



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, March 6, 2007 7:30 PM

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

Also present: Patrick Sloan, Director of Planning and Zoning; Pat Kelly, Supervisor and Steven Burch, Chair of Zoning Boards of Appeals.

Absent: Hank Byma and Ken Tappe.

The meeting was called to order at 7:34 PM.

I. Approval of Agenda - Motion by Gorenflo, supported by Dempsey, to approve agenda as submitted. **Carried 5-0.**

II. Approval of the Minutes - Motion by Gorenflo, supported by Adams, to approve the minutes of February 27, 2007, as amended. **Carried 5-0.**

III. Public Comment - None

IV. Action Items -

1) Review Text Amendments of the Zoning Ordinance -

Shea updated the members on the history of the proposed amendments being reviewed this evening. The Township Board has remanded back (amendment 34-4) to the planning commission for further review because of minor corrections and clarifications that were suggested by, Peter Flintoft, the township attorney. Flintoft's letter, dated January 23, 2007, is attached to Sloan's memo, dated February 21, 2007, for the member's review. These amendments are intended to bring the Dexter Township Zoning Ordinance into compliance with the new Michigan Zoning Enabling Act.

Members discussed and concurred with Flintoft's suggested changes.

Members discussed amendments 34-5 and 34-6 addressed in Sloan's memo, dated February 23, 2007. Amendment 34-5 is a group of 77 amendments that are mostly reference corrections, reformatting, and minor additions that are being proposed. Amendment 34-6 consists of some of the more major proposals being considered and will require outside comments from the zoning board of appeals, engineering, and the fire department.

Motion by Gorenflo, supported by Dempsey, to recommend to the township board that the amendments attached to Sloan's March 6, 2007 memo, for the reasons stated in the March 6, 2007 memo and stated in his February 21, 2007 memo and the townships attorneys letter dated, January 23, 2007. **Carried. 5-0**

2) Updates to the General Development Plan -

Surveys from the surrounding communities were previously circulated for the members to review and give their feed back regarding what they would like to see included in Dexter Townships community survey.

Shea liked the Marion and Putnam surveys. He likes the prioritization in the survey and the questions they asked. The Putnam survey has a better impact and demands a response as opposed to the other surveys that were reviewed. He suggested we should include information about roads, sewers, electricity, and development in our survey. Additionally, he liked Manchester Township because they included a section on policy and government. This type of information could helpful to us as well as informative.

Gorenflo said he didn't particularly like some of the leading question. Especially the Lima Township survey. Stating that how information is gathered is as important as asking the right questions. Putnam's survey was easy to read and follow. He feels that we should put together a list, of what we feel our priorities should be. Additionally, add a space to list "Others" so that if something is not on the list the responder has a chance to list something that they feel is a priority or a concern of theirs. He said that the survey should be broad in scope and shortened to one particular topic.

Ottoman liked the Putnam Township format the best. She stated that there is a right way and a wrong way to ask questions. She feels the planning commission is heading in the right direction at this time and asked if we should include information regarding the Parker Road extension (by-pass) in the survey?

Dempsey also likes the Putnam survey the best. He agrees with Ottoman about asking the right questions and making sure that the concerns for the township were addressed. He wants to know how the recreation area will be covered in the township. Specifically, he would like bike paths or non-motorized modes of transportation covered in the survey.

Adams has concerns with what questions we are asking and how we define those questions. She likes the direction of the Putnam Township survey.

Shea summed up the discussion on drafting a community survey. He asked Sloan to draft a survey for distribution and review for the planning commission, the zoning board of appeals, and any additional input from the township board. He asked that the members send Patrick any further questions or areas of concern that they felt should be covered in the survey.

Shea suggested that Sloan include in his draft survey questions about concerns with current affairs in the township, infrastructure (development, road and sewer issues), Lake District issues as well as preferred hauler issues.

Sloan will draft a survey and pass it long to the members at the March 26, 2007 meeting for their review and input.

3) Review Proposed 2007 PC Agenda Items -

Members discussed Sloan's memo, dated December 20, 2006, addressing the planning commissions 2007 agenda items and they concurred that everything was moving ahead very well and that they're on task. It was stated that the storm water management ordinance is a zoning board of appeals priority.

Steve Burch, Chair of the Zoning Board of Appeals, was present and stated that he would like for the zoning board to have legal authority and an ability to police the storm water management practices.

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

Sloan informed the members that T-Mobil is close to submitting a site plan for preliminary review.

Pat Kelly updated the members on upgrading the multi lake sewer infrastructure.

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, March 27, 2007

1) Wetlands Protection Ordinance (Public Hearing)

Tuesday, April 3, 2007 - Work Session

1) Review Proposed Zoning Ordinance Amendments

2) Updates to the General Development Plan (Survey Draft)

VIII. Adjournment - Shea, Chair, declared meeting adjourned at 9:05 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary