



# Dexter Township

## Planning Commission

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John Shea  
Chair  
Kenneth Tappe  
Vice-Chair  
Mary Adams  
Secretary  
Vickie Kooyers  
Twp Board Rep.  
James Korcek  
Thomas Lewis  
Molly Wade  
Commissioners  
Kim Jordan  
Recording Secretary

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### REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, August 25, 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.

Absent: None

The meeting was called to order at 7:05 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 Korcek, supported by Lewis, to approve the minutes, for July 28, 2009, as amended. **Carried 7-0.**

**III. Public Comment** - None

**IV. Action Items** –

**1) Public Hearing for Zoning Ordinance Amendment 34-7 –Section 18.18(D) -**

Shea opened the hearing to the public at 7:08 PM.

There was no public in attendance.

Shea closed the public hearing at 7:09 PM.

Shea asked Sloan if the Zoning Board of Appeals was contacted and invited to tonight's meeting to way in their opinion on section 18.18(D).

Sloan replied yes, they were notified at the previous ZBA meeting on August 4<sup>th</sup>.

Jack Campbell arrived and was in public attendance.

Sloan handed out a print-out that reflected a recent discussion he had with Harley Rider, Township Clerk. During this discussion they brainstormed an alternative proposal for 18.18(D) that would base the maximum allowable size of detached accessory structures on the size of the lot. Under this proposal, the maximum allowable size would be one percent (1%) of the lot area.

A copy of this print out, "Alternative Proposal Using A Percentage of the Lot Area," can be obtained from Patrick Sloan, the Director of Planning and Zoning.

Members agreed that they liked the idea of having a percentage scale to work from versus the current proposed standard.

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Lewis commented that he feels the “Alternative Proposal” is too low for parcels 2 acres and under. He said he would like to see it increased, and noted examples from Putnam and Marion townships.

Members discussed and considered the percentage scale of the “Alternative Proposal”. They concurred that the 1% standard was workable, but the allowable square footage was too high for the larger parcels. As a result, they felt that there should be a cap with regard to the lot area (acres).

There were several different lot area numbers discussed as to where to start on the scale and where to cap it off. The members compromised and decided to permit the following maximum lot coverage’s of all combined detached accessory structures: 1,000 square feet on parcels with a lot area of less than 2.50 acres, and 1% of the lot area on parcels with a lot area of at least 2.50 acres, not to exceed 3,750 square feet.

Motion by Tappe, supported by Korcek, to recommend approval of amendment 18.18(D) as previously stated. Findings of fact include the following:

- The ZBA has received several variance requests from Section 18.18(D), and it requested that the Planning Commission amend the subsection to allow higher lot coverage for detached accessory structures. The ZBA and Planning Commission both felt that the current standard was inadequate.
- The Planning Commission considered the suggestion of Harley Rider, Dexter Township Clerk, and felt that proportioning the size of detached accessory structures to the lot area was more equitable and desirable than the current zoning standard.
- The Planning Commission compromised by setting a cap of 3,750 square feet for larger parcels.
- Regardless in the increase in allowable lot coverage of detached accessory structures, all lots and parcels in Dexter Township still must adhere to the total lot coverage standards of their respective zoning district.
- Per the regulations of Section 18.18(C), all detached accessory structures must still be located in a side or rear yard only.

**Motion Carried 7-0.**

Sloan will re-draft Section 18.18(D) of amendment (34-7) and forward the approved edits to the Township Board for their review.

**2) Review Zoning Ordinance Amendments, starting with Section 6.04(I) –**

Section 6.04(I), Reinstatement of Expired Site Plans is a proposed amendment to allow for an extension of a site plan without having to go through the entire review process again.

Shea asked Jack Campbell if he would like to comment on the proposed amendment.

**Jack Campbell, P.O. Box 649, Pinckney** – He thanked the members for hearing and including comments from the public throughout this amendment process. He said he did not understand why the proposed amendment has a 180-day reinstatement cut-off period. If there are no changes, he favors leaving the cut-off period open-ended. He also suggested that the Planning Commission take out the word “shall” and replace it with “may” to allow for some flexibility.

Tappe said he would like to see the developer on an annual basis for an informal review of progress.

Lewis agrees that a 1-year cut-off period should be in place.

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Korcek agrees with the 1-year cut-off period and thinks that only one (1) reinstatement should be approved.

Members discussed and debated the upside and downside of a cut-off period for reinstatement of site plan.

The upside would help members with unforeseen general changes and thinking. As an example, new members of the Commission, new rules, and new public agencies that require conformance.

The downside could be a possible waste of time and money for both the Township and the developer.

Members agreed that a time table needs to be set. Sloan will take the members' comments and re-draft the language and bring it back to the Planning Commission for further review.

Members also addressed the question of properly noticing the reinstatement in the paper. They agreed that general noticing (as opposed to a public hearing notice) was adequate.

No further discussion.

### **3) Review Master Plan –**

Members commented on the well written draft that Sloan has proposed. It reads well and they are comfortable moving forward.

Sloan will draft Chapter (6). He will keep the previous chapters 1 thru 5 in its red line version until chapter 6 is reviewed.

The draft Master Plan is on file at the Township Hall and on the Township's web site.

No further discussion.

### **4) Review Webster Township master Plan Amendments –**

Sloan and the board members discussed Webster Township's Draft Master Plan per Sloan's review memo, dated August 19, 2009, which is on file at the Township Hall.

Members concurred with Sloan's review and agreed that items 15 and 16 warranted an explanation.

Regarding item number 9, Wade asked Sloan if we weren't already participating in a Transfer of Development Rights (TDR) study.

Sloan said that consideration of a TDR ordinance within Dexter Township is a proposed strategy in the draft Master Plan. Sloan will add language to the draft Master Plan that endorses the study a regional TDR.

Motion by Wade, supported by Kooyers, to accept and forward to Webster Township Sloan's review of Master Plan memo, dated August 19, 2009, and asked that he include the Planning Commission's comments for an explanation of changes in item 15 and 16. **Motion carried. 7-0**

### **V. Township Board Up-Date –**

Kooyers informed the members that the following items were addressed at the Township Board meeting on August 18, 2009;

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1) Washtenaw County Water Resources Commissioner, Janis Bobrin, Chief Deputy, Dennis Wojcik, and Ron Cavallaro from OHM Engineering were present to discuss the status of the proposed Copper Meadows drainage district. A map was distributed showing the proposed district, the options for providing drainage to the area, and some improvements that should be utilized. The Board agreed that the project should proceed to the next step – a Chapter Three report that would provide more detailed information and approximate costs.

2) The Board approved registration expenses and reimbursement of transportation expenses for Jim Korcek, Tom Lewis, Molly Wade, and Vickie Kooyers to attend the fall 2009 Michigan Citizen Planner Classroom Series – registration deadline is September 10th.

3) A reminder that Tuesday, September 29, 2009 at 7:00 PM, is the annual joint meeting of the Planning Commission, Zoning Board of Appeals, and the Dexter Township Board of Trustees.

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

Wade informed the members that MichCon was working on approving the installation of wind turbines within and around the local areas of Ann Arbor and said that they very well might be contacting Dexter Township.

Shea asked Sloan if he had heard anything back from Dexter Township Estates regarding their denial of site plan extension.

Sloan said no, he has not heard from them.

Shea also asked Sloan if he had heard anything more from neighbors about the completion of the ITC sound barrier wall.

Sloan said he spoke with Mrs. Bakula and she said that it was much quieter. He also stated that the neighbors to the south, who were concerned that they might get sound bouncing off the new wall toward their home, said they couldn't hear any noise from ITC's site.

Sloan updated the members on the following items;

1) Lindemann Farms said they were going to send a request for a final site plan extension but haven't. He stated that the site plan is now expired.

Shea commented that we need to contact the developer regarding their signage that says "Site Plan has been Approved." That sign should either be changed or come down.

2) Huron Creek Party Store/Gas Station is back open and operating. They will be coming back to the Planning Commission for review of their site plan and signage issues per a 2004 settlement agreement.

3) In the members PC packets this evening is a letter from Scott Robertson, dated August 7, 2009, addressing his concerns with the drainage issue at Inverness Inn. Sloan stated that the Inverness Inn is in the process of applying for an amended site plan. A review of the drainage will be part of the site plan review process.

4) The Bylaws committee has finished its review and edits of the draft Bylaws and is ready to present their draft to the PC members.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, September 8, 2009  
Meeting Canceled

Tuesday, September 22, 2009

- 1) Review Master Plan
- 2) Review Zoning Ordinance Amendments 34-8, starting with Section 6.04(I)
- 3) Review Planning Commission By-Laws

**IX. Adjournment –** Shea, Chair, declared meeting adjourned at 9:16 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Mary Adams, Secretary**