



# DEXTER TOWNSHIP

## PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767  
FAX: 734-426-3833

WWW.TWP-DEXTER.ORG

JOHN SHEA,  
CHAIR  
JAMES GORENFLO,  
VICE CHAIR  
ANNE WILLIAMS,  
SECRETARY  
HANK BYMA  
MARY ADAMS  
NORWIN LESSER  
MARCIA OTTOMAN  
KIM JORDAN,  
RECORDING SECRETARY

---

### REGULAR MEETING OF THE PLANNING COMMISSION

**Tuesday, August 22, 2006 7:30 PM**

John Shea, Chairman; James Gorenflo, Vice Chair; Marcia Ottoman, Township Board Present Representative; Anne Williams, Secretary; Mary Adams and Norwin Lesser.

Also Present: Evan Pratt and Ronald Calvallaro, Orchard, Hiltz & McCliment, Inc. and Patrick Sloan, Director of Planning and Zoning

Absent: Hank Byma, Zoning Board of Appeals Representative.

The meeting was called to order at 7:30 PM

**I. Approval of Agenda** - Motion by Gorenflo, supported by Williams, to approve agenda as submitted. **Carried 6-0**

**II. Approval of the Minutes of August 1, 2006** - Motion by Gorenflo, supported by Williams, to approve as amended. **Carried 6-0**

**III. Public Comment** - None

**IV. Action Items** -

**1) Hanover Glen Condominium/OSC Final Site Plan -**

Remains tabled.

**2) Starhill, Condominium/OSC Preliminary Site Plan -**

Starhill representatives, Victor Lebeau, Robert Black, Jamison Brown and Brad Thompson, were present to answer any question and/or concerns from the commission.

Mr. Lebeau gave a brief overview of the revised conventional plans stating that the plans now illustrate the reduction of two (2) lots that were in submerged wet lands on the south site. He stated that the subtraction of these two lots changed the lot area calculations and that some of the remaining lots were now in 5% wet lands.

Discussion on gross lot areas of two acres, verse net lot areas of below two acres due to the presence of wetlands. Specific to lots 16, 17, and 18.

Shea stated that he does not recall the planning commission ever approving a site plan where the wetlands dictated a net decrease in the buildable lot area. He stated that the Land Division Ordinance requires the minimum lot area to be dry and exclusive of wetlands.

---

---

Sloan referenced Eidelsons memo, dated February 23, 2006, which conveyed to the planning commission for it's consideration to whether it finds the inclusion of substantial portions of wetlands complying with the required two acre lot area to be reasonable.

Discussion on reconfiguring the lots to provide for a net two acre buildable lot area.

Ottoman stated that she felt the plans were not reasonable and that the wetlands should not be modified i.e. fill in at will.

Gorenflo stated that, the Department of Environmental Quality (DEQ) would dictate the mitigation of wet lands.

Shea stated theoretically the lots could be mitigated by reconfiguring and adjusting the lot lines from the cul-de-sac/road to provide for a 2- acre net buildable lot. At that point, the planning commission could deem the plans reasonable and practicable with the exception of one opposed planning commission member Marcia Ottoman as stated in her previous comments.

Commission moved forward and reviewed Sloans comments from his August 18, 2006 memo on the density bonus calculation and superior design rational.

The planning commission discussed and accepted the following superior design bonuses that are stipulated in Section 17.05 (b)(2) as follows:

1. (a) Preservation of natural resources. Approved 6-0
2. (c) Dedication of more than 60% of the project. Approved 6-0
3. (d) Effective preservation of rural character. Failed 1-5
4. (e) Strategic placement of dedicated open space. Approved 6-0
5. (g) Allowance of Farming. Failed 6-0
6. (h) Storm water management. Approved 6-0

Commissioner's discussed lot grading and site disturbance issues with regard to tree preservation.

Lebeau stated that clear preservation of trees would be stipulated in the Master Deed and By-Laws and that the final site plan would tag specific trees to be preserved.

Shea asked if any progress was forth coming with Multi Lake sewers.

Lebeau replied that they are willing and ready, but need help with financing.

Pedestrian circulation was debated.

Lebeau said that they were proposing natural trails throughout the development.

Ottoman said that she is an advocate of sidewalks and believes it give a measure of safety.

Commissioner's discussed and concurred to move forward and asked the developers to delineated their proposed circulation path, size, and its composition

Recessed at 9:33 PM

Reconvened at 9:46 PM

Motion by Gorenflo, supported by Williams, to approve Starhill Condominium/OSC Preliminary Site Plan.

Gorenflo read the resolution.

---

---

**Whereas**, Pursuant to the provisions of the Dexter Township Zoning Ordinance, Starhill, LLC has applied for approval of Preliminary Condominium Site Plan (File# 06-PC-123) for a parcel of land located in Section 14, Dexter Township; and,

**Whereas**, the application calls for the construction of 34 homes on a 59-acre site and more specifically described in the applicant's drawings and plans most recently dated August 9, 2006 and previously submitted on April 28, 2006, both of which supplemented plans dated December 27, 2005; and,

**Whereas**, the site plan application received public input at the required public hearing on May 23, 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 site plan meets the "superior design" criteria set forth in Article 17.05.B.2.a, 17.05.B.2.c, 17.05.B.2.e, and 17.05.B.2.h; 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**, in a letter dated August 15, 2006 Orchard, Hiltz & McCliment, Inc., the preliminary site plan was deemed complete, though there are several engineering comments regarding various issues that should be resolved during final site plan review; and,

**Whereas**, in a letter dated February 23, 2006 from LandPlan, concerns were raised regarding the proposed development and several conditions of approval were noted; and,

**Whereas**, after reviewing the site plan, the Dexter Area Fire Department has submitted comments and suggestions to Dexter Township in a letter dated August 16, 2006; now,

**Be It Therefore Resolved** that the Dexter Township Planning Commission approves the Starhill open space community preliminary site plan, subject to the following conditions:

The applicant shall address the following matters outlined in Orchard, Hiltz & McCliment, Inc.'s letters of April 12, 2006, May 12, 2006, and August 15, 2006 that have not already been satisfactorily addressed, specifically:

- Storm Water Management Comments.
- Zoning Ordinance Requirements.
- Traffic Comments.
- Engineering Comments.

The applicant shall address the matters outlined in LandPlan's letter of February 23, 2006 that have not already been satisfactorily addressed, as well as matters raised by the Dexter Township Director of Planning and Zoning in his memorandum dated August 18, 2006.

The applicant shall address matters outlined in the Dexter Area Fire Department's letter of June 23, 2006 and August 16, 2006 to the satisfaction of the Dexter Township Director of Planning and Zoning and the Township Engineer.

---

---

The applicant shall reconfigure Lot 7 on the proposed site plan so that it has frontage along the road and otherwise complies with the Dexter Township Zoning Ordinance.

The applicant shall submit a graphic depiction of a 25-foot wetland protection zone with the final site plan application.

The community Bylaws shall include language, and the final site plan shall graphically depict an area, that prohibits use of pesticides, herbicides, or chemical fertilizers within 25 feet of a regulated wetland.

The applicant shall reconfigure Lots 26, 27, and 28 on the proposed site plan to remove all lots from encroaching into the 25-foot wide wetland protection zone.

The applicant shall submit a Master Deed and Bylaws that are approved by the Dexter Township Attorney prior to final site plan approval.

The applicant shall include a pedestrian circulation system that is designed and constructed to allow for safe and accessible travel throughout the site.

The applicant shall obtain, and provide to the Township a copy of, all permits or approvals required by the necessary governmental authorities, regulatory agencies, and oversight bodies.

Motion. **Carried 6-0**

### **3) Hartman Farms, Preliminary Site Plan -**

Todd Griffin and Tom Covert, Hartman Farms representatives, were on hand to answer questions and/or concerns of the planning commissioners.

Commissioner's agreed that the submitted conventional plan was deemed practical and reasonable.

Commission discussed and accepted the following superior design bonuses that are stipulated in Section 17.05 (b)(2) as follows:

1. (a) Preservation of natural resources. Approved 6-0
2. (d) Effective preservation of rural character. Approved 6-0
3. (e) Strategic placement of dedicated open space. Approved 6-0

Discussion and debate on pedestrian circulation.

Griffin stated that, they were not interested in a pedestrian circulation because in his opinion and past experiences it causes more problems and is difficult to maintain.

Ottoman asked if it would be possible to define a bike area on the side of the road.

Members concurred that the designation of a pedestrian/bicycle lane would allow for safe and accessible travel throughout the site.

Recessed at 10:44 PM

Reconvened at 11:00 PM

Motion by Gorenflo, supported by Williams, to approve Hartman Farms, Preliminary Site Plan.

Gorenflo read the resolution.

---

---

**Whereas**, Pursuant to the provisions of the Dexter Township Zoning Ordinance, RSG, LLC has applied for approval of Preliminary Condominium Site Plan (File# 05-PC-117) for two (2) parcels of land located in Section 22, Dexter Township; and,

**Whereas**, the application calls for the construction of 70 homes on a 156.18-acre site and more specifically described in the applicant's drawings and plans most recently dated June 1, 2006 and the Conventional Plan revised on August 1, 2006; and,

**Whereas**, the site plan application received public input at the required public hearing on June 27, 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 site plan meets the "superior design" criteria set forth in Article 17.05.B.2.d and 17.05.B.2.e; 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 has received requisite approvals from the Washtenaw County Road Commission, subject to administrative conditions, letter dated September 12, 2005; and,

**Whereas**, in a letter dated August 14, 2006 from Orchard, Hiltz & McCliment, Inc., the preliminary site plan was deemed complete, though there are still outstanding engineering concerns regarding traffic and hydrogeologic review; and,

**Whereas**, in a letter dated March 31, 2006 from LandPlan, concerns were raised regarding the number of allowable lots in the conventional plan and the adequacy of the landscaping along Quigley Road and Dexter Townhall Road; and,

**Whereas**, after reviewing the site plan, the Dexter Area Fire Department has submitted comments and suggestions to Dexter Township in a letter dated June 23, 2006; now,

**Be It Therefore Resolved** that the Dexter Township Planning Commission approves the Hartman Farms open space community preliminary site plan, subject to the following conditions:

The applicant shall address all of the matters outlined in Orchard, Hiltz & McCliment, Inc.'s letter of August 14, 2006 that have not already been satisfactorily addressed, including but not limited to:

- Storm Water Management Comments.
- Engineering Comments.
- Paving, Roadways, and Traffic Comments.
- Hydrogeologic Review, if a community wastewater treatment system is proposed.

The applicant shall address, to the satisfaction of the Dexter Township Director of Planning and Zoning, required landscaping along Quigley Road and Dexter Townhall Road, and general site landscaping.

---

---

The applicant shall address matters outlined in the Dexter Area Fire Department's letter of June 23, 2006 to the satisfaction of the Dexter Township Director of Planning and Zoning and the Township Engineer.

The applicant shall include a pedestrian circulation system that includes designation of a pedestrian/bicycle lane allowing for safe and accessible travel throughout the site.

The applicant shall submit a Master Deed and Bylaws that are approved by the Dexter Township Attorney prior to final site plan approval.

The community's Master Deed and Bylaws shall include language, and the final site plan shall graphically depict an area, that prohibits use of pesticides, herbicides, or chemical fertilizers within 25 feet of a regulated wetland.

The applicant shall make provisions in the Master Deed and Bylaws that encourages farming in the open space.

The applicant shall obtain, and provide to the Township a copy of, all permits or approvals required by the necessary governmental authorities, regulatory agencies, and oversight bodies.

**Motion. Carried. 6-0**

Shea entertained a motion to reconsider and make an amendment to the resolution for Starhill, LLC. because two sets of the applicants drawings and plans were not included in the resolution.

Motion by Gorenflo, supported by Williams, to included into the previously approved resolution for Starhill, LLC the applicant's most recent drawings and plans, dated August 9, 2006 ,and previously submitted plans, dated April 28, 2006, both of which supplement plans dated December 27, 2005.

**Motion. Carried 6-0**

**V. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary-**

Ottoman reminded the commissioners that the Joint meeting scheduled for Tuesday, August 29, 2006, would start at 7:00 PM.

**VI. Public Comment - None**

**VII. Future Agenda Items -**

Tuesday, September 5, 2006 – Work Session

- 1) Bell Rezone Remanded back to the PC for finding of facts
- 2) Natural Features Ordinance Discussion
- 3) Continue Discussion on Text Amendments to the Zoning Ordinance per the Michigan Zoning Enabling Act.

Tuesday, September 26, 2006

- 1) Hanover Glen Condominium/OSC Final Site Plan

**VIII. Adjournment** – Motion by Gorenflo, supported by Williams, to adjourn at 11:11 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Anne Williams, Acting Secretary**