



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 28, 2007 7:00 PM

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

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

Absent: Jamie Gorenflo and Jim Dempsey.

The meeting was called to order at 7:14 PM.

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

II. Approval of the Minutes - Motion by Tappe, supported by Ottoman, to approve the minutes of August 7, 2007 as amended. **Carried 4-0.**

III. Public Comment - None

IV. Action Items -

1) Inverness Inn, Preliminary Special Land Use Application Review -

Shea stated that the owners of Inverness Inn were here this evening to review their application and submittal requirements, for accuracy and completeness of the zoning ordinance prior to scheduling a public hearing.

Owner, Scott Padden, was on hand to answer question and/or concerns. He stated that they purchased the Inn with the intent of re-opening it. They are seeking approval to move forward to a public hearing.

Shea asked Sloan and the township engineer, Ron Cavallaro, if they felt the applicants application was complete and did they had enough information to move forward to a public hearing?

Sloan said that his concerns with the landscaping waiver requested by the applicant did not need to delay scheduling the impact whether these issues are addressed before or after the public hearing, but he wanted to see the applicant's reasons for the waiver prior to that time. However, he also would like to see landscaping buffers on the plans for the preliminary/final review prior to the public hearing.

Cavallaro said the stormwater drainage issue was are minor manageable and he has discussed at length a couple of options with the owner that he feels can be addressed will address those concerns appropriately and diligently at the site. He does not have a problem moving forward to a public hearing so long as the applicant amends the site plan to depict which of the options the applicant chooses. However, hHe would like to see a copy of the well permit and the stormwater runoff management information added to the preliminary/final-site plans prior to the public hearing.

Sloan to review whether or not a preliminary and final can be reviewed at once.

Shea asked the applicant if he could have the all the concerns of the engineer and director of planning and zoning addressed by Friday, August 31, 2007. The Township planning and engineering consultants would then be able to provide their supplemental reviews by September 13.

Padden replied yes, he could comply.

Shea informed the members and Padden that there is a possibility that the planning commission might not have a quorum on Tuesday, September 25, 2007, because they have lost two commissioners and he might get summoned out of town that week. If no quorum, then the meeting would be canceled and rescheduled. He asked Mr. Padden if he still wanted to move forward and schedule the public hearing (PH) for Tuesday, September 25, 2007?

Mr. Padden said yes, he would like to move forward and schedule the PH for the 25th of September.

Motion by Tappe, supported by Adams, to schedule a public hearing for Tuesday, September 25, 2007, to review Inverness Inn, Preliminary Special Land Use application providing that the applicant provide the additional information requested by the consultants pursuing the well permit is submitted, stormwater runoff and landscaping buffers are addressed on the plans by Friday, August 31, 2007. **Carried. 4-0**

2) Review Zoning Ordinance Amendments 34-5 -

Commissioners discussed Sloan's memo, dated August 2, 2007, outlining Flintoft comments from his review letter, dated July 30, 2007, on proposed zoning amendments 34-5. The commissioners approved Flintoft's suggested changes the amendments, but had comments and concerns with and then discussed Flintoft's observations about the language in section 6:04H (amendment #12, Expiration of Approval).

Commissioners agreed that there should be a limit to the number of extension that the planning commission could extend the approval of a final site plan. They agreed that it was in the best interest of the Township to set an absolute date after which approval can not be extended.

Sloan will discuss further with Flintloft and additionally, recommend that similar language also be added to all other sections of the Zoning Ordinance that address site plan approval extensions. He will have a new draft to commissioners prior to the October 10, 2007 meeting.

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

Tappe brought to the attention of the commissioner's that property owners of Dexter Village and abutting Dexter Township residence are having issues with the Gordon Hall project that is being development on the corner of Dexter-Baker and Island Lake road. He stated that all the trees, some 41/2 feet in diameter, have been removed when it was originally thought they were only to take down scrub trees. It is also his understanding that they only have preliminary approval. The excavation of this property has created some serious drainage issues with neighboring properties.

Sloan will look into the matter and get back with Mr. Tappe.

Shea informed the members that Jamie Gorenflo has resigned because he sold his house and no longer lived in the township. Additionally, Jim Dempsey would be leaving the commission in December.

Ottoman informed the commissioners that the township board re-visited at its August 21, 2007, meeting the manner in which it would like consideration of directing the planning commission to continue work on the proposed Wetland Protection Ordinance. She said that the township board members would be submitting their written comments to the commissioners prior to its October 2, 2007 meeting, which the PC then would take up in its further consideration of the ordinance.

Sloan informed the members that he would have an up-dated draft of the GDP and its timeline to the members prior to its September 2nd meeting. Additionally, the county was working on revised FEMA maps and that there were informational brochures and maps to view on the back wall on the township hall.

Kelly asked the commissioners if they thought the township should consider implementing extension request fees.

VI. Public Comment – None

VII. Future Agenda Items -

Tuesday, September 4, 2007 – Work Session

1) Review General Development

Tuesday, September 25, 2007

1) Public Hearing for Inverness Inn, Preliminary Special Land Use

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 8:45 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary