



"A Community For All Season"

Dexter Township

planning commission

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John Shea,
Chair
Ken Tappe,
Vice Chair
Marcia Ottoman ,
Twp Brd Rep. &
Secretary
Mary Adams
James Korcek
Molly Wade
Vacant
Commissioners
Kim Jordan,
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, January 22, 2008 7:00 PM

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

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

Absent: None

The meeting was called to order at 7:02 PM.

I. Approval of Agenda - Motion by Tappe, supported by Ottoman, to approve agenda as submitted. Carried 6-0.

II. Approval of the Minutes - Motion by Tappe, supported by Ottoman, to approve the minutes of November 27, 2008 as submitted. Carried 6-0.

III. Public Comment –

1) Rick Monier, 13511 Island Lake Road, Chelsea- Stated that he was in support of the Inverness Inn re-opening and felt that the applicant shouldn't have to be accountable for the drainage and land issues that have plagued that property.

IV. Action Items -

1) Election of the Planning Commission Officers-

Nominations are as follows:

John Shea nominated for Chair by Tappe, supported by Adams. Carried 6-0.

Ken Tappe nominated for Vice Chair by Adams, supported by Ottoman. Carried 6-0.

Marcia Ottoman nominated for Secretary by Adams, supported by Wade. Carried 6-0.

2) Review the Provision of the By-Laws –

Commissioners discussed adding a section to Article VI., Order of Business. To allow the report from the Township Board Representative to be addressed during the majority of the public attendance verse waiting to the end of the meeting.

Shea suggested inserting "Township Board Up-date" between item five and six and amend items accordingly. Commissioners have been notified of the proposed change and will review further at their next scheduled meeting.

Motion by Tappe, supported by Adams, to review the proposed amendment to Article VI. at its February 5, 2008 meeting. Carried 6-0.

3) Inverness Inn, Site Plan/Special Land Use –

Shea informed the public that Inverness Inn was tabled at its November 27, 2007 meeting so as to allow the applicant time to amend the drainage plan. Shea said that according to the engineer's report the retention facility issues have all been addressed and exceeded the needs for drainage.

Commissioners discussed a few remaining issues with regard to landscaping and obtaining a Multi-Lakes sewer approval.

Shea said that there were two separate resolutions being considered. One addresses the Special Land Use and Preliminary Site Plan and the other addresses the Final Site Plan.

Motion by Tappe, supported by Wade, to grant approval of the Special Land Use and Preliminary Site Plan application for Inverness Inn. Carried 6-0. (Attached Resolution #07-128-A).

Motion by Ottoman, supported by Tappe, to grant approval of the Final Site Plan application for Inverness Inn. Carried 6-0. (Attached Resolution #07-PC-128-B).

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

Ottoman informed the members that the first budget meeting is scheduled for January 29, 2008. The board plans to include monies to send the new Planning Commissioners to the "Citizen Planning Training Seminar" this year.

Sloan up-dated the members on possible future site plans coming their way for review:

- 1) YMCA had a pre-application conference to discuss demolition and reconstruction of their main building. They will need variances from the Zoning Board of Appeals before coming to the Planning Commission.
- 2) Verizon has expressed interest in building a cellular tower on the Moose Lodge Property about a mile west of the intersection of North Territorial Road and Dexter-Pinckney. They are presently seeking the opinion of the University of Michigan Observatory before moving further.
- 3) Ron Jona is expected to re-submit his site plan application for the corner of Dexter-Pinckney and North Territorial Road.
- 4) West Lake Hills will be submitting their Final Site Plan by the end of the week and would like to be put on the February 5, 2008 agenda because of their deadline with the County Parks.

VI. Public Comment – None

VII. Future Agenda Items –

Tuesday, February 5, 2008

- 1) Review Proposed Amendment to the By-Laws
- 2) Extension of Approval for Hanover Glen, Final Site Plan
- 3) Extension of Approval for StarHill, Preliminary Site Plan
- 4) Extension of Approval for Hartman Farms, Preliminary Site Plan
- 5) West Lake Hills, Final Site Plan

Tuesday, February 26, 2008

- 1) Review Zoning Ordinance Amendments 34-5
- 2) Review of the General Development Plan

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 8:50 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary