



"A Community For All Seasons"

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

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, October 27, 2009 7:00 PM

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

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

Absent: Molly Wade.

The meeting was called to order at 7:08 PM.

I. Approval of Agenda - Motion by Tappe, supported by Lewis, to approve agenda as submitted. **Carried 6-0.**

II. Approval of the Planning Commission Meeting Minutes - Motion by Lewis, supported by Kooyers, to approve the minutes, for September 22, 2009, as amended. **Carried 6-0.**

Approval of the Joint Meeting Minutes – Motion by Tappe, supported by Korcek, to approve the minutes, for September 29, 2009, as submitted. **Carried 6-0.**

III. Public Comment –

Jon Dyer, applicant for Ugly Dog Distillery, LLC, asked the commissioners what the process would be when applying for a Special Land Use permit. Additionally, he was seeking the Planning Commission's opinion on their possible consideration to an amendment to the Zoning Ordinance that would allow and set standards for the on-premises tasting of alcoholic beverages as an Accessory Use to a Permitted Use. Mr. Dyer also mentioned that he spoke with Shea about these topics a couple weeks ago. Kooyers stated that the Township Board, at its October 20, 2009 meeting, adopted a motion to direct the Township Planning Commission to consider an amendment to the Zoning Ordinance to allow and set standards for the on-premises tasting of alcoholic beverages as an accessory use to a permitted use.

Shea stated that the commissioners are not in the practice of giving any opinion and/or comments to the applicant until a formal application is received and reviewed by the commissioners per the Zoning Ordinance standards.

Commissioners asked questions and discussed briefly what the applicant's intent was. Shea suggested that the applicant arrange a meeting with himself, Sloan, and the township attorney to discuss their options.

The Distillery was put on the Planning Commission's November 24, 2009, meeting agenda for discussion and consideration of its land use regulation.

No further discussion.

IV. Action Items –

1. Review Master Plan –

Commissioners took up where they left off at their last meeting, Chapter 6: Policies and Implementation, page seventy five (75), Environmental Policies and worked their way through page eighty two (82).

Commissioners made minor grammatical edits throughout the chapter.

In section "Environmental Policies", objective #8 they took out strategy 8.2. They wanted to take the language of strategies 5.2 and 5.3 and apply them to new strategies 8.2 and 8.3.

In sections "Residential Policies", "Commercial Policies" and "Industrial Policies" a few minor edits were made and language tweaked for better interpretation. .

In section "Transportation/Circulation Policies," Sloan was directed to tweak language in strategies 1.4, 2.3, and 2.4 with regards to including direct analysis of data, recommend solutions, available funding, and add in language on preserving and enhancing gravel roads.

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

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

2. Review Planning Commission By-Laws –

Commissioners were given a copy of Shea's edited copy of the Planning Commissions By-laws.

After reviewing and discussing Shea's edited copy, the commissioners concurred to accept and incorporate all of Shea's edits into a word document so that his edits could be better interpreted and reviewed.

The commissioners will revisit the By-laws at their next scheduled work session.

3. Review Lima Township's Proposed Master Plan Amendments –

Commissioners discussed Sloan's memo, dated October 20, 2009, regarding Lima Townships Draft Master Plan with its relationship to Dexter Township.

The commissioners concurred with Sloan's comments and directed Sloan to forward back to Lima Township his memo and the consensus of the Planning Commission.

Motion by Tappe, supported by Lewis, to forward Sloan's memo, dated October 20, 2009, to Lima Township and the concurrence of the planning commission as a whole. **Carried 6-0**

Sloan's review memo, dated October 20, 2009, is on file at the Township Hall.

V. Township Board Update –

Kooyers informed the members that at the Township Board meeting on October 20, 2009, the following items were addressed:

- 1) The board directed the Planning Commission to consider an amendment to the Zoning Ordinance to allow and set standards for the on-premises tasting of alcoholic beverages as an accessory use to a permitted use. This directive was predicated by Jon Dyer, applicant for Ugly Dog Distillery, LLC, who addressed the board as he was not satisfied by the Director of Planning and Zoning's (DPZ) ruling that the on-premises tasting is allowed only by a special land use permit.
- 2) The board approved a resolution recommending approval of a Small Distiller License for the Ugly Dog Distillery, LLC, with the exception of the provision: "may offer free samples to consumers on the manufacturing premises."
- 3) The board initiated a zoning amendment application to rezone the parcel at 13350 North Lake Rd. that was recently purchased by the Department of Natural Resources (DNR) from Lakes Residential (LR) to Public Land (PL). The DNR already owns a large parcel south of this parcel that is zoned PL. The plan of the DNR is to demolish the dwelling on the newly acquired property to expand the gravel parking lot located on the southern parcel northward to allow for more parking availability for their boat launch into North Lake. The DPZ didn't feel that the proposed parking lot expansion fit the intent of a special land use in the LR district.

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

Sloan up-dated the members on the following items:

- 1) Inverness Inn will soon apply for an amended site plan to expand parking and add an outdoor patio. They could possibly be ready for our November 24, 2009 agenda
- 2) Servants of the Word are close to submitting their site plans per our Settlement Agreement with them by December 23, 2009.
- 3) Sloan said that he met with someone who inquired about the burned-out building at the southeast corner of North Territorial and Dexter Townhall Road, known as the Countyside building. They are thinking about purchasing the property and submitting a site plan for a convenience store.

Pat Kelly informed the members that she has been involved and working with the Chelsea Area Planning Team/Dexter Area Regional Team (CAPT/DART) on an Access Plan that addresses a multi-modal transportation network in the northwest part of Washtenaw County. The county has entrusted the help of an intern to help with the Access Plan. Kelly said that the intern might use our township office as a work station.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, November 10, 2009
Meeting Canceled

Tuesday, November 24, 2009

- 1) Distillery Land Use Regulation
- 2) Review Master Plan
- 3) Review Planning Commission By-Laws

IX. Adjournment – Chair Shea declared meeting adjourned at 9:48 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary