



# 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

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### REGULAR MEETING OF THE PLANNING COMMISSION

#### Tuesday, June 23, 2009 7:00 PM

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

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

Absent: Vickie Kooyers.

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** - Motion by Tappe, supported by Wade, to approve the minutes for June 9, 2009, as submitted. **Carried 6-0.**

**III. Public Comment** - None

**IV. Action Items** –

**1) Review Master Plan -**

The commissioners reviewed the draft Master Plan, dated April 3, 2009. They worked their way through Chapter 5: Planning Issues and Trends.

Commissioners made some minor grammatical edits throughout the chapter. In the section “Residential Development” they question again the SEMCOG’s 2035 population forecast and its accuracy. The Commissioners reiterated once again that they would like to have additional population forecast information other than SEMCOG’s.

In section “Residential Development in Lakes Areas,” the commissioners suggested Sloan review for further survey data so that they could get a better feel of what the public really wants to see in the Lakes Residential District.

In section “Natural Resources and Rural Character”, the commissioners would like to have the survey percentage order ranked from highest to lowest.

In section “Sanitary Sewer Service,” the commissioners would like to have the language tweaked so that it better educates the public on policy and standards, provides information on recycling, and defines private septic systems so as to address any fears and/or misconceptions. Additionally, they would like to see a map of the sewer service district included in this section.

Regarding the last item in Chapter 5, “Hazard Mitigation,” the commissioners would like to see this expanded on and defined further.

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The commissioners will revisit the Master Plan at its next scheduled work session.

**2) Revisit Potential 2009 Agenda items-**

Commissioners reviewed Sloan's memo, Potential Agenda Items, dated February 19, 2009 and concluded that their list of agenda items slated for 2009 did not warrant two meetings a month.

**3) Discuss Meeting Schedule and Current By-Laws –**

Commissioners discussed meeting only once a month because of the decline in site plan reviews. They elected to take it month-by-month for right now and just meet once a month. The commissioners agreed to meet on the fourth (4<sup>th</sup>) Tuesday of the month and will notice the cancellation of the second (2<sup>nd</sup>) Tuesday meetings. They opted not to amend the Bylaws at this time that would change their meeting dates from twice a month to once a month. Currently, the Bylaws already make the 2<sup>nd</sup> Tuesday meeting optional.

Sloan will check with the Township attorney on meeting notice requirements.

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

Commissioners took up where they left off at their last meeting starting with item number eighteen (18) (revision of Section 4.08(A)) and working their way through to item twenty one (21) (revision of Section 6.03(A)(1)). A copy of the proposed Amendments (34-7), dated April 3, 2009, can be obtained at the Township hall. Following are some of the comments and concerns of the commissioners.

**Item 18, Section 4:08(A)**, new language was added pursuant to the Enabling Act to address the period of time the Zoning Board of Appeals issues its decision in writing. Members concur with language and no changes were made.

**Item 19, Section 5:04(F)**, new language was added pursuant to the Enabling Act to address the period of time an amendment takes effect. Members concur with language and no changes were made.

**Item 20, Section 5:04(G)**, new language was added pursuant to the Enabling Act to address the period of time needed to file a petition. Members concur with language and no changes were made.

**Item 21, Section 6:03(A) (1) (a thru n)**, members reviewed items (a thru h) with no changes.

i) Members would like to include language regarding community well and septic systems in this item.

j and k, there were no changes.

l) Members suggest Sloan include the following language at the end of the sentence: "with the assistance of, and information provided by, the Zoning Administrator". They concluded that they would like to revisit section 24.06 before taking this item up again regarding wetlands.

m) Again, with regards to storm water management, the members want to revisit section 24.06 before taking any action on this item.

n) No change.

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Sloan will take the commissioners' comments and make his edits into the eventual final draft. The commissioners will continue their review of the (34-7) amendments at their next scheduled work session.

**Township Board Up-Date –**

Kooyers was absent; however, she provided a copy of the following information to the commissioners:

At the June 16th meeting, the Board took the following actions:

- Authorize OHM Engineering to review the Hanover Glen drainage plan for an estimated cost of \$600.00.
- Authorize the repair to the sign structure at the corner of N. Territorial Rd. and Dexter-Pinckney Rd. and to authorize Patrick Sloan, the "SIGN OFFICIAL" to send a letter to the Dexter Dairy Queen requesting that they bring their sign into compliance with the Sign Policy.
- Authorize the participation of Mary Adams and Bill Gajewski in the 2009 Citizen Planner Advanced Academy.
- Trustee Brushaber expressed concern about the hours of operation of the Bear Claw coffee stand at the corner of N. Territorial Rd. and Dexter-Pinckney Rd.

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

Korcek inquired on how the drainage issues were coming along with Copper Meadows.

Sloan reported that the process of establishing the drainage district was continuing, but he did not have any new updates.

Sloan informed the commissioner that in their PC packets this evening is a follow-up letter from OHM dated June 23, 2009, regarding Hanover Glen's Storm Water/Detention Review.

Wade reiterated that the Washtenaw County Drain Commissioner offers site plan reviews for Townships, and made the statement that we should be taking advantage of those resources.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, July 14, 2009

Meeting Canceled

Tuesday, July 28, 2009

- 1) Discuss for Consideration Hanover Glen, Final Site Plan Extension
- 2) Review Master Plan
- 3) Review Zoning Ordinance Amendments 34-7

**IX.** Adjournment – Shea, Chair, declared meeting adjourned at 9:12.PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Mary Adams, Secretary**