



"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, January 26, 2010 7:00 PM

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

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

Absent: 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. Add to the agenda item number four (4), Election of Officers. **Carried 5-0.**

II. Approval of the Meeting Minutes - Motion by Korcek, supported by Wade, to approve the minutes, for December 24, 2010, as amended. **Carried 5-0.**

III. Public Comment – None

IV. Action Items –

1. Public Hearing for 34-8 Zoning Ordinance Amendments –

Sloan gave an overview of the two (2) proposed amendments, sections 10.01(D) and 13.01(B).

Members agreed with the language in 10.01(D).

Sloan informed the members that he made some changes to the language in 13.01(B) and asked the members to consider replacing it with 13.01(B) (1) (a). Sloan said that he wanted to put this language under the umbrella of a retail operation (13.01(B)(1)) in order to reaffirm that the retail aspect was the predominant use and that tastings or samplings would be an accessory thereto.

Shea said that although the new language appears to be more tethered to state law, he would like the Township Attorney's opinion on this language.

Rick Monier, 13511 Island Lake Road, Chelsea- was present and gave his opinion on how distilleries normally operate.

Shea replied that the Planning Commission's intent with this language is to not allow sales for tastings, samplings, or drinks on-site. Wade questioned whether or not Dexter Township should ban sales for tastings. Shea said that in those cases a special land use permit application should be required.

Members said they liked the new language in 13.01(B) (1) (a), and agreed to accept it in place of 13.01(B). However, they felt that since there was a significant change to the language they should hold another Public Hearing.

Sloan said he will meet with Flintoft to clarify that the language is clear and that it clearly states no charge for drinks and/or cover charge.

Members concurred to hold another Public Hearing on February 23, 2010.

A copy of the proposed Amendment (34-8), dated December 29, 2009, can be obtained at the Township hall

2. Review Master Plan –

Commissioners tabled the review of the Master Plan to their February 23, 2010, meeting to allow time for Sloan and Shea to meet and tweak the last redline draft.

3. Review 34-9 Zoning Ordinance Amendments-

Commissioners began their review with item number one (1), section 2.02(A) and worked their way through to item number six (6), section 2.02(B). A copy of the proposed Amendments (34-9), dated January 19, 2010, can be obtained at the Township hall. Following are some of the comments and concerns of the commissioners.

Item 1, Section 2.02(A), there were no changes.

Item 2, Section 2.02(A), members discussed the rationale of defining and adding standards for duplexes versus "accessory dwelling units". They jumped ahead to item number fifty (50), proposed Section 18.27, which addressed accessory dwelling units. After a lengthy discussion they agreed to take-out section 18.27 altogether and perhaps add language to Section 18.22 (Single Family Dwelling Standards) that distinguishes between allowable accessory dwelling space and a duplex.

Items 3, 4 & 5 Section 2.02(B), there were no changes.

Item 6, Section 2.02(B), Wade asked if the members should consider defining "ponds that are not connected to a waterway" as impervious surfaces. And if so, then they should be consistent and include swimming pools as an impervious surface. She said either way, swimming pools and ponds should be defined the same.

Shea agreed it made sense to define swimming pools and ponds the same way.

Sloan will revise the language.

Sloan asked the commissioners to jump ahead to number sixty one (61), 21.04(B) (1). He said that there was an application coming and would like the members to consider this amendment be pulled out of 34-9 and added to 34-8 for the purpose of moving it forward faster.

Commissioners agreed that they are uncomfortable pulling out and/or addressing any amendment just because of a possible application coming in for review. They think that this practice might show favoritism and that the Township policies and procedures should be followed. In this case the applicant has the right to go the Zoning Board of Appeals (ZBA) and if needed the ZBA will ask the PC to weigh in. Taking up individual issues like this is not a practice that the PC wants to engage in.

Sloan will take the commissioners' comments and make his edits into the eventual final draft. The commissioners will continue their review of the (34-9) amendments at their next scheduled meeting.

4. Election of Officers-

A motion was made by Wade, supported by Tappe, to nominate Shea for the position of Chair.

A motion was made by Korcek, supported by Adams, to nominate Tappe for the position of Vice Chair.

A motion was made by Tappe, supported by Wade, to nominate Adams for the position of secretary. **Motions Carried. 5-0**

4. Township Board Update –

Shea read into the record Kooyers memo regarding the Township Board meeting on January 26, 2010.

Dennis Wojcik, Washtenaw County Deputy Water Resources Commissioner (WRC), and Ron Cavallaro, OHM Engineering, were present to answer questions RE: the Copper Meadows Drainage District Technical Report. They explained the next steps that would take place if the Board decided to go forward with a Chapter Four petition to “locate, establish, and construct” the Copper Meadows Drain. Resolution 10-272 was adopted by the Board to file the Chapter Four petition with the office of the WRC. It is doubtful, however, that the project will move forward at the present time as the WRC will take no further action if 33 1/3% or more of the lands in the proposed district are tax delinquent. Mr. Wojcik also stated that his office could be used as a resource to review the proposed drainage on future site plans to ensure the proper certification of outlet.

The members discussed and questioned if the township would have any other possible recourse if Copper Meadows doesn't follow through. They weren't sure.

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

Sloan up-dated the members on the following items:

- 1) He spoke with Peter Flintoft, Township attorney, for his view on the Planning Commission By-laws, Ex Parte contact, and the Open meeting Act requirements. Sloan said Flintoft agreed that the Ex Parte language wasn't needed and could be taken out. Existing state law should already address this. Flintoft also said notices and minutes of subcommittee meetings should adhere to the Open Meetings Act.

- 2) Sloan reminded the commissioners that its annual report to the Township Board was due soon and asked that they start thinking about compiling their thoughts and list of the tasks they are considering to address.

6. Public Comment –

Rick Monier, 13511 Island Lake Road, Dexter – said he had a couple of issue he would like to ask the commissioners to consider in their future work sessions. He would like to see if Island Lake Road could be paved. And second, have a blinking yellow light put up at the corner of North Territorial Road and Stoffer/Hadley.

Commissioners said that those are issues that the Washtenaw County Road Commission and Township Board would address.

7. Future Agenda Items –

Tuesday, February 9, 2010
Meeting Canceled

Tuesday, February 23, 2010

- 1) Public Hearing for 34-8 Zoning Ordinance Amendments
- 2) Servants of the Word Amended Site Plan
- 3) Kempf Shared Driveway
- 4) Review 34-9 Zoning Ordinance Amendments
- 5) Review Master Plan
- 6) Review Planning Commission By-laws

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

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary