



Dexter Township

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

Mary Adams
Secretary

Vickie Kooyers
Twp Brd Rep

James Korcek
Tom Lewis

Molly Wade
Commissioners

Kim Jordan
Recording Secretary

"A Community For All Seasons"

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, July 8, 2008 7:00 PM

Present: John Shea, Chair; Vickie Kooyers, Township Board Representative; Mary Adams, Secretary; Molly Wade; James Korcek and Tom Lewis.

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

Absent: Ken Tappe.

The meeting was called to order at 7:00 PM.

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

II. Approval of the Minutes - Motion by Lewis, supported by Wade, to approve the minutes of June 24, 2008 as amended. **Carried 6-0.**

III. Public Comment - None

IV. Action Items ■

1) Review Zoning Ordinance Amendments 34-6 –

Shea explained that the 34-6 Zoning Amendments were before the Commissioners this evening to discuss the comments and concerns brought up at the June 10, 2008 Public Hearing, and for their consideration of approval and recommendation to the Township Board.

Commissioners agreed that the one and only major concern brought up at the Public Hearing was the developers' opposition to the proposed amendments to section 6.04, Site Plan Review Procedures. The expiration of previously approved final site plans would affect only four (4) developments in the township: Hanover Glen, Dexter Township Estates, Lindemann Farms, and West Lake Hills. The developers are opposed to a drop dead expiration date and would like the Planning Commission to consider grandfathering these four (4) developments.

Shea asked the Commissioners what their thoughts and comments were on grandfathering these four previously approved site plans from a drop dead expiration date.

Adams said she was concerned about grandfathering because of the possibility of unforeseen future additional expenses that could be imposed on the developer and/or township. She wonders what recourse the Planning Commission would have in showing justification for denying an extension if warranted. She asked if the Township attorney had any comments on grandfathering these four developments.

Sloan said that Peter Flintoft, Township attorney, suggested amendments treat previously approved as well as subsequently approved site plans the same making amendments of uniformity but will talk to him again. He read some existing text from section 17.05.

Korcek said he supports grandfathering the four site plans as long as they comply with all previously approved components of their initial approved site plan.

Kooyers commented that she had got the impression from reading previously approved Planning Commission meeting minutes that the PC initially supported a drop dead deadline.

Korcek said he recalls Tappe commenting at the last meeting that he supported grandfathering the four developments.

Wade commented that four developments are not a lot for Dexter Township to keep track of.

Shea asked Sloan if he knew how many total units they were talking about.

Sloan replied the four combined developments would equal about 125 to 140 units.

Shea commented that he could see both sides. Given the economic stress factors today he is sympathetic to the fact that these four developments were approved with the knowledge that they could request extensions as currently allowed, that were attainable, and However; he doesn't want to see a developer forced in to breaking ground for the purpose of satisfying a deadline. He said he supports grandfathering while imposing limits.

Sloan asked the Commissioners if they had any objection to changing the proposed text in Section 2.02(D), Definitions. In the definition for Swimming Pool, Sloan recommends keeping the words "or container" in the definition.

Commissioners agreed with Sloan's text revision.

No further discussion.

Tabled to August 12, 2008.

2) Amendments to the Planning Commission By-Laws –

Commissioners discussed amendment to of the Planning Commission By-Laws.

Article 5, Meetings, Section 1:

Change the word "meeting" to "meetings." Add the number (4th), after the word "fourth." Strike the word "first" and replace it with "Second (2nd)."

Article IX, Miscellaneous:

Change the spelling of "proceeding" to "preceding".

Commissioners have been duly noted of the proposed changes to the Planning Commission By –Laws and will take up consideration of approval at their August 12, 2008, meeting.

Sloan informed the members that he is drafting an ordinance to create a "Planning Commission," which is mandated by the new Michigan Planning Enabling Act. He said he would distribute a draft copy to the members when he submits it to the Township Board for consideration.

3) Review Master Plan –

Shea commented on Sloan's good work thus far with the revision to the Master Plan. And stated that he had only a few comments to make.

He asked if the Commissioners thought the land use pattern in the Township properly reflects the areas of proposed high-density development. Noting that the text reads that high-density is mainly in the lakes district, he would like to get further opinion on the designation of high density areas in the Master Plan Township from Flintoft, the Township Board, and the Zoning Board of Appeals.

Sloan noted that Flintoft had stated that we must allow for certain types of high density residential if there is a demonstrable need for them.

Shea stated that overall objective #1 in the draft Master Plan should be reworded to expand on the phrase, "in harmony with the expressed desires of the Township residents" and try to make the text more expansive. He also stated that the text and tables need to be consistent through out its Chapters.

Shea noted that under section "Environmental Polices," objectives #1, 2 and 3 could be reworded to be more specific. And objective #6 should include language that opposes similar hazardous edaredous uses.

Shea noted that under section "Residential Polices", objective #2, he suggests including traffic and parking issues in addition to the land use regulations.

Adams commented she would like to include "native plants and native flora" in the text under "Environmental Policies", objective #3.

Wade suggested that we try to identify and gather a more informed inventory of the natural features area. She noted that Huron River Watershed Council completed a study of the area and has bio-reserve maps that could be reviewed. She also recommended including language in opposition to Concentrated Animal Feeding Operations (CAFOs).

Shea asked Sloan to contact Barry Lonik for his prospective on the CAFO farm studies.

Korcek stated that he felt the objectives stated under "Agricultural Policies" need to encourage stronger local farming operations. Additionally, under "Environmental Policies", objective #6, he also suggests we include language that opposes similar hazardous businesses and uses.

Sloan will revise and draft a new copy of the Master Plan to be further discussed at its August 12, 2008 meeting.

V. Township Board Up-Date - None

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

Kooyers asked if the township had an ordinance in the works regarding the installation of windmills.

Sloan replied that section 18.18 Accessory Uses, Buildings, Structures and Fences addresses height restriction which would currently apply to windmills.

The members discussed ~~the consideration of~~ including alternative Energy options and/or a Technology Section in the Master Plan.

Sloan up-dated the Commissioners on the following:

- He will contact Washtenaw County Planning regarding their build-out analyses of Dexter Township.
- West Lake Hills, LLC recently sold 140.81-acre portion of its property to Washtenaw County for parks and recreation use. He recommends re-zoning publicly-owned land to PL: Public Lands Zoning District prior to site plan application.
- He will be drafting new PC By-laws for the members' consideration after he drafts the ordinance for creating a "Planning Commission".

Kelly commented that with respect to amendment 6.04(H). She said she was in favor of grandfathering previously approved site plans. However, she would suggest the Commissioners consider including language that reflects and clarifies that the developer provides any and all funds for unforeseen future studies and/or permits that might be imposed on them.

Commissioners discussed and agreed that the language should reflect a designated payer of all funds related to township review and studies provided by the developer.

Kelly stated that she attends regular Chelsea Area Planning Team/Dexter Area Regional Team (CAPT/DART) meetings and encourages participation from all Planning Commissioners.

Shea supports and stated that the PC should include a Regional Planning Cooperative Representative. He asked Sloan to incorporate the language into the PC By-Laws.

VII. Public Comment – None

VIII. Future Agenda Items -

Tuesday, July 22., 2008

- 1) Public Hearing for Verizon, Site Plan/ Special Land Use
- 2) Review YMCA Site Plan
- 3) Dexter Dental, Site Plan

Tuesday, August 12, 2008 – Work Session

- 1) Amendments to the Planning Commission By-Laws (Approval of meeting date change and text edit)
- 2) Amendments to the Zoning Ordinance 34-6
- 3) Review Master Plan

Tuesday, September 9, 2008 –Work Session

- 1) Amendments to the Planning Commission By-Laws (Consideration of Regional Planning Cooperative Representative)

IX. Adjournment – Shea, Chair, declared meeting adjourned at 8:32 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary