



"A Community For All Seasons"

Dexter Township

planning commission

6880 Dexter-Pinckney Road
Dexter, MI 48130

Telephone: 734-426-3767

Fax: 734-426-3833

www.twp-dexter.org

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, February 5, 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 and Pat Kelly, Supervisor.

Absent: None

The meeting was called to order at 7:00 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 Korcek, to approve the minutes of January 22, 2008 as submitted. Carried 6-0.

III. Public Comment – None

IV. Action Items -

1) Review Proposed Amendment to the By-Laws-

Motion was made by Tappe, supported by Wade, to amend the Planning Commission By-Laws Adopted March 1994, Article VI., Order of Business. Insert new item "Township Board Up-Date" between items five (5) and six (6) and amend items accordingly. **Carried 6-0**

2) Extension of Approval for Hanover Glen, Final Site Plan –

Jack Campbell, owner and developer, stated he was asking for a thirty-six (36) month extension of the Hanover Glen, final site plan due to the current economic conditions in of the residential market.

Commissioner's reviewed Sloan's memo, dated January 31, 2008 and recommended that the planning commission grant a twelve (12) month extension per section 17.05(G) (2) ~~vs. verse~~ the applicants request for thirty-six (36) months.

A copy of Sloan's memo, dated January 31, 2008, is on file at the township hall.

Motion was made by Ottoman, supported by Tappe, to approve extension of the Hanover Glen, Final Site Plan application for twelve (12) months. The amended expiration date will be, August 31, 2009. **Carried 6-0.**

3) Extension of Approval for Starhill, Preliminary Site Plan -

Victor Leabu, Starhill representative, asked the commissioners to consider approval of a 180 day extension of their approved preliminary site plan application. He stated that the development has been

diligently moving forward. However, his team needed more time to complete certain outstanding items for the final engineering of the site plan. Additionally, with the current economic conditions and the reduction of expenditure in of the residential markets, they need to confirm the sale of more lots before a financial ~~institution institute~~ will work with them. He said they ~~remain optimistic about the future and~~ didn't see any reason why they wouldn't be ready to submit a Final application by August 2008.

Motion was made by Tappe, supported by Adams, to approve extension of Starhill, Preliminary Site plan for a period of six (6) months. The amended expiration date will be August 31, 2008. **Carried 6-0.**

4) Extension of Approval for Hartman Farms, Preliminary Site Plan-

Todd Griffin, Hartman Farms representative, was present and reiterated that the current economic conditions in of the residential markets are less than favorable at this time. He stated that they were still waiting for available sewer tap issues to be resolved with Multi Lake Sewer. However, he ~~said they didn't see any reason why they wouldn't be ready to submit a Final application by August 2008. anticipates they will be ready to apply for Final by August 2008.~~

Kelly informed Griffin, that a lot of issues with Multi Lakes had been resolved and that the new plant upgrades are in progress. The developer should contact Libby Brushaber at Multi Lakes.

Motion was made by Tappe, supported by Wade, to approve extension of Hartman Farms, Preliminary site plan for a period of six (6) months. The amended expiration date will be August 31, 2008. **Carried 6-0.**

5) West Lake Hills, Final Site Plan-

Shea gave a brief history as to why West Lake Hills (WLH) was before the commissioners this evening. He explained that West Lake Hills had previously proposed a 90-unit residential development in 2003 in which the planning commission denied. WLH filed litigation against Dexter Township and subsequently entered into negotiations with Washtenaw County Parks & Recreation on the sale of a large portion of their parcel to be used for public parks preservation purposes. An ~~settlement~~ agreement was reached between the parties on the condition that WLH would ~~convey to Washtenaw County approximately two thirds of the site and would be able to~~ obtain final site plan approval from Dexter Township for a 35-unit residential site to be development on the remainder of the parcel.

A copy of the Consent Judgment, dated November 21, 2007, is on file at the Township Hall.

Shea stated that there were numerous issues that needed to be addressed before a formal review could take place. The review and approval of the Master Deed and By-laws is pending, and there are several issues from the engineer's perspective and issues stated in Sloan's memo dated, January 25, 2007. He additionally, pointed out that the applicant needed to amend the application to accurately reflect that the owner should be West Lake Hills, LLC and not Sinanis.

Sloan's memo, dated January 25, 2008 and the Engineers review dated January 28, 2008 are on file at the township hall.

Bob Wanty, West Lake Hill, representative, gave an overview of the site plan. He reiterated that the county wants to purchase a large portion of their parcel for public park purposes, with the condition that Dexter Township approves a 35-unit rural residential site plan that would be developed on the remainder of the parcel. He said that the sale is pending and the county is pushing them to move forward.

Mr. Wanty submitted for the record a review letter dated, January 5, 2008 from Washtenaw County Department of Planning & Environment stating their approval of the ~~well and septic drain field and sewage.~~ He noted that they would not be disturbing any wetlands and that they only had a few more

minor permits to obtain from them. He said that they have addressed the traffic study issues with the Washtenaw County Road Commission (WCRC) and will continue dialogue. OHM, township engineering advisor, informed them that WCRC would be the determining body if a new traffic study were required.

Sloan noted a few items that were proposed but not shown on the site plans and suggest the developer include them on the revised site plans.

- ~~1)Garages and total number of bedrooms and square footage are not shown.~~
- ~~2)Driveways and curve radii curb returns is not shown.~~
- ~~3)More detail on landscaping requirements.~~
- ~~4)No residential development signs are proposed.~~

Sloan informed them that if signage is not proposed at final site plan review and they decided at a later date they wanted signage. They would be required to apply for an amended site plan which could be costly to the developer.

Wanty said they will be working with the township engineer and Dexter Fire Department to iron out all the pending issues and submit revised plans for further review.

Motion was made by Tappe, supported by Ottoman to table West Lake Hills, LLC, Final Site Plan application until February 26, 2008. **Carried 6-0.**

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

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

- 1) Property owner, Bradshaw, on Dexter-Pinckney Road is requesting a re-zoning amendment to his property from C-1 to RR to allow for their existing residence to be demolished, and the construction of a new residence.
- 2) Verizon sent Sloan a draft site plan via e-mail. However, he hasn't heard anything further from them.
- 3) Sloan is in the process of reviewing the application and site plan for Ron Jona's proposed site plan on the corner of Dexter-Pinckney Road and North Territorial Road for completeness. -

VI. Public Comment –

1) Norm Cook, 14045 Island Lake, Dexter- said he and other property owners live across from West Lake and pay the taxes on the lake and keep it clean of debris. He feels they should be compensated for having to now share the lake with others. He is concerned about the welfare of the property with more people having access to it.

[Pat Kelly, Township Supervisor referred Mr. Cook to Washtenaw County Parks for further information.](#)

VII. Future Agenda Items –

Tuesday, February 26, 2008

- 1) Bradshaw Re-Zone Request
- 2) West Lake Hills, Final Site Plan

Tuesday, March 4, 2008 – Work Session

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

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 8:40 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary