



Dexter Township

planning commission

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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, November 28, 2006 7:30 PM

Present: John Shea, Chair; James Gorenflo, Vice Chair; Marcia Ottoman, Township Board Representative and Mary Adams.

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

Absent: Hank Byma, Anne Williams and Norwin Lesser.

The meeting was called to order at 7:31PM

Motion by Gorenflo, supported by Ottoman, to table item one (1) Hanover Glen, Final Site Plan per the applicant's request.

I. Approval of Agenda - Motion by Gorenflo, supported by Adams, to approve agenda as amended. **Carried 4-0**

II. Approval of the Minutes - of October 24, 2006- Motion by Gorenflo, supported by Adams, as amended. **Carried 4-0**

III. Public Comment - None

IV. Action Items –

1) Hanover Glen, Final Site Plan -

Remains tabled until further data is received from the Washtenaw County Environmental Health Department.

2) Public Hearing for Text Amendments to the Zoning Ordinance per the Michigan Enabling Act -

Shea opened Public Hearing for public comment.

There was no public comment.

Shea closed the Public Hearing.

Motion by Ottoman, supported by Gorenflo, to forward the Text Amendments to the Township Board for approval. [A copy of the amendments are on file with the approved minutes at the Township Hall.](#) **Carried 4-0.**

3) Dexter Park, Planned Unit Development (PUD), Preliminary Site Plan Review -

Ron Jona, Owner of Dexter Park gave an overview of his conceptual plan and goals for the development. He stated that his concept and vision was to create a "Town Center" for Dexter. He is proposing to hook up

to the sewer system and is currently attending the Multi Lake Sewer Authority meetings along with the developer of Starhill with the intention of cost sharing. Mr. Jona pointed out the three types of development designs being proposed for this first PUD district in Dexter. They are, 1) affordable single family homes, 2) attached condominium housing, and 3) commercial buildings that would service the neighborhood and transient commuters passing through the intersection. He would like to know what the planning commissioners feelings are on the proposed plan this evening and is seeking rational and impute as to what the community is looking for and what they would or would not embrace. He showed a design sketch of the proposed Cape Cod appeal for the two different housing projects and the commercial buildings. He stated that the houses would be sold out right and the commercial buildings would be leased. Additionally, he pointed out that there were sidewalks integrated through out the development linking the three developments together.

Shea informed Mr. Jona that the planning commission had two commissioners that presently resigned, Norwin Lesser and Anne Williams, which leaves the commission with two vacancies to fill. They have one member absent this evening which leaves only four out of the five members to review his plans tonight. Shea informed Jona that substantive comments and impute from the commission would be at a minimum. Additionally, shea informed Mr. Jona that procedurally, the planning commission encourages all applicatants prior too any preliminary review process to have a traffic study done and be prepared to address the issues stated in the consultants reports. He suggests tabling to allow the applicant time to address these issues and get a traffic study done.

Jona said he is seeking feed back from the commissioners as to what the Township would or would not embrace and would like to move forward and get comments from the commission.

Commissioners offered the following comments:

Gorenflo noted that the overall density and the determination whether the site is predominantly commercial is up to the discretion of the planning commission. By his calculations, he believes the site to be predominantly commercial. He suggested the developer consider flipping the community plaza to the interior were it would better serve the development. Stating that no one would utilize the gazebo at the intersection. Also, he would take out the front road parking area and flip it to the back allowing for more green space at the intersection. He likes the multiple commercial building verse one big one and likes the multi-family housing. He suggested that additional another units go in directly across from it instead of the single family homes, and In addition integrate greenspace and the sidewalks to link all the components within the development together. With the right architectural design and some scaling of the buildings it could be more of a rural character charter feel.

Ottoman said she does not like the setbacks for the single family houses because they are to close to each other and to the road frontage. She highly encourages a traffic study be completed. She believes the community wants to keep rural character charter and aesthetics' of the community.

Adams likes the multi attached housing and believes it will provide affordable housing for the community. She is concerned about the flow of traffic through that intersection and the possibility that motorist will cut through the development to avoid the stop light. She encourages that the egress and ingress be thought through and that more green space be provided road side. Additionally, lighting issues will need to be addressed. She questioned whether applicant did a market analysis to determine commercial demand for the project?

Shea concerned about approving a PUD that doesn't have firm tenants leased for the commercial buildings. And he questions the feasibility of this PUD to be "predominantly commercial" This needs to be determined he entertains a motion to table

Motion by Gorenflo, supported by Ottoman, to table Dexter Park pending the resubmittal of revised site plans. **Carried 4-0**

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

Ottoman informed the members that she would be absent from the January 23, 2006, Planning Commission meeting because she will be attending the annual MTA conference in Detroit.

Sloan informed the members that a shared driveway application was ready for their review.

Kelly asked Shea if he could have a Planning Commission budget ready for the Township Boards review by January 16th? Shea said, yes.

Kelly informed and encouraged the members to attend the annual Planning Workshop on November 30, 2006.

VI. Public Comment -

1) Tom Bell, 9068 N. Territorial Rd. - asked the planning commissioner's to revisit the PUD language regarding the statement "of a predominantly commercial character". He stated that this first PUD site plan will set precedence and it will inevitable affect his property. Additionally, he commented on Dexter Parks buildings being visible from the intersection. He believes the buildings should and could be designed so that they are not seen from the intersection.

VII. Future Agenda Items -

Tuesday, December 5, 2006 - Work Session

- 1) Discuss and Prioritize Future Planning Issues
- 2) Discuss Up Dating the General Development Plan

Tuesday, December 26, 2006

- 1) Hanover Glen, OSC/Final Site Plan
- 2) Birmingham's Shared Driveway Application

VIII. Adjournment - Shea, Chair, declared meeting adjourned at 9:36 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marica Ottoman, Acting Secretary