



# Dexter Township

## planning commission

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John Shea,  
Chair  
Ken Tappe,  
Vice Chair  
Mary Adams  
James Korcek  
Molly Wade  
Tom Lewis  
Vacant  
Commissioners  
Kim Jordan,  
Recording Secretary

"A Community For All Seasons"

### REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, May 13, 2008 7:00 PM

Present: John Shea, Chair; Ken Tappe, Vice Chair; Mary Adams; Molly Wade; Tom Lewis and James Korcek.

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

Absent: None

The meeting was called to order at 7:04 PM.

Shea informed the members that they needed to appoint a new Secretary.

Motion by Tappe, supported by Lewis, to nominate Mary Adams for Secretary. **Carried 6-0**

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

**II. Approval of the Minutes** - Motion by Tappe, supported by Lewis, to approve the minutes of April 22, 2008 as amended. **Carried 6-0.**

**III. Public Comment** - None

**IV. Action Items** -

**1) Zoning Ordinance Amendments 34-6 -**

Commissioners discussed the amendments to 34-6 and concurred that they wanted to have another Public Hearing.

Sloan and Shea will tighten up the language and a draft will be available for review at the township hall prior to the public hearing date.

Sloan to submit notice of Public Hearing for June 10, 2008.

No further discussion.

**2) Review of the Master Plan-**

Commissioners discussed chapter three (3) through chapter six (6) of the proposed edits of the Master Plan. The following remarks and concerns of the commissioners are as follows:

Wade commented on the language that would ensure the quality of water resources in Dexter Township. She stated that Washtenaw County and the State of Michigan have extensive maps on water quality that might be helpful if we wanted to review them. Additionally, Michigan State University has extensive data

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on groundwater quantity . She suggested striking the word “potable” and inserting “quality” where necessary.

Commissioners discussed how water quality issues differ per zoning districts. Stating that the Lakes District seems to be the most affected.

Adams, Zoning Board of Appeals representative, will ask the Zoning Board of Appeals what kind of things they believe the ordinance could address when identifying lake issues. For example, water quality with regard to rain gardens and the over utilization of lake lots. Additionally, she will ask what could be implemented to reduce the amount of variance requests.

Wade pointed out that there is not a “Recreation” section addressed in the Master Plan and feels that there should be. The Recreation Section should include non-motorized areas, open spaces, parks and lakes district.

Tappe suggested that “affordable housing” could also be included in the residential section.

Commissioners agreed that defining a Recreation section would be valuable and could be a benefit for future grants.

Adams inquired as to whether or not we could regulate fertilizers and/or pesticides.

Wade said that she thinks Pittsfield Township has a phosphorous ordinance and suggested addressing this issue under the Environmental Policies Section.

Sloan will cross-tab the residential area on water quality and the lakes district verses non-lakes districts.

Further discussion to be taken up at the next work session on June 10, 2008.

Draft of the Master Plan is on file at the Township Hall for public review.

**V. Township Board up date -**

Sloan informed the members that Marcia Ottoman has been relieved of her duties as Planning Commissioner and that vacancy needs to be filled.

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

Sloan informed the members that in their packet this evening were replacement sheets to the Zoning Ordinance for the approved amendments of 34-5. Additionally, a letter from Washtenaw County Road Commission pertaining to Verizon is in their packet for review.

**VII. Public Comment – None**

**VIII. Future Agenda Items -**

Tuesday, May 27, 2008

- 1) Amendment to Inverness Inn Site Plan Resolutions (PC-128-A & B)

Tuesday, June 10, 2008 – Work Session

- 1) Public Hearing for Zoning Ordinance Amendments 34-6
- 2) Review of the Master Plan

**IX.** Adjournment – Shea, Chair, declared meeting adjourned at 8:46 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Mary Adams, Secretary**