



Dexter Township

planning commission

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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 Thursday, November 13, 2008 7:00 PM

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

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

Absent: James Korcek

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

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

Korcek arrived at 7:03 PM

II. Approval of the Meeting Minutes - Motion by Wade, supported by Adams, to approve the minutes of October 28, 2008 as amended. **Carried 7-0.**

III. Public Comment - None

IV. Action Items –

Todd Griffin of Guenther Building and representative of the Hartman Farms applicant was present this evening to hear and/or comment on agenda item #3 Review Zoning Ordinance Amendment Section 6.04(H).

Shea suggested that the commissioners move item #3 up to item #1 in consideration of Griffins' time.

Commissioners concurred with Shea.

3) Review Zoning Ordinance Amendment Section 6.04(H)(2) –

Shea stated that the Township Board adopted a motion to remand the proposed Zoning Ordinance Amendment 34-6 back to the Planning Commission to consider further revision of proposed Section 6.04(H)(2). He said that the Township Board is asking the Planning Commissioners to address concerns that have resulted from unexpected economic conditions and comments made to the Board by Shaun Murray, Public Affairs Director for the Home Builders Association, and Sandra Sorini Elser of Bodman Attorneys & Counselors.

Shea said that he read Sorini's letter to the Township Board, dated October 14, 2008, and was in support of her proposed language that included approved preliminary site plans. However, he was not in favor of adding any language that referenced "economic conditions" or making policy decisions in general based on economic conditions as the Board suggests.

Sorini Elser's proposed addition to Section 6.04(H)(2) reads:

“For all previously approved preliminary site plans for which an application for final site plan approval has been filed and the filing fees paid as of the date of this Amendment (insert date), the final site plan, if approved, shall adhere to the expiration standards for final site plans in effect on the date the final site plan was submitted”

Shea said he felt it was reasonable to expand and/or grandfather pre-approved preliminary site plans. All other Commissioners concurred with the proposed amendment, but also agreed that they were averse to making policy decisions based on general economic conditions. Shea asked Griffin if he was comfortable with the amendment

Griffin replied, yes, he was comfortable.

Commissioners concurred with Sorini's proposed language.

Motion by Wade, supported by Lewis, to approve the additions to Zoning Ordinance Amendment 34-6 Section 6.04(H)(2) per Sandra Sorini Elser's letter, dated October 14, 2008. **Carried 7-0**

Commissioners returned back to action item #1

1) Review Zoning Ordinance Amendments 34-7 –

Sloan said that nothing new is before the commissioners tonight. However, with the most recent proposed changes that were discussed at the October 14, 2008 meeting, he would first like the Zoning Board of Appeals to review the draft amendments prior to the commissioners review. He will then compile and integrate their comments on possible amendment proposals before presenting them back to the commissioners. Sloan believes that the ZBA will have significant comments that will help reduce the number of variance requests and give the commissioners a better understanding of what they are looking to achieve.

Motion by Tappe, supported by Wade, to table Zoning Ordinance Amendment 34-7 until all the comments from the Zoning Board of Appeals have been submitted. **Carried 7-0.**

2) Review Master Plan –

Sloan informed the commissioners that revised language has started on page 66 and follows through to page 86. He welcomes any comments and/or concerns.

Commissioners discussed future sewer areas, public safety, alternative energy, and preparation and scheduling of District public meetings for the purpose of receiving public comments on the revised proposed Master Plan.

Commissioners agreed to hold three (3) separate public meetings: Tuesday, January 13, 2009, Saturday, January 24, 2009 and Thursday, February 5, 2009. Times and notices will be determined and sent out accordingly.

Sloan will look into various alternatives for the publication of public meeting notices.

No further discussion.

4) Review Putnam's Master Plan Amendments –

Shea commended Sloan on his nice review on the Putnam Township Master Plan.

Commissioners concurred with Shea.

Motion by Wade, supported by Kooyers, to authorize Sloan to forward, on their behalf, the review letter, dated September 19, 2008, to Putnam Township. **Carried 7-0**

V. Township Board Up-Date -

Kooyers informed the members of the outcome of the General Election per the Township candidates.

Pat Kelly, Supervisor; Vickie Kooyers, Treasure; Harley Rider, Clerk

Township Board Trustees: Libby Brushaber; Julie Knight; Carl Lesser and Jason Maciejewski

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

No concerns.

VII. Public Comment – None

VIII. Future Agenda Items -

Tuesday, November 25, 2008

1) Ron Jona, Commercial PUD, Located at the corner of North Territorial Road and Dexter Pinckney Road.

Tuesday, December 9, 2008

Meeting Canceled

IX. Adjournment – Shea, Chair, declared meeting adjourned at 8:50 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary