



DEXTER TOWNSHIP

PLANNING COMMISSION

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CHAIR
JAMES
GORENFLO,
VICE CHAIR
ANNE WILLIAMS,
SECRETARY
HANK BYMA
MARY ADAMS
NORWIN LESSER
HARLEY RIDER

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, June 27, 2006 7:30 PM

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

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

Absent: John Shea, Chairman and Hank Byrna, Zoning Board of Appeals Representative

The meeting was called to order at 7:05 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 June 6, 2006 - Motion by Lesser, supported by Williams, to approve as submitted.
Carried 5-0
- III. Public Comment** - None
- IV. Action Items-**
 - 1) Public Hearing for Hartman Farms, Preliminary Site Plan -**

Gorenflo opened Public Hearing at 7:10 PM.

Gorenflo explained that the township attorney deemed it necessary to hold a second Public Hearing because of the significant changes made to the revised site plans.

Tom Covert, Hartman Farms representative from Atwell-Hicks, gave a brief history and current overview of the plans.

Gorenflo opened the Public Hearing for public comment at 7:13 PM.

Nancy Moroz, 5700 Dexter TownHall Rd., Dexter- Asked to see the previously submitted plans so she could get a visual of the changes and also asked if they were going to have sewers?

Mr. Covert replied that they are contemplating both. He explained that at this stage in the development, Multi Lake Sewer can not grantee if any taps would be available to them in a timely manner. He said that they are moving forward and gaining approval for the waste water treatment system in the event sewers would not be available.

Gorenflo closed the Public Hearing at 7:20 PM.

Gorenflo asked if the township consultants had any comments?

Eidelson reiterated his comments that he stated in his March 31, 2006 memo that clarification on the maximum number of lots, in the OSC, should be considered based on the availability of the plans conventional lots and the open space/superior design bonuses.

Woods stated that the following minor concerns raised in her June 15th review letter needs to be addressed further. Storm water management, waste water treatment and on site sewer issues, along with a number of engineering concerns.

Patrick Sloan, Director of Planning and Zoning, informed the commissioners that he has drafted a letter for their review in regards to sidewalks which has been included in their planning packet this evening. He is recommending the consideration of sidewalks be included in a site plan development from a safety and public health standpoint only.

Motion by Lesser supported by Rider, to move forward and schedule Hartmann Farms for a preliminary review on July 25, 2006. **Carried 5-0**

2) Hermosilla, Shared Driveway

Gorenflo explained that the shared driveway application was for the driveway permit only and does not allow or endorse for approval of a land spilt or any other land use.

Motion by Rider, supported by Williams, to approve Hermosilla shared driveway serving three (3) parcels.

Gorenflo read the resolution in to the record.

A resolution to grant approval for a shared driveway serving three (3) parcels to be created by land division of parcel D-04-31-400-011.

Whereas, the applicant, Manuel Hermocillo, has submitted an application for a shared driveway to access a total of three (3) parcels of property for residential use that are the subject of a pending land division, and;

Whereas, the application is accompanied by a plot plan as required by Section 20.05.A.1.a of the Dexter township Zoning Ordinance, and;

Whereas, the application is accompanied by a maintenance agreement as required by Section 20.05.A.1.b of the Dexter Township Zoning Ordinance, and;

Whereas, the application is accompanied by the legal description of the easement as required by Section 20.05.A.1.c of the Dexter Township Zoning Ordinance, and;

Whereas, the Dexter Township Attorney has approved, in principle, the maintenance agreement and easement, and;

Whereas, the Dexter Area Fire Department has provided a letter of review, and;

Whereas, the Michigan Department of Environmental Quality has provided a Notice of Authorization for work on the portion of the proposed driveway that covers a regulated wetland, and;

Whereas, the Washtenaw County Road Commission has granted the appropriate permit, and;

Whereas, the application documents comply with Section 20.05.B.1 through 20.05.B.6 of the Dexter Township Zoning Ordinance;

Now therefore be it resolved, the Dexter Township Planning Commission, by a vote of the majority at a regularly scheduled and duly noticed meeting held this 27th day of June, 2006, grants approval of the shared driveway permit, subject to completion of the driveway in accordance with the plans and the stipulations of the Dexter Area Fire Department and the May 4th and May 19th, 2006 letters from OHM Engineering, and;

The Planning Commission further resolves that this approval shall not be finalized until the applicant provides Dexter Township with proof of recording the Maintenance Agreement and required easement, the driveway receives final approval by the Dexter Township Director of Planning and Zoning, and all costs incurred by Dexter Township are paid in full.

Motion Carried 5-0

Signed Resolution on file with the original minutes.

3) Hanover Glen Site Condominium/OSC Final Site Plan

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

4) Dexter Township Estates, Final Site Plan

Gorenflo explained that the developer's attorneys did not provide the required data in a timely matter to the township to allow for acquaint time for our attorneys to review before the submittal deadline of June 15, 2006.

Therefore Dexter Township Estates, Final Site Plan remains tabled.

5) ITC Amended Site Plan Special Land Use

Jamie Kryscynski, representative for International Transmission (ITC), gave a summary of his June 2, 2006 letter addressing ITC rational and feasibility of location for the proposed expansion.

Gorenflo opened the meeting for public comments since there was a significant number of people present and interested in the expansion.

John Cullen, 12800 OakHill Dr, Dexter -commented on the beauty and pristine lay of the land when driving down Colby and Madden Road and asked what the residents and township could do to help manage and promote the preservation of these natural features?

Moria Cullen, 12800 Oakhill Dr, Dexter- stated that she was under the impression that the expansion was to allow for more power to the residents in Ohio and not Dexter Township. Why should Dexter residents suffer with the nuisance and eye sore of the expansion? It effects the beauty and rural area that attracts people here. ITC should find commercial land were businesses are intended and not build in rural residential districts. She initially stated that the township records showed that ITC paid only \$8000.00 dollars in property taxes this past year.

Mr. Kryscynski replied that, the station does bring power to the area.

Bart Blue, 12590 Oakhill Dr, Dexter - asked why the station is situated in a residential district in the first place and not on commercial land were it should be? He noted that the lighting is always on.

Mr. Kryscynski said he would look into the lighting issue again, because the lights should not be on twenty-four hours a day.

Gregg Towksbury, 12829 OakHill Dr., Dexter- was concerned with the aesthetics' of the area and future expansions. He said that they have constant humming in the phone lines and poor internet connections. He wondered if this expansion would further the impacts they already incur.

Mr. Kryscynski passed out a letter to the commissioners, dated June 26, 2006, from AT & T addressing the interference in the phone lines. AT & T stated that, the interference is not from the sub station and the expansion will have no further effect.

The AT & T letter was put into the record and will be on file for public review.

Nancy Tatara, 5911 Madden Rd., Dexter -stated safety concerns.

Richard Ashley, 6041 Madden Rd., Dexter -stated that residents knew there would be an expansion to the station as far

back as thirty five (35) years ago when it first went in. At that time, residents were advised that there would be future expansions and that it would be large in size. This issue is not new, except to the residents that are new to the area. Additionally he stated that, the heavy equipment being transported back and forth from the sub station can only be transported on Colby and Town Hall Road and not on Madden Road.

Erick Swanson, 12655 Oak Hill Dr., Dexter- concerned with the management and preservation of natural features and the impact on home values.

Gorenflo closed the meeting for public comment and asked if the members had any question and/or concerns?

Eidelson stated that it is common for transmission stations to be built in rural residential districts because they service the area.

Rider said that he would be concerned if it were in his back yard too. But noted that the planning commission's job is to make sure the application complies with the Zoning Ordinance. He informed the property owners that ITC did pay \$8000.00 dollars in property taxes last year and additionally paid an amount of \$ 152,000.00 dollars in personal property taxes. Rider told the property owners that anyone can contest/appeal to the Board of Review regarding their property value and/or taxes.

Gorenflo addressed the property owners with appreciation for coming this evening and participating with the review of ITC. He noted that a letter from ITC, dated June 2, 2006, was on file at the Township Hall for public review outlining why ITC choose the existing location and their assessment of an alternate location.

At 8:49 PM, Gorenflo called for a brief recess so commissioners could draft a resolution

At 9:06 PM, Gorenflo called the meeting back to order.

Motion by Lesser, supported by Williams, to approved ITC Amended Site Plan Special Land Use.

Gorenflo read the resolution into the record.

Whereas, Pursuant to the provisions of the Dexter Township Zoning Ordinance, International Transmission Company (ITC) has applied for approval of Amended Site Plan and Amended Conditional Use Permit (File# 06 PC 125) for expansion of the transmission station located on Madden Road in Dexter Township, and;

Whereas, as required by the Dexter Township Zoning Ordinance, a Public Hearing on the application was held on May 23rd, 2006, and;

Whereas, there was a question raised at the hearing regarding the proposed location of the expansion on the site, and;

Whereas, the issue of location was discussed by the Planning Commission, the Township's consulting engineer and the public at a duly noticed public meeting on June 27th, 2006, and;

Whereas, the Planning Commission has received review reports from Landplan dated March 8, 2006, Mannik and Smith Group dated March 10, 2006, and the Dexter Area Fire Department dated June 23, 2006, and;

Whereas, the application submittals comply with Articles Six (6) and Seven (7) of the Dexter Township Zoning Ordinance, and;

Whereas, the site plan meets the requirements of the Dexter Township Zoning Ordinance, Articles 6.05.A through 6.05.P, and 16.01.A.1 through 16.05.A.7, except as to matters addressed in the conditions below;

Now Be It Therefore Resolved that the Dexter Township Planning Commission approves the ITC Amended Site Plan and Conditional Use Permit, subject to the following conditions:

- 1) The Spruce trees used for screening the north side of the expansion area must cover the area as depicted on the plan, must be in staggered rows as depicted, must all be a minimum of eight (8) feet in height and spaced no farther apart than fifteen (15) feet on center, must be maintained in a manner so as to live and grow, and any trees that show signs of not living must be replaced within six months of notice to the property owner/operator by Dexter Township;

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- 2) Any lighting other than the minimum required lighting over building entrances shall not be illuminated except as necessary for site safety during necessary periods of repair.

Motion Carried 5-0

Signed Resolution on file with the original minutes.

Rider informed the property owners that if they had any concerns and/or complaints with light pollution and neglect of landscaping/screening to contact the Township.

6) F & J Rentals Final Site Plan

Fred Ulisse and Bill Goodreau were present to answer question and/or concerns.

At 9:23 PM, Gorenflo broke for a brief recess so commissioners could draft a resolution.

At 9:35 PM, Gorenflo called the meeting back to order.

Motion by Williams, supported by Lesser, to approve F & J Final Site Plan.

Gorneflo read the resolution in to the record.

Whereas, the applicant, F & J Rental has submitted an application for a Final Site Plan for a restaurant at the above address, and;

Whereas, the Dexter Township Planning Commission granted approval of the Preliminary Site Plan on November 22, 2005, and;

Whereas, the Planning Commission has received reports from Landplan, Mannik and Smith Group, OHM Engineering, Michigan Consulting and Environmental, the Dexter Area Fire Department, the Washtenaw County Road Commission, Civil Design Services, the Multi-Lakes Sewer Authority and the Michigan Department of Environmental Quality, and;

Whereas, the submittal substantially complies with the requirements of Section 6.03.B.1 through 6.03.B.15 of the Dexter Township Zoning Ordinance, and;

Whereas, the Final Site Plan complies with the requirements and conditions of the various reports, except as noted below, and;

Whereas, the Dexter Township Zoning Board of Appeals granted specific variances to the requirements of the Zoning Ordinance on April 4, 2006;

Now therefore be it resolved, the Dexter Township Planning Commission, by a vote of the majority at a regularly scheduled and duly noticed meeting held this 27th day of June, 2006, grants approval of the Final Site Plan, subject to the conditions listed below:

- 1) Shall satisfy the conditions outlined in the June 15, 2006 report from OHM Engineering,
- 2) Final architectural building elevations shall be consistent with those approved with their preliminary approvals,
- 3) The partial parking space immediately adjacent to the trash dumpster shall be paint stripped to indicate "No Parking".

Motion Carried 5-0

Signed Resolution on file with the original minutes.

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

Harley Rider informed the Planning Commissioner that tonight was his last night serving the planning commission after thirteen years (13) of service.

Jessica Wood, OHM representative, stated that tonight was her last night. She will be leaving Michigan and pursuing a new job opportunity in Washington State.

Mark Eidelson stated that he would not be in attendance at the July 25, 2006 planning commission meeting.

Patrick Sloan reminded the commission that the new Zoning Act amendments goes into effect on July 1, 2006.

Jamie Gorenflo introduced Marcia Ottoman whom will be taking Riders position as Township Board Representative for the Planning Commission.

Patrick Sloan informed the members that inquires have been made for a possible PUD application regarding the North West corner of Dexter-Pinckney Road and North Territorial Road.

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, July 4, 2006 - Work Session

Canceled in observation of Independence Day

Tuesday, July 25, 2006

- 1) Hanover Glen Site Condominium/OSC Final Site Plan
- 2) Dexter Township Estates, Final Site Plan
- 3) StarHill Condominium/OSC Site Plan Review
- 4) Hartman Farms, Preliminary Review

Tuesday, August 1, 2006 – Work Session

To Be Determined

VIII. Adjournment - Jamie Gorenflo, Vice Chair declared meeting adjourned at 9:50 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary

