



# Dexter Township

## planning commission

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

Kim Jordan,  
Recording Secretary

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### REGULAR MEETING OF THE PLANNING COMMISSION

#### Tuesday, June 26, 2007 7:00 PM

Present: Jamie Gorenflo, Vice Chair; Mary Adams; Jim Dempsey and Ken Tappe.

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

Absent: John Shea and Marcia Ottoman.

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

Adams volunteered to take minutes in Ottoman's absences.

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

**II. Approval of the Minutes** - Motion by Dempsey, supported by Tappe, to approve the minutes of June 5, 2007 as submitted. **Carried 4-0.**

**III. Public Comment** - None

**IV. Action Items** -

1) **Review Up-dates to the General Development Plan** –

Gorenflo recapped Sloan's memo, dated May 1, 2007, addressing the General Development Plans timeline.

Commissioners directed Sloan to go forward with sending out "Intent to Plan" letters to all State-mandated entities.

Sloan informed the members that the Community Survey was sent out and tabulations have begun. He anticipates having the survey results back to the planning commission by August or September.

Sloan indicated that he has been working diligently on various land use maps for the GDP. However due to printer issues the maps are not complete.

Gorenflo suggested that when the maps were complete that they be displayed all in one area for public viewing.

Gorenflo suggested changing the Town meeting for Agriculture District residents from the first meeting in November to the last meeting in November or the first meeting in December so as not to conflict with the farmer's harvest.

Commissioners reviewed and discussed the revision of the GDP table of contents and directed Sloan to add "Tax paying Households" to Chapter 3: Social Characteristics.

Sloan will make minor text amendments and up-date the GDP timeline for distribution prior to its next scheduled review.

**2) Review 2007 PC Agenda Items –**

Gorenflo went over Sloan's memo, dated June 13, 2007, regarding the Planning Commissions potential 2007 agenda items. He asked Sloan to include the Public Hearing for the Zoning Ordinance amendments 34-5 to the list.

Sloan informed the commissioners that the Township Board voted down the wetland's ordinance at its June 19, 2007 meeting.

Commissioners discussed and agreed they would like the wetland's ordinance added back on to their 2007 agenda under "Possible Township Ordinances" for future consideration and reevaluation.

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

Sloan informed the commissioners that at its, June 12, 2007, Zoning Board of Appeals meeting a motion was made to table Huron Creek Party Store (HCPS) variance request regarding the signage with the consideration of scheduling a joint meeting with the Planning Commission to determine what direction the site plan and variance request should go in.

Commissioners unanimously concurred that this should be done administratively and that the commissioners should not get involve with how to treat an application. Their job is to review the site plan for compliance with the ordinance.

Gorenflo asked Sloan to relate back to the Zoning Board of Appeals that the Planning Commission's preference and recommendation of how to treat HCPS application should be handled administratively.

**VI. Public Comment – None**

**VII. Future Agenda Items -**

Tuesday, July 3, 2007

1) Canceled

Tuesday, July 24, 2007

1) Public Hearing for Proposed Zoning Ordinance Amendments 34-5

2) Review the General Development Plan

**VIII. Adjournment – Motion by Dempsey, supported by Tappe, to adjourn at 7:45 PM**

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Mary Adams, Acting Secretary**