



"A Community For All Seasons"

# 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, March 10, 2009 7:00 PM

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

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

Absent: None

The meeting was called to order at 7:01 PM.

**I. Approval of Agenda** - Motion by Tappe, supported by Korcek, to approve agenda as submitted. **Carried 7-0.**

**II. Approval of the Meeting Minutes** - Motion by Tappe, supported by Lewis, to approve the minutes for February 24, 2009 as amended. **Carried 7-0.**

**III. Public Comment** - None

**IV. Action Items** -

#### 1) John Kelly Landscaping, Combined Preliminary & Final Site Plan-

Shea asked Sloan and Matthew Parks, Project Engineer for OHM, if they had any outstanding open issues with the applicant's site plans.

Parks said that the applicant has addressed all of their concerns per their engineering report dated, February 9, 2009.

Sloan said that he had no open issues and that the resolution for consideration this evening was subject to conditions.

Motion was made by Korcek, supported by Adams, to approve resolution #08-PC-134-A to grant approval of the Special Land Use and Preliminary Site Plan application submitted by John Kelly. **Motion Carried 7-0.**

Motion was made by Tappe, supported by Kooyers, to approve resolution #08-PC-134-B to grant approval of the Final Site Plan application submitted by John Kelly. **Motion Carried 7-0.**

The above resolutions are on file at the Township Hall.

#### 2) Review By Laws -

Shea asked the members how they wanted to proceed with reviewing the proposed bylaws. He said he had several notes and questions on the first 2 articles and would like the Planning Commission to review those articles of the bylaws tonight.

---

---

However, he said that the Planning Commission could opt to attach just the draft language of the “conflict of interest policy” to their existing bylaws which is required by the Michigan Planning Enabling Act, (M.C.L. 125.3801).

Tappe commented that he thought the Planning Commission should be an operating arm of the Township Board. He suggested adopting the conflicts of interest policy from the draft into the existing Bylaws and then sending it back to the Township Board for their review.

Sloan commented that the bylaws will need to contain conflict of interest provisions before or immediately after the Township Board adopts an ordinance to create the Planning Commission. He also commented that a Capital Improvement Plan must be done by the Township, and it would be beneficial for the Planning Commission to be involved. Sloan also stated the importance of training requirements for all members of the Planning Commission and Zoning Board of Appeals.

After some discussion the members agreed to form a committee to review and modify the draft bylaws before sending them back to the Planning Commission for consideration.

The bylaws review committee will consist of Patrick Sloan, committee coordinator, Tom Lewis, Vickie Kooyers, Mary Adams, and Pat Kelly.

No further discussion

### **3) Review Master Plan -**

Members concurred they would like to see a completed draft of the Master Plan before taking it up for further discussion and review.

Sloan will finalize his draft and bring it back to the Planning Commission for their review prior to the April 14, 2009 meeting.

### **4) Review Zoning Ordinance Amendments 34-7 –**

Members reviewed Sloan’s first draft of Zoning Ordinance amendments 34-7. They discussed the general provisions and classification of swimming pools (**18.03**).

Members agreed to omit a definition of an “attractive nuisance.”

Members agreed to take out “in order to minimize the risk of swimming pools becoming attractive nuisances” when referring to fencing around pools.

Members asked Sloan to check with the building department and inquire how they define fencing around pools and what their requirements are.

Sloan stated that an amendment to include administrative review procedures for the possible restoration of expired site plans is not included in 34-7 at this time; however, it is an amendment the Planning Commission members have been directed by the Township Board to draft and recommend.

Members discussed the consideration of an amendment to the recently approved amendment 34-6, specific to section 6.04(H), expiration of final site plan approval administrative review.

Shea directed Sloan to further survey some of the surrounding municipalities that have this type of administrative review language in place.

---

Members concurred they should carefully consider not only the rules, requirements, and fees to be established but also the multitude of future changes that they cannot foresee at this time, such as infrastructure changes, county road requirement changes, and topography changes.

**Township Board Up-Date –**

The Township Board has not met since the Planning Commission's last meeting. There is nothing to report.

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

Sloan informed the members that the 34-6 Zoning Ordinance amendments adopted by the Township Board was not published in its entirety (the last line stating its effective date was accidentally cut off) and will have to be re-noticed in the newspaper. The paper has been made aware of the mistake and will re-run the notice at no charge. The Township Board will address its approval once again and a second notice will be published. This will delay the effective date of the amendments to some time in April. Updated Zoning Ordinances will be issued then.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, March 24, 2009

Meeting Canceled

Tuesday, April 14, 2009 - Work Session

- 1) Review By-Laws
- 2) Review Master Plan
- 3) Review Zoning Ordinance Amendments 34-7

**IX. Adjournment –** Shea, Chair, declared meeting adjourned at 9:15 PM.

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Mary Adams, Secretary**