



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

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, August 7, 2007 7:00 PM

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

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

Absent: Jamie Gorenflo.

The meeting was called to order at 7:05 PM.

Shea asked that Starhill and Hartman Farms applications be added to the agenda for consideration of approval for extensions of their preliminary site plans.

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

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

III. Public Comment - None

IV. Action Items –

Shea suggested that Starhill and Hartman Farms site plan extension requests be moved up to item one and two because there was no public in attendance for the previous agenda items.

Commissioners concurred with Shea.

1) Starhill, Preliminary Site Plan Extension -

Starhill representative, Victor Lebeau, was present and he stated that their application for final site plan was moving along. However they have some outstanding items that they need extra time to address before any final engineering of the plan can be completed. They would like to move forward but with the current economic conditions people are apprehensive on investing. He is asking for an extension of their approved preliminary site plan application.

Motion by Tappe, supported by Dempsey, to approve extension of Starhill preliminary site plan application for a period of one hundred and twenty days (120). **Carried. 6-0**

Motion was amended later in the minutes. See below.

2) Hartman Farms, Preliminary Site Plan Extension-

Hartman Farms representative, Todd Griffin was present and reiterates that the current economic conditions for the residential market are less than favorable at this time. He is asking for a one year extension for their approved preliminary site plan.

Motion by Ottoman, supported by Tappe to approve extension of Hartman Farms preliminary site plan application for a period of one hundred and eighty days (180). **Carried. 6-0**

Shea re-opened agenda item one (1), Starhill preliminary site plan extension for further discussion.

Motion by Tappe, supported by Dempsey, to amend his previous motion from one hundred twenty days (120) to one hundred eighty days (180). **Carried 6-0**

3) Review General Development Plan (GDP) –

Commissioners discussed and reviewed Sloan's draft of chapters one (1) through four (4) of the GDP. Chapter 1: Introduction; 2: Community Description; 3: Social Characteristics and 4: Physical Characteristics. Chapters included detailed maps in which the members suggested more clarification and up dates to some of them.

Sloan will revise and submit his re-draft for further review at the next work session.

4) Appointment of a Planning Commissioner Representative to the Zoning Board of Appeals –

Motion by Ottoman, supported by Tappe, to appoint Mary Adams as representative to the Zoning Board of Appeals. **Carried 6-0**

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

Ottoman informed the commissioners that the Washtenaw County Road Commission was having a funding and informational meeting on the renovation of the Dexter Bridge project on September 4, 2007. She also informed the members that, at its August 21, 2007 Township Board meeting, the wetland ordinance was going to be back on the agenda for consideration. Additionally, the ordinance will be on the agenda for further discussion at the September 18, 2007 meeting.

Sloan informed the commissioners that the preliminary special land use application for Inverness Inn should be ready for review at its August 28, 2007 meeting.

Jordan reminded the commissioners that Julie Knight's retirement party was this Sunday, August 12, 2007 at 2:00 PM.

VI. Public Comment – None

VII. Future Agenda Items -

Tuesday, August 28, 2007

- 1) Inverness Inn, Preliminary Special Land Use Application Review
- 2) Review Zoning Ordinance Amendments 34-5

Tuesday, September 4, 2007 –Work Session

- 1) Review General Development Plan (GDP)

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 8:15 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary

