



# 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, April 8, 2008 7:00 PM

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

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

Absent: Mary Adams:

The meeting was called to order at 7:05 PM.

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

**II. Approval of the Minutes** - Motion by Ottoman, supported by Tappe, to approve the minutes of March 25, 2008 as amended. **Carried 6-0.**

**III. Public Comment** - None

**IV. Action Items** -

**1) Review Zoning Ordinance Amendments 34-5 –**

Commissioner discussed the proposed text amendments that would standardize the expiration of all site plans.

Wade shared with the commissioner's information she obtained from other organizations regarding the expiration date of a permit. She said that the DEQ's waste water and drinking water permits have an expiration date of two (2) years. One two (2) year extension can be granted if the permittee submits a written request which confirms that there have been no changes to the plans since the original permit was issued. The request must also be received prior to the expiration date. If it is received after the expiration date or if changes are needed to the plans, they would need to apply for a new permit. Once construction begins on a water or wastewater system, there is no expiration.

Wade stated that well and septic/sewage permits from Washtenaw County are good for one (1) year (construction must be completed within this one year period). If the septic/sewage permit expires before construction is complete, the permit must be rewritten and a fee assessed. If changes are made which require a site visit, an additional fee may be required. A sewage permit is not transferable from place to place or person to person. Well permits can be reactivated within two years after expiration for 50% of the permit fee.

Wade stated that she did not talk to CACA about soil erosion permits, but was able to speak with Washtenaw County. For Washtenaw County soil erosion sites, permits do not expire.

Commissioners discussed and debated on deadlines for commencing work on an approved final site plan and for implementing specific standards for the extension of an approved final site plan and consideration of whether a fee should be charged for an extension request.

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Commissioners agreed that the zoning ordinance should be amended to require commencement of work on an approved final site plan within twelve (12) months of approval, except that the applicant could seek one twelve-month extension of the deadline so long as it demonstrated reasonable cause for the extension and that there had been no change in conditions (including surrounding land use conditions) that would weigh in favor of denying the extension and allowing the site plan approval to expire. Previously approved final site plans would be subject to the same deadlines commencing on the effective date of the amendment to the zoning ordinance.

Sloan will re-draft new language to all text related to final site plan expirations and bring back to the commissioner's for further review.

No further discussion.

## **2) Review General Development Plan –**

Shea noted that the commissioners task for this week was to review the current draft of the GDP and outline what goals they would like to see addressed.

Commissioner's discussed and agreed that the goals of the GDP should include sustainable growth and growth that preserves natural resources and rural character, as well as growth that does not inhibit continued agricultural activities. Specific objectives included:

1. Identify and inventory natural features and environmentally sensitive areas.
2. Protect water quality, including surface water and wet lands.
3. Address sewage issues: capabilities of funding and the capacity to supply.
4. Address infrastructure needs in light of forecasted future growth: e.g. roads and bridges.
5. Address Public Safety needs in light of forecasted future growth: police, fire ect.
6. Agriculture; stress that is an asset to the rural character and make up of the township. The GDP should continue to encourage and supports the farming communities. (survey supports this)

Commissioner's discussed some of their primary concerns with the Lake Residential and Commercial Districts. Commissioner's also identified greater regional cooperation as a GDP goal.

Sloan will take the commissioners comments and suggestions and redraft an outline of specific strategies and general goals for the township. Sloan also will provide additional data requested by commissioners from the survey responses.

No further discussion.

## **V. Township Board Up-Date -**

Ottoman informed the members that, at its April 15, 2008, Township Board meeting, Washtenaw County Road Commission is scheduled to up-date the Board on their 2008 construction projects in and around the township.

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

Sloan informed the members of the following items:

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- 1) Bezzeg Farm, complaint regarding water run-off and flooding from adjacent properties; Copper Meadows and Castle~~ton~~ Farms. Sloan said he is waiting for a report from Ron ~~Cavallaro, Cavilare~~, Township Engineer and will speak with Flintoft again regarding what recourse and/or action the township should take on the matter.
  - 2) ITC site plan application for installing sound walls around the transformer has not been submitted yet.
  - 3) YMCA site plan application will come before the PC at its April 22, 2008 meeting.
  - 4) Citizen Planner workshop introducing the New Michigan Planning Enabling Act and the updated Michigan Zoning Enabling Act to all interested members. The planning commission has budgeted for this workshop and all are encouraged to attend.

**VII. Public Comment – None**

**VIII. Future Agenda Items -**

Tuesday, April 22., 2008

- 1) Dexter Dental, Site Plan Application
- 2) YMCA, Site Plan Application
- 3) Sylvan Township Master Plan Review

Tuesday, May 13, 2008 – Work Session

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

**IX. Adjournment –** Shea, Chair, declared meeting adjourned at 10:00 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Marcia Ottoman, Secretary**