



# 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, May 1, 2007 7:00 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; Pat Kelly, Supervisor and Steven Burch, Chair for the Zoning Board of Appeals

Absent: Hank Byma.

The meeting was called to order at 7:09 PM.

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

**II. Approval of the Minutes** - Motion by Gorenflo, supported by Dempsey Tappe, to approve the minutes of April 24, 2007 as submitted. **Carried 6-0.**

**III. Public Comment** - None

**IV. Action Items** -

**1) Up-dates to the General Development Plan (survey draft) –**

Shea asked Sloan if the zoning board of appeals and the township board had ample time to review the draft survey. Did they forward any comments?

Sloan indicated yes. Both boards received a copy of the survey. He received one response back from Township Board Clerk, Harley Rider. His comments are noted as follows:

Page 1, section A (A1): How should the following concerns be prioritized in the Dexter Township General Development Plan?

Rider suggested prioritizing items 1 thru 16 rather than just list as a priority.

Commissioners discussed and concurred to leave it as is. They didn't believe it would change the results they were looking for.

Page 1, section A (A2): Which of the issues listed above would you support additional Taxes for?

Rider stated that not all 16 questions require additional tax collection.

Members said to leave language as is. The property owners should be able to figure it out.

Page 4, section D (D3): Should Dexter Township allow existing homes that currently have septic systems to connect to the sanitary sewer system in the future?

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Rider suggest that the word “existing” be more defined.

Commissioners agreed to leave it the way it is written to eliminate any confusion.

Shea asked Supervisor Kelly if anyone else on the board had concerns and/or comments.

Kelly replied, no other concerns were raised at their last meeting and stated that she was in support of the draft survey.

Shea directed the commissioner’s attention to a letter that Sloan had received from the Washtenaw County Department of Planning & Environment. He noted that Sloan had sent them a copy of the proposed survey for their review and this letter outlines their response and recommendations.

Commissioners discussed and commented on each recommendation from the Washtenaw County Department of Planning & Environment. Sloan will re-draft and incorporate the members suggested revised language.

Shea asked Sloan to work with Kelly on the issue of crafting a question that would address “cooperation with adjacent units of Government” and/or “Regional Planning” per the county request and the support from Kelly.

Sloan confirmed that survey will go to landowners not to residents.

Motion by Gorenflo, supported by Tappe to recommend for consideration to the Township Board and Zoning Board of Appeals the survey draft dated, April 10, 2007 with the additional modifications suggested by the planning commission at their May 1, 2007 meeting. **Carried. 6-0**

Shea asked Sloan to up-date the month to month action plan for the planning commission town meetings which are segregated into for each zoning districts. He noted that the Agricultural District should be scheduled for the last meeting month in order to better accommodate the farmers.

## **2) Zoning Ordinance Amendments (34-5) –**

Commissioners discussed and reviewed the draft summary of the proposed 77 amendments to the Zoning Ordinance (34-5). They picked-up their review from where they left off from at their April 24, 2007 meeting. Commissioners started with amendment 12 this evening and worked their way through to amendment 41. Commissioners will resume with amendment 42 at their May 22, 2007 meeting. After all 77 amendments have been addressed; Sloan will submit a clean and up-dated copy for final review by the commission prior to approval

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

Sloan informed the members that in their packets this evening was a letter from the Washtenaw County Road Commission regarding their five year Capital Improvements Program (CIP). They are inviting local governments to participate and share their opinions regarding the programs development.

Commissioners discussed and concurred that they need to finish up-dating their own General Development Plan first before addressing any road issues.

## **VI. Public Comment – None**

**VII. Future Agenda Items –**

Tuesday, May 22, 2007

- 1) Wetlands Protection Ordinance
  
- 2) Continue with review of Zoning Ordinance Amendments (34-5)
- 3) Revisit the provision of the Planning Commission By-laws

Tuesday, June 5, 2007 – Work Session

- 1) Up-dates to the GDP (survey draft)

**VIII. Adjournment** – Shea, Chair, declared meeting adjourned at 9:28 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Marcia Ottoman, Secretary**