



Dexter Township

planning commission

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John Shea, Chair
James Gorenflo,
Vice Chair
Marcia Ottoman ,
Secretary
Hank Byma
Mary Adams
Jim Dempsey
Ken Tappe

Kim Jordan,
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, February 27, 2007 7:30 PM

Present: John Shea, Chair; Jamie Gorenflo, Vice Chair; Marcia Ottoman, Township Board Representative & Secretary; Mary Adams; Jim Dempsey and Ken Tappe.

Also present: Patrick Sloan, Director of Planning and Zoning.

Absent: Hank Byma.

The meeting was called to order at 7:35 PM.

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

II. Approval of the Minutes - Motion by Tappe, supported by Ottoman, to approve the minutes of February 6, 2007 as submitted. **Carried 6-0.**

III. Public Comment - None

IV. Action Items -

1) Hanover Glen, Final Site Plan –

Jack Campbell and his attorney, Karl Frankena, was present. Campbell stated that they were here this evening seeking final approval for Hanover Glen.

Shea informed the commissioners that a draft resolution, with changes, was in their packet for consideration.

Sloan informed the commissioners that changes have been made to the original draft that they received almost a year ago, the revised draft includes dates for letters received addressing the updates to the master deed by-laws and for updated letters regarding final approval from the county health department. However, section E and F are different and have changed slightly from the original. Major changes have been highlighted for review and consideration.

Motion by Gorenflo, supported by Dempsey, to offer resolution, dated February 27, 2007, for discussion.

Gorenflo asked when did the township start requiring development agreements be executed between the township and the developer?

Shea replied that, even though the zoning ordinance doesn't require a development agreement, he recalls only one other occasion when an agreement was entered into and that was because of road improvements and issues that still needed to be addressed.

Tappe feels that, this should not be sprung on a developer at the last minute and should honor the agreement as it has throughout the process.

Ottoman stated that, if the township were to look over an agreement as part of the process in the future, then the planning commission should consider an agreement and present it to the board for review and approval as part of the zoning ordinance.

Members concurred with Ottoman.

Motion by Tappe, supported by Dempsey, to remove section (1) (d) from proposed resolution dated, February 27, 2007. **Carried as amended 6-0.**

Campbell stated that, he was concerned about having to use the township engineers. In the past the developer was able to control their inspections by using their own engineers. If they have to hire ours, they would have to work through us and it would be at their expense. He feels this is a hardship on the developer because they would have no control over the process and the additional charges that they will incur.

Gorenflo stated that, the township engineer's intent is to guide and assist the developer in making sure those guidelines and ordinances are followed according to the township rules.

Shea asked the developer if they would like to move forward with the resolution as is tonight or table until they can resolve their issues with the inspection process?

Campbell and Frankena broke for a short session to discuss their options. When they returned they addressed Peter Flintofts letter, dated February 16, 2007. Frankena questioned if the language concerning the master deed and by-laws met with the zoning ordinance?

Shea stated that the planning commission cannot resolve issues with the language in Flintofts letter and that the developer needs to discuss their issues with the township attorney. He feels that further discussions are in need before the present resolution can be offered.

Dempsey concurs with Shea.

Developer wants to move forward with tonight's resolution.

Motion by Gorenflo to withdraw the previous resolution, dated February 27, 2007 to approve and offer a revised resolution as amended. Remove from section (1) (c) the words " Attorney and in accordance with his review letter dated February 16, 2007". Remove subparagraph (1) (d) and on page one, fourteenth Whereas down remove the words "conditions below" and insert "letter dated February 16, 2007;"
Supported by Tappe. **Carried 6-0**

2) Extension of Approval for Lindemann Farms Final Site Plan –

Jim Haeussler, the applicant, is requesting a one year extension on construction. This is due in part to the State of Michigan's rule changes in providing escrow for on-site waste water treatment systems and because of the current economic conditions in the general housing market.

Motion by Gorenflo, supported by Tappe, to approve a one year extension for the construction schedule on the approved final site plans for Lindemann Farms. **Carried. 6-0**

3) Provision of the Planning Commission By-Laws –

Members discussed the proposed amendment offered by Byrna at the last meeting to delete article 4, section 5 which reads "No member of the planning commission shall hold the same office for more than five consecutive years".

Gorenflo said he is in support of deleting the term limit. He stated that Scio Township uses term limits and he felt it proved to be inconsistent with usage as it creates lack of performance in a decision. He doesn't

want to see that happen in our commission. He would like to keep people in an office that are qualified to be there, regardless of the length of time in office.

Ottoman said she was in favor of the no term limits.

Tappe felt that term limits could adversely affect the performance of an officer by binding them to stay. He supports the deletion of term limits.

The planning commission unanimously supports the deletion regarding term limits.

Motion by Gorenflo, supported by Tappe, to delete article 4, section 5 which read "No member of the planning commission shall hold the same office for more than five consecutive years". **Carried 6-0**

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

Ottoman informed the members that, the township board met to discuss the fiscal year budget and that it will be considered at its, March 20, 2007, meeting. She will get a draft copy to Sloan who will in turn distribute a copy to all the members for their review prior to the March 20th meeting.

Sloan informed the members that, the county is in the process of drafting a county wide wastewater ordinance and has requested the planning commission feed back. There is draft copy for review in their pc packets this evening.

Gorenflo commented that, he thought the county was doing a great job overseeing the wastewater ordinance and its enforcements of sewer systems and community treatment systems. He stated that the county's ordinance would surpass the need for the township to draft one of its own.

Sloan informed the members that, the township board has remanded back to the planning commission the recommended text amendments per the Zoning Enabling Act. Flintoft flagged a couple of discrepancies in which the planning commission needs to review and then send back to the township board for approval.

Shea asked Ottoman what the consensus was at the township board with regard to having a community survey done?

Ottoman replied, the township board is in support of a survey but it was not unanimous.

VI. Public Comment – None

VII. Future Agenda Items -

Tuesday, March 6, 2007 – Work Session

- 1) Update the General Development Plan
- 2) Review Text Amendments to the Zoning Ordinance
- 3) Review PC 2007 Agenda Items

VIII. Adjournment – motion by Gorenflo, supported by Tappe, to adjourn at 9:25 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary

