



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, April 3, 2007 7:00 PM

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

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

Absent: Hank Byma, Mary Adams and Jim Dempsey

The meeting was called to order at 7:00 PM.

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

II. Approval of the Minutes - Motion by Tappe, supported by Ottoman, to approve the minutes of March 27, 2007 as submitted. **Carried 4-0.**

III. Public Comment - None

IV. Action Items -

1) Review Zoning Ordinance Amendments (34-5) –

Motion by Gorenflo, supported by Ottoman, to table the review of the zoning ordinance amendments (34-5) until a full board is present. Tentatively schedule review for the April 24, 2007 meeting. **Carried. 4-0**

2) Up-dates to the General Development Plan (Survey draft) –

Shea asked if the commissioners had any comments on the survey?

Gorenflo commented that he recently attended a meeting on developments and a presentation was given on “Walkability and Sustainable Development”. He found the presentation informative interesting and invited the presenter to contact Pat Kelly and/or John Shea to set up a presentation before the planning commission and/or joint board. He thought the presentation would enlighten the commission as to the interconnectivity of walking paths in light of their consideration to up-date the General Development Plan.

Shea asked the members to generalize and prioritize their concerns, starting with section A of the draft community survey, dated March 6, 2007.

Tappe said he completed the survey in fifteen minutes and thought it was easy and had no problems answering the questions.

Gorenflo thought some of the questions needed to include more detail and/or examples. He felt this would be helpful in determining the township’s priorities. As an example: include other types of items listed that give greater meaning to the wording of non-motorized transportation.

Kelly stated that everything is open to interpretation and thinks that we need to be more general in our definition.

Shea suggested the commission move forward with their review of the survey by starting from the beginning and work their way through to the end. Commissioners shared their comments with each other and decided on which revisions they would like to see incorporated into the next draft document.

Patrick will take the commissioners comments and suggestions from this evening and re-draft the survey for their review prior to the May 1, 2007 meeting. Additionally, he will distribute copies to the county, for their input and to the township board and zoning board of appeals for any additional comments.

Tappe suggested that when the members receive their draft copy to not only review it, but to complete survey in order to get a better sense of how easy or difficult it is to interpret.

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

Sloan informed the members that Wireless Washtenaw is expanding their wireless network they will be coming out this way and would like to attach an apparatus to existing structures and towers He said that our zoning ordinance right now requires site plan approval for any attachment to a communication tower. He asked the commission to consider a draft administrative procedure to the ordinance that would address this issue and suggested they include it with the proposed amendments in the 34-5 draft.

Kelly asked the commission if they would consider switching their first meeting date of the month with the zoning board of appeals second meeting date of the month?

Shea schedule Kelly's request for discussion at their April 24, 2007 meeting.

VI. Public Comment – None

VII. Future Agenda Items -

Tuesday, April 24, 2007

- 1) Review Wetlands Protection Ordinance
- 2) Review Zoning Ordinance Amendments (34-5)
- 3) Discuss Planning Commission Meeting Schedule

Tuesday, May 1, 2007 – Work Session

- 1) Up-dates to the General Development Plan (Survey Draft)

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 9:00 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary