



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, September 22, 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 7:00 PM.

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

II. Approval of the Meeting Minutes - Motion by Korcek, supported by Wade, to approve the minutes, for August 25, 2009, as submitted. **Carried 7-0.**

III. Public Comment - None

IV. Action Items –

1) Review Master Plan-

The commissioners reviewed and discussed Sloan's updated revisions in Chapter 6.

Members noted some minor grammatical edits throughout the chapter. They asked Sloan to revisit and re-write the impacts on groundwater resources specific to Environmental Policies, objective #2.

Members concurred to have Sloan take out language altogether in Environmental Policies, strategies #3.2 and #4.4, and objective #7.

Members also had some minor language changes for some of the Agricultural Policies and Environmental Policies.

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

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

2) Review Zoning Ordinance Amendments 34-8-

8:05 PM short recess to make copies.

8:12 PM meeting resumed.

Commissioners took up where they left off at their last meeting starting with item number twenty-four (24), revise section 6.07(A) and worked their way through to item number thirty-two (32), revise section 11.01(B)(3). A copy of the proposed Amendment (34-8), dated April 3, 2009, can

be obtained at the Township hall. Following are some of the comments and concerns of the commissioners.

Item 24, Section 6.07(A), take out, strike from amendments.

Item 25, Section 9.10, there are no changes.

Item 26, Section 9.10, Footnote E, typo, change ½ acres to one (1) acre.

Item 27, Section 9.10, Footnote F, there are no changes.

Item 28, Section 9.10, Footnote I, there are no changes.

Item 29, Section 9.10, Footnote J, there are no changes.

Item 30, Section 9.10, Footnote N, commissioners would like to revisit after further review of stormwater management.

Item 31, Section 9.10, Footnote O, there are no changes.

Item 32, Section 11.01(B) (3), come back to at a later time. Remove for now.

Sloan will take the commissioners' comments and make his edits into the eventual final draft. The commissioners will continue their review of the (34-8) amendments at their next scheduled work session.

3) Review Planning Commission by-laws-

Tappe said that he had an issue with defining "conflict of issues". He doesn't think the language clearly defines what we need and/or what to say. He believes that many of the commissioners have a conflict of interest at some point in time. The language is too vague and needs further review.

Shea said he wasn't expecting such a lengthy document and would like the commissioners to take some more time to review it before moving further.

Review of the Planning Commission by-laws tabled until the October 27, 2009 meeting.

V. Township Board Up-Date –

Kooyers informed the members that at the Township Board meeting on September 15, 2009, the following items were addressed:

1) The Board unanimously approved Resolution 09-266, a resolution to approve proposed Zoning Ordinance Amendment 34-7, specifically Section 18.18(D), as presented and recommended by the Planning Commission.

2) Discussion was held regarding Township Engineering Standards with consensus to investigate further.

3) Public Comment was heard from resident Robin Warner regarding section 18.18(C) of the current Zoning Ordinance which prohibits placement of a detached accessory structure in a "front yard." Besides filing for a variance, Mr. Warner said that Clerk Rider had explained other options for affecting a change to this section of the ordinance. According to Mr. Warner, Mr. Rider reiterated that an applicant could (1) file a formal application to amend the Zoning Ordinance, (2) ask the PC to consider amending the ordinance, or (3) ask the Board to either file

to amend the Zoning Ordinance or ask the PC to consider an amendment- It was suggested that he attend the September 29th Joint Meeting to encourage further attention to this issue.

Kooyers reminded the members that the annual joint meeting of the Planning Commission, Zoning Board of Appeals, and the Dexter Township Board of Trustees will be held on Tuesday, September 29, 2009 at 7:00 PM.

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

Sloan up-dated the members on the following items;

- 1) Owners of the Huron Creek Party Store will be coming in soon to apply for their site plan application.
- 2) Verizon Wireless has started clearing trees on the site and in the road right-of-way per the Washtenaw County Road Commission's direction. The tower will be constructed soon. Sloan said that he has heard from one resident that is upset over the clearing of so many trees.
- 3) Washtenaw County Parks & Recreation has completed their parking lot and the park is open.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, October 13, 2009
Meeting Canceled

Tuesday, October 27, 2009

- 1) Review the Master Plan
- 2) Review Planning Commission By-laws.

IX. Adjournment – Shea, Chair, declared meeting adjourned at 9:25 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary