



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, July 28, 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.

The meeting was called to order at 7:03 PM.

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

II. Approval of the Meeting Minutes - Motion by Wade, supported by Korcek, to approve the minutes, for June 23, 2009, as amended. **Carried 7-0.**

III. Public Comment - None

IV. Action Items –

1) Hanover Glen, Final Site Plan for Consideration of Extension –

Sloan gave a brief summary of his memo dated, July 17, 2009, and said that he recommends approval of the extension of Hanover Glen site plan if two conditions were met. 1) That a pre-construction conference be held prior to the start of any construction and 2) That all of OHM concerns stated in their review memo dated, June 23, 2009, were met.

OHM and Sloan's memo are public record and are on file at the Township Hall.

Jack Campbell, the applicant, stated that he spoke with his engineer and he was of the opinion that the "C" values and most of the other required information were correct on the site plan. He stated that he could make the grading cuts more clearly on the plan. He was okay with doing the required tasks prior to a pre-construction conference, but didn't want to be forced to do them too soon.

Commissioners discussed and concurred to move forward with the condition that the applicant agree to comply with the two conditions set forth in Sloan's, July 17, 2009, memo.

Motion by Korcek, supported by Wade, to approve Hanover Glen, Final Site Plan for a 1-year extension that will expire on August 31, 2010 and will adhere to the two (2) conditions set forth in Sloan's memo dated, July 17, 2009. Carried 7-0.

2) Dexter Township Estates, Final Site Plan for Consideration of Extension-

No one was present on the applicant's behalf. The commissioners agreed to skip ahead to item four (4) to allow more time for the applicants to appear before the Commission.

4) Review Zoning Ordinance Amendments 34-7-

Before moving on to the next item up for review, Sloan asked the commissioners if they would

consider pulling out proposed amendment section 18.18(D) and address it solely on its own. He explained that the Zoning Board of Appeals has received an increased number of variance requests from section 18.18(D) and they would like to have it amended as soon as possible.

Commissioners discussed briefly their view on the restrictions and square footages stipulated in proposed amendment 18.18(D). They concurred to leave the language as it is proposed in the proposed amendment. The commissioners would like to wait and hear what the public's comments and concerns were and what they would like to see changed before they make any edits.

Commissioners scheduled a Public Hearing for August 25, 2009, for further discussion and public comments.

Shea stated that it would be helpful to have the Zoning Board of Appeals weigh in with their comments and views. He asked Sloan to contact the ZBA Chair, Steven Burch, and the rest of the ZBA members and ask that they attend the Public Hearing set for August 25, 2009.

Commissioners returned back to item #2

2) Dexter Township Estate, Final Site Plan for Consideration of Extension-

No one was present on the applicant's behalf.

Commissioners reviewed Sloan's memo dated, July 22, 2009, which is public record and on file at the Township hall.

Sloan gave a brief history of Dexter Township Estates six-year history with Dexter Township. Stating that, in February 2004, the Planning Commission granted preliminary site plan approval with conditions using the standards of the Zoning Ordinance that was originally adopted in 1973.

Sloan gave an overview of his July 22, 2009 memo. He pointed out that the applicant had to adhere to the expiration standards in effect on the date the final site plan was originally approved. He said that Section 18.24(B)(2)(c) allowed the Planning Commission to only approve an extension of the Final site plan "if the applicant showed that the project had substantially progressed during the previous years and will continue to be actively pursued toward completion".

Sloan said that after his review of all the records, it is his recommendation to disapprove the applicant's request for an extension of the final site plan because the applicant has not demonstrated that the project has substantially progressed during the previous years.

Commissioners discussed and concluded that the applicant has not demonstrated any substantial progression during the previous years.

Motion by Tappe, supported by Lewis, to deny Dexter Township Estates Final Site Plan request for extension set forth in the findings of Sloan's memo dated, July 22, 2009.

3) Review Master Plan-

Commissioners discussed and agreed that before moving forward with Chapter 6, Policies and Implementation, they would like to have an updated and red line version of Chapters 1-5. Those changes that would apply to policies should be incorporated into Chapter 6, Policies and Implementation.

Sloan will re-draft the Master Plan and send everyone a red-line version of Chapters 1-5 via e-mail before the August 25th meeting. Chapter 6 will be revised before the September 22nd meeting.

Commissioners agreed to utilize the remaining time on agenda item #4, Review Zoning Ordinance Amendments 34-7.

4) Review Zoning Ordinance Amendments 34-7-

Commissioners took up where they left off at their last meeting with item number twenty two (22) (revision of Section 6.04(I)) and worked their way through to item number twenty three (23) (revision to Section 6.06). A copy of the proposed Zoning Ordinance 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 22, Section 6.04(I), Commissioners discussed the fact that they had ensured that they would contact Jack Campbell, Gregg Magnuson, and the Home Builders Association the next time they reviewed the proposed changes to Section 6.04(I), with regards to the expiration of site plans.

Commissioners agreed to skip this item for tonight and address it at the August 25, 2009, meeting.

Sloan will contact and notify the three aforementioned parties to inform them that the Planning Commission will be discussing the proposed amendments to Section 6.04(I) on August 25, 2009.

Item 23, Section 6.06 (A thru D),

A) First sentence “The Dexter Township Planning Commission shall require,” Members would like to take out the words “Shall require” and have Sloan reconstruct the language. Additionally in the seventh line, take out the phrase “reviewed by the Planning Commission” all together.

B, C and D there were no changes.

V. Township Board Up-Date –

Kooyers informed the members that the following items were addressed at the, July 21, 2009, Township Board meeting;

1) Public comment was heard from Jackie Gehringer, 10877 N. Territorial Rd., inquiring about the timeline for the Copper Meadows drainage district following the July 27th meeting with the County Drain Commissioners Office. Patrick will work with the Gehringers regarding the moving of a barn that is being damaged by the high water levels on their property.

2) The Township Board took action to approve the consent judgment in Dexter Township vs. The Servants of the Word. They authorized Supervisor Kelly and township attorney Peter Flintoft to work out any final details relative to the concerns of PC Chair Shea. Shea had been asked by the Township Board for his input as pursuant to the judgment. Servants is required to submit a site plan to the Township showing all existing structures, roads, and buildings as well as placement of all proposed and potential future development as required by the 2003 Ordinance.

3) Supervisor Kelly informed the Board that she and Patrick met with several residents from the Fox Ridge development regarding a possible drainage issue. Their concern is an area of standing water on their properties.

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

Shea asked Sloan if had heard anything from Lindemann Farms regarding their final site plan extension. Shea stated that there is a big "For Sale" sign on the property.

Sloan said that he hasn't heard from the applicant. However, he does know that their DEQ permit has expired and to his knowledge they have not attempted to reapply for it or any other permits.

Sloan up-dated the members on the following items;

1) ITC has completed their soundbarrier wall. He said that he did an on-site inspection and stated that they did a nice job and that the wall, in his opinion, was doing the job it was designed to do. He plans on contacting the Bakula's and other interested neighbors to let them know that the wall is completed. .

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, August 11, 2009
Meeting Canceled

Tuesday, August 25, 2009

- 1) Public Hearing for Zoning Ordinance Amendment 34-7 - Section 18:18(D)
- 2) Review Proposed Zoning Ordinance Amendments, starting with Section 6.04(I)
- 3) Review Master Plan

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

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary