



"A Community For All Seasons"

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 Tuesday, February 10, 2009 7:00 PM

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

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

Absent: Molly Wade.

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.**

II. Approval of the Meeting Minutes for January 24 & 27, 2009. –Motion by Lewis, supported by Tappe, to approve the minutes, for January 24, 2009, as amended. **Carried 6-0.**

A motion was made by Tappe, supported by Lewis, to approve the minutes, for January 27, 2009 as submitted. **Carried 6-0.**

III. Public Comment - None

IV. Action Items –

1) Advisory Meeting Review and Discussion-

Sloan will draft a synopsis of the combined advisory meetings and e-mail to the members prior to the February 24, 2009 scheduled meeting.

No further comments.

2) 2009 Agenda Items –

Sloan gave a summary of his draft memo, dated January 30, 2009, on Potential 2009 Agenda items.

Shea said he reviewed the memo and thought that it was a good comprehensive "To Do List".

The Planning Commission members reviewed the memo and made comments specific to the item titled, "Review of Possible Engineering Standards."

Pat Kelly, Supervisor, stated that the Township Board has not yet considered the purchase of engineering standards, but would eventually want to know what the Planning Commission would think about purchasing engineering standards and if they think it is worth considering.

Shea said that he thinks it is worth considering; however, he stated that the members will not review it until they have confirmation that the Township Board agrees to support and budget for it.

Sloan commented that engineering standards could be helpful to the Township. They would give some level of predictability to the developer, making a site plan easier and more cost-effective to design. They would also help the ZBA with storm water management.

Shea asked Sloan to check with other surrounding communities and inquire if they have any engineering standards in place. He also suggested that Sloan check with the Michigan Township Association and Michigan Citizen Planner for their input.

Lewis asked how these engineering standards would affect an average person adding on a shed and/or remodeling.

Shea said that was a very good question and every case is different. There could be some adverse affects because the standards would drive different things.

No further comments.

2) 2008 Annual Report –

Shea said he reviewed Sloan's draft memo, dated January 30, 2009, on the Draft 2008 Annual Report. He said that it was nicely done and likes the format.

Korcek pointed out that the second bullet point under Hartman Farms gives the impression that the site plan is currently being actively reviewed by the PC and it is not. It was suspended by the applicant.

Sloan will make the correction prior to submitting the report to the Township Board.

A motion was made by Tappe, supported by Lewis, to recommend the revised 2008 Annual Report as submitted to the Township Board. **Carried 6-0**

V. Township Board Up-Date –

The Township Board has not met since the Planning Commission's last meeting. However, the members did discuss the proposed changes relating to expiration standards of new site plans which are currently being reviewed by the Township Board. Following are some of the general comments:

Shea said that given the Township Board's delay in acting on 34-6, the Board should adopt it so the Planning Commission can move forward with the batch of 34-~~67~~ amendments. He said that the PC can amend and add administrative review standards later. He noted that if they considered moving the proposed expiration of site plan standards to the 34-7 batch, it could take months or even years to pass it through. However, the Planning Commission can **pass** recommend approval of an amendment sooner if time is of the essence.

Korcek said it doesn't make any logical sense to give the developer any more extensions beyond the initial time period. Furthermore, our survey and the public comments from the past advisory meetings support the expiration of site plans.

Tappe stated that we need to control what we can control now and on a timely basis or it could end up costing us a lot of money in the future. Any of these extended developments could sell out to new owners who have a different opinion of what the development should be. Infrastructure could change. The Township Board needs to move forward and approve the expiration of site plans which are included in batch of 34-6 amendments.

Kelly reminded the Commission members about the upcoming Michigan State Extension Citizen Planner workshop.

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

None

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, February 24, 2009

- 1) John Kelly Landscaping, Preliminary Site Plan
- 2) Consider Extension of approval for Hanover Glen, Final Site Plan
- 3) Advisory Meeting Review & Discussion

Tuesday, March 10, 2009 – Work Session

- 1) Master Plan Review
- 2) Review By-Laws

IX. Adjournment – Shea, Chair, declared meeting adjourned at 8:05 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary

