



# Dexter Township

## planning commission

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

Kim Jordan,  
Recording Secretary

"A Community For All Seasons"

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### REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, September 4, 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 and Pat Kelly, Supervisor.

The meeting was called to order at 7:06 PM.

**I. Approval of Agenda** - Motion by Tappe, supported by Ottoman, to approve agenda as submitted. **Carried 5-0.**

**II. Approval of the Minutes** - Motion by Tappe, supported by Ottoman, to approve the minutes of August 28, 2007 as amended. **Carried 5-0.**

**III. Public Comment** - None

**IV. Action Items** -

**1) Review General Development Plan (GDP) –**

Commissioners reviewed and discussed Sloan's draft of chapters one (1) through four (4) of the GDP.

Shea asked the commissioners if they thought SEMCOG's overall projected estimate of the townships population and their numbers reflect an accurate account for the township and/or do they think it's too conservative. He stated that it was important to reflect reasonable numbers in order to move forward with an effective plan.

Sloan will contact the Washtenaw County Planning Department and review their data. He will compare the data with SEMCOG's and the surrounding communities to determine if we need to revisit SEMCOG's projected numbers and, if so, explain why we elected to change them.

Shea pointed out that the numbers and percentages in table 5: Dexter Township Population by Race. Are inconsistent and needs to be made clearer.

On page 13, Chapter 4: Physical Characteristics, Shea would like to see a table showing the trends of the changing climate with dates and average temperature.

On page 15, Wetlands, Shea would like to see a clearer explanation defining why the size of wetlands below 5 acres is significant to the township. Additionally, he suggests combining the wetland table and map on the same page, allowing for a more visual to the reader.

On page 26, Table 15: Dexter Township Traffic Counts, Shea suggest alphabetizing the road names and/or dividing the table between gravel and paved roads.

Adam's commented on the abundant amount of people who choose to travel long distances to and from their jobs. She asked if the PC should consider getting more data on miles traveled because these numbers

could have an adverse effect on the traffic data in the township.

Ottoman inquired as to how and when we could get SEMCOG's most current data from them and if they would help us manage our tables.

Sloan will take all the commissioners comments and incorporated them into a new draft for the commissioner's review at their next work session.

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

Ottoman asked if the planning commissioners would consider re-visiting the wetland ordinance. She said that the township board agreed to forward their written comments to the PC regarding their consensus and interpretation of the draft ordinance.

Commissioners agreed to put the Wetland Ordinance back on the Planning Commission agenda for October 2, 2007.

Shea asked Ottoman if she would convey to the township board that their written comments and/or e-mails should reach Jordan's desk no later then September 20, 2007, so they can go out with the Planning Commission meeting packets.

Tappe said that Matt Doan, from Doan construction, was interested in the applying for the Planning Commission position.

Shea asked Tappe to please forward Pat Kelly's contact numbers to him.

Tappe up dated the commissioners on the Gordon Hall project and mentioned that an article would be coming out in the Ann Arbor news soon.

Shea asked Sloan if he had gotten Flintoft's recommendation on approving a preliminary and final at the same time.

Sloan replied, yes. He had spoken with Flintoft and he said it was OK to approve a preliminary and final site plan at the same time. However, two separate resolutions should be submitted.

Sloan updated the commissioners on the status of Inverness Inn. He informed the commissioners that easement issues with Park Lawn Beach Association have surfaced, along with parking and boundary concerns that transpired with the sale of the property.

Commissioners discussed and concurred that the legal and variance issues that have surfaced with Inverness Inn will need to be addressed before they can move forward to a public hearing. Commissioners agreed to cancel the September 25, 2007, public hearing for Inverness Inn until all legal and variance issue are addressed.

Shea stated that the planning commission needs to appoint a new vice chair in the absent of Gorenflo's resignation.

Motion made by Adams, supported by Ottoman, to appoint Ken Tappe as vice chair. **Carried 5-0**

**VI. Public Comment – None**

**II. Future Agenda Items –**

Tuesday, September 25, 2007

1) Meeting Canceled

Tuesday, October 4, 2007 – Work Session

- 1) Review Zoning Ordinance Amendments 34-5
- 2) Review General Development Plan
- 3) Review Comments from Township Board on Wetland Protection Ordinance

**VIII. Adjournment** – Shea, Chair, declared meeting adjourned at 8:26 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Marcia Ottoman, Secretary**