



# 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  
Marcia Ottoman ,  
Secretary  
Hank Byma  
Mary Adams  
Jim Dempsey  
Ken Tappe

Kim Jordan,  
Recording Secretary

---

### REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, March 27, 2007 7:30 PM

Present: John Shea, Chair; Marcia Ottoman, Township Board Representative & Secretary; Hank Byma, Zoning Board of Appeals Representative; Mary Adams; Jim Dempsey and Ken Tappe.

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

Absent: Jamie Gorenflo.

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

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

**II. Approval of the Minutes** - Motion by Dempsey, supported by Adams, to approve the minutes of March 6, 2007 as submitted. **Carried 6-0.**

**III. Public Comment** - None

**IV. Action Items** -

**1) Public Hearing for Wetlands Protection Ordinance –**

Shea informed the public that the meeting would be open for public comment on the proposed wetland ordinance that was noticed in the paper. He said that if approved tonight, the ordinance would then be forwarded to the township board for final approval. At that time, they would have another chance to voice their concerns and comments.

Shea opened the public hearing for discussion at 7:40 PM.

**1) Jack Campbell, PO Box 669, Pinckney** - Campbell said that he didn't think this ordinance was good for the township. He has about 23 items that he feels needs to be addressed. He asked if the members took into consideration the financial impact this would have on the landowners? He feels the information is redundant and is just another layer of government, which is over-regulation of the township and far reaching of any township government. He believes the farmers should be exempt, but asks if they will have to replace wetlands when they sell the farm to a developer? He does not feel that regulating wetlands in this township from .5 to 5 acres is necessary or for the township to take on the responsibility to do something already being done by the DEQ. Additionally, he does not like nor does he believe it is legal for the township to enter onto private property for enforcement.

**2) Shawn Murray, Home Builders Association of Washtenaw County, and 179 Little Lake Dr. Ann Arbor-** Murray commented on the following sections:

Section 2(9b) - Felt that regulating wetlands smaller than 5 acres was excessive and not consistent with other ordinances.

---

Section 2(17) – Watercourse needs to be better defined. It refutes what a watercourse is per our description in the ordinance.

Section 2(19) - DEQ and the county are already regulating the wetlands. Appointing a township administrator would be adding a third layer and additional administrative costs. These cost will be passed onto the builder who, in turn will than pass it down to the consumer purchasing the home. He said that the developer should be able to have more control and oversight regarding outside consultant(s) services and fees.

Section 3(2) - He questioned the language in the last two sentences and reiterates what he said earlier. To many people increases costs and points out some redundancies in the ordinance.

Section 9(2) & (6) –Regarding penalties and enforcement: Murray asked when did the township start enforcing the law and have the authority to enter upon privately owned land? He does not support this language nor does he think it is legal.

**3) Bill Gajewski, 9820 Stinchfield Woods, Pinckney – Section 6(3A)** - Gajewski said that Land divisions should be exempt from wetlands protection under the last land division act of 2005. He wants clearer language that wetlands previously divided under the land division act and under the old ordinance should be exempt from wetland protection.

**4) Dale Lesser, 12651 Island Lake Rd., Dexter – Lesser** commented on the following sections:

Section 2 (7) -Lesser question the definition of “organic material” stating that sand, gravel, clay, and water are not considered organic. This needs to be defined better.

Section 4 (2) (B5) & (2) (B8) – He wants to be sure and clarify with the board that our language means the same thing that the state language reads and that we are consistent through out the ordinance including enforcement items.

Section 4 (2)(10) - Lesser wants to know what the intent of the board is that allows farmers to continue to maintain ditches and tiles as necessary for agricultural production in order to continue to farm. Legacy farmers need to continue to provide continuity and agriculture in the township.

**5) Maureen Sloan, Home Builders Association, and 1850 North Parker Rd., Ann Arbor – Sloan** noted for the record that, when wetlands are figured out on a property they are done so with density for builders and it is purchased with the idea in mind of how many units can be built on the site. She said that this will have an impact on the value of the land if they decide to sell the farm in the future.

**6) Jack Campbell, PO Box 669 Pinckney – Campbell** commented on the following sections:

Section 3 (2) (A1) - Campbell asked who pays for amendments to the map and how often is it revised?

Sloan explained the wetland mapping process and applicant fees associated with the delineation of a new map.

Section 4 (1J) – Campbell asked if the language in this section was more an informational comment rather than an enforcement item in an ordinance? Stating that there is no way to determine the filtration into the ground. Needs to be defined better.

Sloan replied that the State regulates anything over 5 acres and anything under would require a permit from the township.

Section 6 (1F) – Campbell asked why send duplicate applications to MDEQ?

Byrna answered, to be sure that we are regulating our wetlands and that they are regulating theirs.

---

---

Section 6 (4L) – concerned about the 1- year extension. This item needs more clarification.

Campbell stated that he believes this ordinance is a whole different thing than what the board passed previously and that this ordinance probably has not been agreed on by all within in the township. He does not feel that this wetland ordinance in its entirety is a good thing.

**7) Maureen Sloan, 1850 North Parker Rd. Ann Arbor** – commented on the periodic inspection for soil erosions and believes it is already being done by the county. Two government agency inspections does not leave much accountability with the developer. Fees are passed on through the township and the developers have no idea as to the cost.

Shea closed public hearing at 8:43 PM.

Motion by Byma, supported by Tappe, to table wetlands protection ordinance for further discussion.  
**Carried. 6-0**

Shea suggested that they schedule the wetland ordinance discussion at its April 24, 2007 meeting. Commissioners concurred.

Shea read Carl Lessers letter into the record. Letter is on file with the original approved meeting minutes.

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

Ottoman reminded the members that their meeting next week would start at 7:00 PM. to keep all board meetings concurrent to start times. She also informed them that the budget was approved at the board meeting last week.

**VI. Public Comment** – None

**VII. Future Agenda Items -**

Tuesday, April 3, 2007 - Work Session

- 1) Review Proposed Zoning Ordinance Amendments 34-5
- 2) Up-dates to the General Development Plan (Survey Draft)

Tuesday, April 24, 2007 -

- 1) Wetlands Protection Ordinance

**VIII. Adjournment** – Shea, Chair, declared meeting adjourned at 9:14 PM.

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Marcia Ottoman, Secretary**