record in that area. Any issues that have a burden of easement rights would need to be addressed by an attorney.

IV. Action Items –

Shea opened the Public Hearing at 7:56 PM

1) Public Hearing Notice on corrections to the Zoning Map, Section 13

Shea opened the hearing for public comment at 7:57 PM

Tom Bell, 9068 N. Territorial Rd., Dexter - stated that, he has owned his parcels in section thirteen (13) since 1973 and ask that the commission continue with the present C-1 zoning verse reverting back to RC zoning. He said that changing the zoning back to RC would result in undue hardship for him. He has reviewed and anticipated these lots as C-1 zoning for the last three years and contemplated future plans for its use.

Shea commented that the lots were not intended to be zoned C-1 and that it was an error in color-coding when the map was digitized by Washtenaw County. The planning commission is recommending a correction to the zoning map back to what was original intended as RC. To change the zoning district would be the Township Boards job.

Mr. Bell asked if the commissioners would recommend to the Township Board that his lot continue with the present C-1 zoning because of undue hardship it would cause. Additionally stating that he could do something nice with the four lots he owns if they were all zoned C-1.

Shea closed public comment at 8:07 PM

Eidelson noted that the commissioners should keep in mind the premises in the public notice "correction in error".

Williams commented that the zoning correction notice is as intended. She agrees with Eidelson it should be noticed as a correction in error and not taken up as a re-zone.

Rider suggested the merits of C-1 verse RC zoning be discussed. Deviating a re-notice and return for consideration.

Gorenflo commented that the Planning Commission should move forward and recommend the error be corrected and any consideration for rezoning be taken up procedurally with the Township Board.

Shea commented that the Planning Commission should move forward and recommend the zoning correction to the Township Board. If there were any questions, the Township Board could always remand back to the Planning Commission for more information.

Motion by Lesser to table corrections to the Zoning Map, Section 13.

Motion failed for lack of support.

Motion by Gorenflo, supported by Williams, to recommend corrections to the zoning map, section 13, be forwarded to the Township Board for approval. **Roll Call Vote: Shea-Yea, Gorenflo-Yea, Williams-Yea, Lesser-Nay and Rider-Nay. Abstain – None, Absent- Byma and Adams. Carried. 3-2**

2) Public Hearing Notice on corrections to the Zoning Map, Section 33

Shea opened the hearing for public comment at 8:20PM

Phil Dascola, 3370 Tanglewood Trail, Chelsea- noted that he has legal rights to an easement running through section 33, however, he didn't get noticed regarding the zoning correction to the zoning map.

Shea responded that possible it could be that your easement is not tied to your legal documentation.

Elizabeth Longley, 3143 Tanglewood Trial, Chelsea - noted that there was an error in the public notice sent out regarding the date to respond to the township. She received notice on May 24, 2006 and the reply date for comments to be submitted to the township was May 2, 2006. She also noted that she was not noticed in 1999 when the first re-zone happened.

Commissioner's discussed common use rights.

Terry Colwell, 3143 Tanglewood Trail, Chelsea - noted that the owner of the ten (10) vacant lots on Tanglewood Trail is constantly trying to get the surrounding property owners to sign off to their easement rights.

Shea closed public comment at 8:55 PM

Shea closed the public hearing at 8:56 PM

Rider suggested that the commission move forward since there was no representation for the other parcels included in the zoning correction.

Shea stated that the application map over included parcel 04-33-300-004 as it was part of the application packet; however, it is not part of the application.

Motion by Rider, supported by Gorenflo, to recommend corrections to the zoning map, section 33, be forwarded to the Township Board for approval and recommend that the Township Board make the correction regarding the oversight to included parcel 04-33-300-004 on the application map. **Carried. 5-0**

3) Multi Lake Sewer Expansion Consideration-

Motion by Rider, supported by Gorenflo, to table until further data is submitted. **Carried. 5-0**

4) Natural Feature Ordinance Discussion-

Motion by Rider, supported by Gorenflo, to table Natural Feature Ordinance discussion. **Carried 5-0**

Shea requested that the commissioners review Eidelsons most recent memo, dated May 22, 2006. Forward their comments to Eidelsons and cc to Patrick Sloan, Director of Planning and Zoning, on or before June 30, 2006. Eidelson will either draft a new memo and/or be prepared to verbally answer any questions the commission should have at the August 1, 2006 meeting.

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

Lesser stated that he felt the commission was putting to many items on the agenda for one meeting. Stating that it was too much to digest in one evening.

Rider noted that the Township had filed a response to the lawsuit regarding West Lake Hills v. Dexter Township.

Shea noted that there was information regarding changes to the Zoning Act that was included in each commissioner's packet for their review. .

Shea informed the commission that he would not be in attendance at the June 27, 2006 meeting.

Commissioners discussed the June 27, 2006 agenda and possible earlier starting time of 7:00 PM.

Commission members concurred to start the June 27, 2006 meeting at 7:00 PM instead of normal start of 7:30 PM to accommodate the number of agenda items.

VII. Public Comment -

Tom Bell, 9068 N. Territorial Rd., Dexter - inquired on the status of Multi Lake Sewer expansion and asked if the changes to the Zoning Act were available to the public?

Shea explained that the commission is waiting for further detailed data on the Multi Lakes expansion. And yes, the changes to the Zoning Act should be available on-line or a copy can be obtained from Patrick Sloan, Director of Planning and Zoning...

VII. Future Agenda Items

Tuesday, June 27, 2006

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

Tuesday, July 4, 2006 - Work session

Canceled in observation of Independence Day

VIII. Adjournment - John Shea, Chair, declared meeting adjourned at 9:24 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary