



"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, November 24, 2009 7:00 PM

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

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

Absent: John Shea, Vickie Kooyers, and Tom Lewis.

The meeting was called to order at 7:00 PM.

I. Approval of Agenda - Motion by Korcek, supported by Wade, to approve agenda as submitted. **Carried 4-0.**

II. Approval of the Meeting Minutes - Motion by Korcek, supported by Wade, to approve the minutes, for October 27, 2009, as submitted. **Carried 4-0.**

III. Public Comment –

Jamie Kryscynski, Community Affairs representative for (ITC), was present and gave the Planning Commission a brief update on the sound wall at ITC Majestic Station on Madden Road. He stated that their studies showed a 12 dBA reduction to the noise level of the transformers. He said that ITC is very pleased with the outcome of the project and the noise reduction levels.

Sloan noted that Kathy Bakula, acting president and spokesperson for the Oak Hill association, said that she and the neighbors were ecstatic with the results.

IV. Action Items –

1. Distillery Land Use Regulations –

Jon Dyer, applicant for Ugly Dog Distillery, LLC, was present and available to answer any questions of the commissioners.

Sloan gave a brief summary of his previously distributed e-mail to the commissioners, dated November 13, 2009, outlining why he determined the Zoning Ordinance the way he did. He also recapped on his October 15, 2009 memo to the Township Board which gave his interpretation of the on-site tasting as a special land use versus a permitted use standard.

Sloan reminded the commissioners that at the Townships Board's October 20, 2009 meeting, a motion was approved to direct 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.

Commissioners discussed tasting room regulations for the consumption of alcohol.

Mr. Dyer noted that serving sizes are not defined per State and Federal regulations because of liability reasons. However, servers' training is required and alcohol consumption of limited portions is at the discretion of the sole proprietor.

Commissioners concurred to have Sloan move forward with the language for an accessory use to a permitted principle use.

A motion was made by Korcek, supported by Adams, directing Sloan to draft specific language of an amendment to the Zoning Ordinance which will allow and set standards for the on-premises tasting of alcoholic beverages as an accessory use to a permitted use.

Carried 4-0

Sloan's October 15, 2009 memo is on file at the township Hall.

2. Review Master Plan –

Commissioners reviewed the last 10 pages of the red-line draft of the Master Plan with minor edits.

Sloan will try to have a completed final draft of the Master Plan, without the red-line edits, for the commissioners to review prior to the December 22, 2009, meeting.

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

3. Review PC Bylaws –

Commissioner's elected to postpone from reviewing Shea's edited version of the bylaws until he was in attendance so they could get his input on their comments and/or concerns.

The draft Bylaws are on file at the Township Hall.

V. Township Board Update – None

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

Sloan said he would like to discuss his November 13, 2009 memo further with the commissioners and ask that it be put on the December 22nd agenda.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, December 8, 2009
Meeting Canceled

Tuesday, December 22, 2009

- 1) Distillery land use Regulations
- 2) Bylaws
- 3) Discuss Sloan's 11/13/09 memo
- 4) Final draft of Master Plan

IX. Adjournment –

Motion by Adams, supported by Korcek to adjourn at 8:25 PM. **Carried 4-0**

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary