



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, March 25, 2008 7:00 PM

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

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

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

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

Korcek arrived at 7:05 PM.

II. Approval of the Minutes - Motion by Tappe, supported by Wade, to approve the minutes of March 4, 2008 as amended. **Carried 6-0.**

III. Public Comment - None

IV. Action Items -

1) Public Hearing for Bradshaw Re-zoning Request -

Shea opened public hearing at 7:10 PM.

No public comment.

Shea closed public hearing at 7:13 PM.

Shea asked if any of the members had objections to Bradshaw's re-zoning request.

Members had no objections and concurred to move forward.

Planning Commission members submitted a "finding of fact" list to be passed on to the Township Board for recommend approval of the re-zone request.

A copy of the "Finding of Fact" is on file at the Township Hall.

Motion by Tappe, supported by Ottoman, to recommend approval at the Township Board the Bradshaw re-zoning request based on the planning commissions "finding of fact". Carried 6-0

2) West Lake Hills, Final Site Plan –

Bob Wanty, representative for West Lake Hills, submitted approval letters from Consumer Energy, “Easement For Utility Electric Lines and Gas Pipelines” (no date) and an approval letter from the Washtenaw County Road Commission (WCRC) dated, March 25, 2008.

Copies of these referenced documents are on file at the township hall.

Commissioners reviewed and discussed the new revised site plans, dated March 10, 2008 and the review letter from WCRC dated, March 25, 2008.

WCRC stated two items of concern in its review letter. Item one (1) As a condition of the permit, the approach at West Lake Drive would require a hill cut to the east to achieve sight distance. And, Item (2) Stated that the proposed drainage designs are still being evaluated and may require modifications.

Wanty said they will comply with WCRC conditions. However, they need to obtain an easement agreement from the Edmonds property because a portion of the proposed ditch does not have a viable outlet for proper drainage. He said he didn’t think this would be a problem.

Sloan noted that compliance with the WCRC would be a condition of the approved resolution.

Tappe asked if there was any consideration of a development agreement?

Sloan said that will be a condition of the approved resolution.

Wade asked if a tree inventory had been implemented into the revised plans?

Sloan replied that it will be a condition of the approved resolution.

Korcek asked if the sign height issue and the three driveway slopes that exceeded 10 percent slop were addressed?

Wanty said yes. They have been addressed.

Sloan replied that those are also a condition of the approved resolution.

Tappe asked Wanty, if consideration of a “Dry Well Hydrant” recommended by the Dexter Area Fire Department (DAFD) has been addressed.

Wanty said yes. They have been in contact with DAFD and will comply with their specifications for a dry well hydrant.

Members recessed to draft a resolution at 7:55 PM.

Shea called the meeting back to order at 8:10PM.

Motion by Wade, supported by Korcek, to approve West Lake Hills, LLC final site plan approval with conditions as amended. Carried. 6-0

Wade read the resolution in to the record.

Resolution is attached to final approved minutes and can be obtained at the township hall.

3) Review Verizon Preliminary Site Plan Application-

Ben Herrick, outside legal council for Verizon, gave a brief outline of the proposed site plan. He stated that

they propose to lease from the Ann Arbor Moose Lodge a 100 ft. x 100 ft. area along with a 20 foot wide easement for ingress, egress, and public utilities. They propose to construct a 195 foot monopole tower. Additionally, he noted that they have been in contact with Peach Mountain Observatory and the University of Michigan with regard to radio frequency and plan to have a simulation test done in the near future to appease all concerned and document that ~~thierei#~~ tower will not interfere with there frequency. He also stated that they have in writing that the Ann Arbor Moose Lodge will not build and/or construct anything within the 200' fall radius area.

Shea read from Sloan's review letter, dated, March 12, 2008, some concerns that he said needed to be addressed before a public hearing can be scheduled. Additionally, he noted that they should consider submitting an impact statement with regards to sound, vibration and lighting.

Members discussed and concurred with Shea that the applicant should address these concerns and then come back to the commission to schedule a public hearing.

Motion by Tappe, supported by Adams to table Verizon Site Plan application in order to give the applicant time to address the concerns in Sloan's review letter, dated March 12, 2008. Carried 6-0.

Sloan's letter, dated March 12, 2008, is on file at the township hall.

4) Review Ron Jona, PUD Site Plan Application-

Ron Jona, owner and applicant, was present and gave a presentation of his proposed Planned Unit Development (PUD).

Jona was asking for dialogue from the members on the best way of phasing the project and moving forward with the sewer issues at hand.

Shea said that the members liked the site plan and appreciate the applicant's response to the commissioners suggestions from previous meetings. However, procedural complexities are an issue and feasibility and conceptional differences need to be addressed before moving forward. He recommended scheduling a ~~preef~~-application conference meeting.

Sloan will coordinate ~~preef~~-application meeting.

Motion by Tappe, supported by Korcek, to table Ron Jona, PUD Site Plan Application. Carried 6-0.

5) Review Dexter Dental, Site Plan Application-

Matt Schuster, representative for Dexter Dental, was present. He stated that the zoning board of review tabled his site plan application and was requesting the views of the planning commission on the proposed expansion of the parking lot before they would move forward.

Members reviewed and discussed the proposed parking lot expansion. They concurred that per Sloan's review letter, dated March 14, 2008 and OHM review letter, dated March 17, 2008, that there were storm water and rain garden issues that needed to be addressed.

Copies of the referenced documents above are on file at the township hall.

Motion by Ottoman, supported by Tappe, to table Dexter Dental, Site Plan Application. Carried 6-0.

V. Township Board Up-Date -

Ottoman informed the planning commission that Wade, Tappe, and Korcek, have been approved to take the Citizens Planner workshop. She also stated that the planning commissions 2008/2009 proposed budget was in their packets this evening.

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

Adams stated that she would be absent for the planning commission meeting scheduled for April 8, 2008.

Sloan informed the members that starting May 15, 2008, road repairs will commence in front of the United Methodist Retirement Community off of Island Lake Road. Traffic is to be re-routed to Wylie Road. The expected completion date is June 15, 2008. He also informed the members that ITC wants to install sound walls around the transformers at their site off of Madden Road before the summer months.

Members concurred that they would like to have a site plan review before any work is done.

VII. Public Comment – None

VIII. Future Agenda Items -

Tuesday, April 8, 2008

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

Tuesday, 22, 2008

- 1) Review Dexter Dental, Site Plan Application
- 2)

IX. Adjournment – Shea, Chair, declared meeting adjourned at 10:18 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary