



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

"A Community For All Seasons"

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, April 14, 2009 7:00 PM

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

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

Absent: James Korcek.

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

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

II. Approval of the Meeting Minutes - Motion by Tappe, supported by Kooyers, to approve the minutes for March 10, 2009, as amended. **Carried 5-0.**

Molly Wade arrived at 7:05 PM.

III. Public Comment - None

IV. Action Items –

1) Review By-Laws -

Sloan stated that the By-Laws committee has met twice and has made progress with its review process. They plan on meeting again and anticipate a draft will be ready for the Planning Commission's review in early June.

No further discussion.

2) Review Master Plan –

The commissioners reviewed the revised draft of the Master Plan, dated April 3, 2009. They worked their way through Chapter One; Introduction, with no changes. Chapter Two; Community Description, with just a few minor edits and Chapter Three; Social Characteristics, was discussed in length regarding SEMCOG's 2035 population forecast and its accuracy. The consensus was that the members would like to have additional forecast information other than SEMCOG and look further into getting additional research on the Census' past decade numbers. Additionally, they would like to see historical percentages of growth with highs and lows included in the Table 1 chart for Dexter Township Region Population Growth. They stated that the population numbers have budget implications and should be revisited.

Sloan will follow-up on Chapter One thru Three and the Planning Commission will review Chapters Four and Five for discussion and review at its April 28, 2009 meeting.

No further discussion.

3) Review Zoning Ordinance Amendment 34-7 -

The members started their review of amendments (34-7), dated April 3, 2009. They worked their way through items one (1) & two (2), regarding section 2.02(A). Regarding the proposed amendment to the definition of "Building (and Structure) Height," Planning Commissioners tended to favor amending this definition in a way that would use the most restrictive height measurement to measure the height of a building that abuts 2 or more front yards. Questions arose about the true definition of an "Easement".

Sloan will ask Peter Flintoft, Township attorney, what he thinks it should be.

No further discussion. Members will take up where they left off at their April 28, 2009, meeting.

A copy of the draft Proposed Amendments (34-7), dated April 3, 2009, can be obtained at the Township Hall.

V. Township Board Up-Date –

Kooyers up-dated the commissioner's on the following items that were addressed at the Township Boards meetings on March 17th & 31st.

1) Public comment was heard from Jackie Gehringer regarding the temporary mitigation solution in place for the runoff from Copper Meadows and its adjacent properties. Ms. Gehringer said that the temporary fix is not working and there is flooding again on her property.

2) The Washtenaw County Road Commission presented their annual report including their proposed 2009 local road projects. The Road Commission stated that other municipalities have established road committees to look into and prioritize projects within their communities. Kooyers said that the Board may consider the formation of such a committee in the very near future.

3) Due to a second publishing error in the Heritage Newspaper, the Board approved, for the third time, the proposed Zoning Ordinance Amendment (34-6) as presented and recommended by the Planning Commission.

4) The 2009-2010 budget was adopted. A reduction of four (4) meetings for this fiscal year was included in the Planning Commission Department budget and a line item for professional development was inadvertently left off. However, the Township Board will continue to support training and will make necessary budget amendments if pertinent training opportunities become available and commissioners wish to attend.

5) Dexter Township will be a sponsor for the upcoming County Clean-up Day to be held on Saturday, May 2nd from 9:00 to 4:00 at the Western Washtenaw Recycling Authority facility. The Township will not be holding a clean-up day in the fall.

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

Sloan asked the commissioners if they had any opposition to adding an amendment to 34-7 with regard to accessories dwelling units.

Shea ask Sloan to draft the language for the Planning Commission's review.

Kelly informed the members that CAPT/DART's next meeting is scheduled for Monday, April 20th at 7:00 PM to discuss fire budgeting and they will also meet on Monday, May 18th to discuss issues regarding "Regional Joint Planning."

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, April 28, 2009

- 1) Washtenaw Parks Recreation & Commission, Preliminary 7 Final Site Plan review
- 2) Verizon Wireless, Final Site Plan Review
- 3) Review Zoning Ordinance Amendments 34-7

Tuesday, May 12, 2009

- 1) To Be Determined

IX. Adjournment – Shea, Chair, declared meeting adjourned at 9:01PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary