



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
Vickie Kooyers
Twp. Brd. rep.
Mary Adams
Secretary
James Korcek
Molly Wade
Tom Lewis
Commissioners
Kim Jordan,
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, August 12, 2008 7:00 PM

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

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

Absent: Vickie Kooyers and Tom Lewis.

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

I. Approval of Agenda - Motion by Tappe, supported by Wade, to approve agenda as submitted. **Carried 5-0.**

II. Approval of the Minutes - Motion by Tappe, supported by Korcek, to approve the minutes of July 22, 2008 as amended. **Carried 5-0.**

III. Public Comment –

Jack Campbell, P.O. Box 649, Pinckney - said he was present this evening to hear the discussion and action on the proposed 6.04(H) amendment regarding the expiration of final site plan approval. ~~He said he was in support of the amendment and it is what they (the developers) wanted.~~ He ~~did~~ stated ~~however~~, that the Planning Commission should consider using the word “may” instead of the word “shall” in its language. He thought the word “shall” was a bit rigid.

IV. Action Items -

1) Amendments to the Planning Commission By-Law –

Motion by Korcek, supported by Tappe, to approved the previously duly noted amendments to the Planning Commission By-Laws. **Carried 5-0.**

A copy of the Planning Commission By-Laws is on file at the Township Hall for public review.

2) Review Zoning Ordinance Amendments 34-6 –

Commissioners discussed the proposed draft language with regard to the amendments to section 6.04(H), Expiration of Final Site Plan Approval. They directed Sloan to make the following changes to the language in section 6.04(H) item (2):

2. All previously approved final site plans that were approved ~~and remain in prior to the~~ effective date as of the date this amendment (insert date) ~~and remain valid on the effective date of this amendment (insert date)~~ shall adhere to the expiration standards in effect on the date the final site plan was originally approved.

Adams asked Sloan if he had any feed back from the township attorney on the grandfathering language in the amendment and if he felt the language adequately addressed the possibility of unforeseen future expenses that could be imposed on the developer and/or township.

Sloan said he had spoken with Flintoft and he recommend previously approved final site plans expire according to the ordinance standards. Sloan noted that he believes the language in section 6.04(H) addresses any expenses that might surface.

Motion by Tappe, supported by Korcek, to recommend to the Township Board the consideration of approval of Zoning Amendments 34-6. **Carried 5-0**

3) Review Master Plan -

Sloan informed the commissioners that all the edits to the Master Plan have been highlighted in purple.

Shea commented that he liked the highlights and asked that Sloan keep the highlights from the August 1, 2008 draft through out the review process so that commissioners could better track the changes.

Commissioners concurred to wait for the complete edited draft through to chapter 6 before taking it up for further review and discussion.

Sloan will incorporate the rest of their edits and bring back the draft for review at its October 14, 2008 meeting.

V. Township Board Up-Date - None

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

Korcek asked Sloan what the township attorney's perception was on the conditions/agreements between Verizon and U of M.

Sloan said that he has not received any formal document to date. However, he believes the two parties will work it out and be in agreement.

Sloan informed the members on current and on going zoning and permit issues:

-At the August 5, 2008 ZBA meeting, a variance for YMCA to modify the width of the maneuvering lane to be 20ft. instead of the 24 ft wide as required and an variance to keep the same parking space length was approved. Additionally, adding to that approved motion was the Zoning Board of Appeals (ZBA) request of the Planning Commission to further address the traffic pattern issues.

Commissioner's discussed the request of the ZBA and unanimously concurred that the traffic pattern issues were adequately addressed at the Planning Commissions, meeting on, July 22, 2008. Additionally, they believe that they have no authority to reopen the issue without ~~an~~ submittal of an amendment to the site plan.

A copy of the approved Planning Commission Meeting minutes of July 22, 2008, is on file at the Township Hall.

-Sloan stated that a draft copy of the "Dexter Township Ordinance Number 38" in their packet this evening will go before the Township Board at its August 19, 2008 meeting.

Shea noted that he had reviewed the draft and had replied back to Sloan via an e-mail with his comments. He asked Sloan to forward that e-mail to the Township Board for their review with Ordinance Number 38.

-Sloan noted that Linedemann Farms, has request for approval of extension.

Commissioners agree that the issues stated in the Department of Environmental Quality (DEQ) ~~letter memo~~ dated, July 8, 2008, needs to be addressed before consideration of an extension.

VII. Public Comment – None

VIII. Future Agenda Items -

Tuesday, August 26, 2008

- 1) Verizon Wireless, Review of Site Plan/Special Land Use Permit
- 2) Extension of approval for Lindemann Farms, Final Site Plan
- 3) John Kelly, Special Land Use Application
- 4) ITC Majestic Station, Amended Site Plan/Special Land Use Application

Tuesday, September 9, 2008 – Work Session

- 1) Amendments to the Planning Commission By-Laws
- 2) Zoning Ordinance Amendments 34-7

IX. Adjournment – Shea, Chair, declared meeting adjourned at 8:15 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary