



"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, December 22, 2010 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 Tappe, supported by Wade, 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 November 24, 2010, as submitted. **Carried 7-0.**

III. Public Comment – None

IV. Action Items –

1. Distillery Land Use Regulations –

Sloan gave an overview of the three (3) proposed amendments (34-8) to the Dexter Township Zoning Ordinance.

Section 10.01(D), Special Land Use Permitted By Special Approval-

An amendment that would allow “communication towers, broadcasting, and receiving facilities” as special land uses in the Public Lands (PL) zoning district.

Members approved language and agreed to move forward with public hearing.

A motion was made by Tappe, supported by Lewis, to approve the present language and set a public hearing date for January 26, 2010. **Carried 7-0**

Section 13.01(B), Permitted Uses-

An amendment to revise text amendment language for allowing on-site tasting/sampling as an accessory to a permitted use (e.g., distillery) in the General Commercial zoning district.

Kooyers noted her concerns that there was no provision in the language for any control over the opening and closing hours of operations and the on-premise consumption of alcoholic beverages.

Sloan said that he would ask the Township Attorney to see if the Township had the authority to add language regulating the hours of operation.

Wade ~~questioned whether the stated that the~~ State ~~has does not have~~ any regulations on the amount of alcoholic one can be served, ~~and if -She said that~~ it is at the discretion of the owner/operator of the establishment to serve responsibly.

Shea suggest that the members move forward and set a Public Hearing and hear what the public has to say before making any amendment to the present language.

A motion was made by Tappe, supported by Korcek, to approve present language and set a Public Hearing date for January 26, 2010. **Carried 7-0**

Section 21.04(B), Driveways-

An amendment that would allow the Planning Commission the discretion to lower the minimum driveway width to parking areas from 30 feet to 20 feet where necessary.

Members agreed they wanted to hear the Township engineer's opinion as to what they would propose and if they would recommend the members consider different standards for the different districts. The members also asked Sloan if he would get the Fire Department's opinion on what they considered a safe driveway width for the purpose of emergency vehicles moving in and out.

Members agreed to table amendment 21.04(B), Driveways, until they had more information.

A copy of the proposed Amendments (34-8), dated December 15, 2009, can be obtained at the Township Hall.

2. Review PC By-laws –

Shea went over his edits to the by-laws giving an explanation as to why he made the changes.

Lengthy discussion on the deletion of Article 3 (A),(B),(C),(D) & (E), Duties of All Members.

Shea said that he thought the article was an overkill and unnecessary. The language pertaining to a spokesperson for the Planning Commission is worrisome. "Free and open debate should take place on issues before the Planning Commission. Such debate shall only occur at meetings of the Planning Commission".

Shea disagrees with the language, noting that many conversations outside of the Planning Commission meetings can be informational and without prejudice.

Kooyers said that at one of the Citizens Planner course she attended recommend a conservative approach to Ex Parte contact.

Shea said that the Planning Commissioners should be able to conduct themselves and carry on their duties in a professional manner.

Additionally, members agreed to take out Article 11: Other matters to be considered by the Planning Commission.

Sloan will discuss further with the Township Attorney the members' views on Ex Parte contact and Open Meeting Act requirements for subcommittees.

3. Possible Zoning Ordinance Amendment to Site Plan Standards –

Sloan will discuss this with the Commissioners under agenda item VI.

4. Review Master Plan –

Shea and Sloan will review the final red-line draft of the Master Plan and then bring it back to the members for its final review.

V. Township Board Update –

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

- 1) Unanimously approved Supervisor Kelly's reappointment of John Shea and Molly Wade to the Township Planning Commission for a three year term ending December 31, 2012.
- 2) Received the Copper Meadows Drain Technical Report. The report was distributed for informational purposes and no Board action was taken. Dennis Wojcik from the Water Resources Commissioner's office and Ron Cavallaro from OHM will be in attendance at the January 19th Township Board meeting to discuss the report and answer questions.

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

Sloan updated the members on the following items:

- 1) Sloan informed the members that the Township came across a "Group day care home" operating in the township without a special land use permit. He would like to discuss at the Planning Commission's next meeting the possibility of amending the Zoning Ordinance to allow the Planning Commission, under certain conditions, to waive certain informational requirements of Section 6.03(B).

Sloan will re-draft section 6.03(B) language and include the amendment in the batch of proposed 34-9 Zoning Ordinance Amendments

- 2) Sloan noted that the Verizon tower was coming along and should be operational shortly.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, January 12, 2010
Meeting Canceled

Tuesday, January 26, 2010

- 1) Public Hearing on Proposed 34-8 Zoning Ordinance Amendments
- 2) Review Master Plan
- 3) Review 34-9 Zoning Ordinance Amendments

IX. Adjournment – Chair Shea declared meeting adjourned at 9:00 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary