



DEXTER TOWNSHIP

PLANNING COMMISSION

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STEVEN BURCH
CHAIR
TOM EHMAN
VICE CHAIR & ZBA REP.
TOM LEWIS
SECRETARY
BILL GAJEWSKI
EX-OFFICIO TWP. BRD.
BOB NESTER
KATE MEHURON
ANDY REISER
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, January 22, 2019

Present: Steve Burch, Chair; Tom Ehman, Vice-Chair; Tom Lewis, Secretary; Bill Gajewski; Bob Nester, Kate Mehuron, and Andy Reiser.

Absent: Janis Miller, Recording Secretary.

Also present: Harley Rider, Supervisor.

- 1. Call to Order:** Mr. Burch called the meeting to order at 7:00 PM.
- 2. Pledge of Allegiance:** Mr. Burch led those present in the pledge.
- 3. Conflict of Interest:** Not applicable tonight.
- 4. Approval of Agenda:**
With no changes or objections, Chairperson Burch declared the agenda approved.
- 5. Public Comment:** (non-agenda items) None.
- 6. Action Items:**

Item A:

Election of Officers:

Moved by Mr. Nester, seconded by Mr. Gajewski, to maintain the current slate of officers, Steve Burch, Chair; Tom Ehman, Vice-Chair; and Tom Lewis, Secretary, for 2019.

Roll Call Vote: Yeas – Nester, Reiser, Lewis, Burch, Ehman, Mehuron, Gajewski;

Nays – None: Absent - None. Motion carried 7-0.

Item B:

Review of Bylaws referencing the *green draft copy*.

Article 4: Duties of All Members

Mr. Lewis suggested verbiage for H) Training, “It is the Planning Commission’s recommendation to the Township Board of Trustees that in order to ensure the Planning Commission members are knowledgeable of planning and applicable laws, members are expected to participate in training.”

Discussion: Expanding clarification of H) Training by including a sentence that states “The Dexter Township Board to determine funding and requirements”. Also, discussion regarding a motion from the previous meeting that deleted subparagraphs 1-4 in Article 4: H). [motion had failed due to a lack of majority votes (4).]

Mr. Burch adds an amendment [no motion to amend] that the end of the sentence should read as defined and funded by the Township Board [of Trustees]. Second to amendment by Mr. Reiser.

Mr. Burch restates amendment ***Article 4: H) In order to ensure the Planning Commission is knowledgeable of planning practices and applicable laws, members are expected to participate in training, as defined and funded by the Township Board [of Trustees].***

Motion carried 7-0.

Moved by Mr. Lewis to change verbiage in Article 4: H) to read “It is the Planning Commission’s recommendation to the Township Board of Trustees that in order to insure the Planning Commission members are knowledgeable of planning and applicable laws, members are expected to participate in training as defined and funded by the Township Board” [of Trustees]. Motion second by Ms. Mehuron. Motion carried 7-0.

Article 6: Meetings

Mr. Lewis handout suggested verbiage for N) 2. Placement on the Agenda, and N) 4. Agenda Placement. Mr. Ehman handout suggested new verbiage, and subparagraphs for N) 4. Agenda Placement. Mr. Burch noted that the Board of Trustees changed the job title from Director of Planning and Zoning to Director of Zoning and Planning, thereby putting more emphasis on zoning in the new job description.

Moved by Ms. Mehuron to approve Mr. Lewis’ proposed second sentence verbiage [The director of Planning and Zoning shall review the proposed agenda with the Planning Commission Chair before posting and being forwarded to the Planning Commission] be added to Article 6: N) 2. Completeness Review. Motion second by Mr. Lewis. Motion carried 6-1 (Ehman).

Moved by Ms. Mehuron to consider approval of Mr. Lewis’ proposed second sentence verbiage [The director of Planning and Zoning shall review the proposed agenda with the Planning Commission Chair before posting and being forwarded to the Planning Commission] be added to Article 6: N) 4. Agenda Placement. Motion second by Mr. Reiser. Motion carried 7-0.

Article 7: Record

Moved by Mr. Reiser to change verbiage in Article 7: A) 2b. to read “Attendance of Planning Commission members and other dignitaries”. Motion second by Mr. Nester. Motion carried 7-0.

Moved by Mr. Gajewski to delete from Article 7: 2.e. the statement “and an indication of who made the comments”. Motion second by Mr. Reiser. Motion carried 7-0.

Moved by Mr. Reiser to strike from Article 7: 2.j. “When a Planning Commission member enters or leaves the meeting”.

After discussion and consideration, Mr. Reiser withdraws the motion.

Moved by Mr. Nester to strike “abstain,” from Article 7: A) 2.f.x. Motion second by Mr. Ehman. Motion carried 7-0.

8:49 pm Mr. Burch turns the meeting over to Vice-Chairperson Mr. Ehman.

Article 9: Mileage & Per Diem

Moved by Mr. Reiser to change Article 9 to read “Planning Commission members may be compensated for their services as provided by the Township Expense Reimbursement Policy”. Motion second by Mr. Gajewski. Motion carried 7-0.

8:59 pm Mr. Burch resumes meeting leadership.

Article 11: Zoning Responsibilities

Moved by Mr. Ehman to change the first sentence of Article 11: C) to read “The Planning Commission shall review and act on all special land use permit applications pursuant to the Zoning Act and Zoning Ordinance”. Motion second by Mr. Nester. Motion carried 7-0.

9:36 pm Recess

9:41 pm Back on Record

Article 12: Planning Responsibilities

Moved by Mr. Ehman to add “submitted by those governments” to the end of the sentence in Article 12: B). Motion second by Mr. Nester. Motion carried 7-0.

Moved by Mr. Reiser to strike Article 12: C) Capital Improvement Program. Motion second by Mr. Gajewski. Motion carried 7-0.

Moved by Mr. Ehman to strike Article 12: new C), previous D), Annual Report to the Township Board. Motion second by Ms. Mehuron. Motion carried 7-0.

Discussion of the Michigan Planning and Enabling Act, MCL 125.3819.

Moved by Mr. Ehman to rescind the previous motion and moved to reinstate Article 12: new C), previous D), with the replacement of the word “Planning Committee” with “Planning Staff”. Motion second by Ms. Mehuron.

After discussion Ms. Mehuron withdraws her second. Mr. Ehman withdraws motion.

Moved by Mr. Reiser to reinstate the original language [as presented in draft Bylaws] in Article 12: D). Motion second by Mr. Ehman. Motion carried 7-0.

Article 13: Planning Commission Staff

Moved by Mr. Ehman to strike all of Article 13: Planning Commission Staff

After discussion, Mr. Ehman withdraws motion.

Article 14: Adoption, Repeal, Amendments, & Miscellaneous

Moved by Mr. Ehman to strike Article 14: C) Township Board Approval. Motion second by Ms. Mehuron. Motion carried 7-0.

Moved by Mr. Ehman to add Article 15: Bylaws Interpretation; The power of the Planning Commission to interpret these Bylaws shall be absolute. Motion second by Mr. Nester. Motion carried 7-0.

Documents regarding the above agenda items can be obtained at the Township hall during normal business hours or on the Townships website: www.dextertownship.org and can be viewed on new.livestream.com/dextertownship.org.

7. Approval of Planning Commission Minutes:

Moved by Mr. Reiser to defer review/approval of the December 27, 2018 minutes to the next meeting. Motion second Mr. Ehman. Motion carried 7-0.

8. Election of Officers: See #6, Action Item A.

9. Township Board of Trustees Update:

Bill Gajewski, Township Board Representative gave a report on the January 15, 2019 regular Township Board Meetings.

10. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:

Mr. Lewis – Questioned Supervisor Rider as to who would incorporate the changes into the Bylaws and if that could be assigned to the Recording Secretary.

Supervisor Rider – The incorporation of the Bylaw changes should be done jointly by the Planning Commission Secretary and the Recording Secretary.

Mr. Burch – Mr. Ehman will be Chair of the February meeting as I will be on vacation.

Mr. Ehman – Concern as to who will distill all the changes into the Bylaws document.

Supervisor Rider – The parking lot has not been salted so watch your step as you leave the meeting. Second, addressing Ms. Mehuron concern of “absolute”. From Black’s Law Dictionary: Absolute, something that is unconditional, final, complete, and without any restrictions or conditions. OHM is in the Township Hall once a week and available by email if needed.

11. Review of Bylaws: See #6, Action Item B.

12. Public Comment: Mike Compton updated the Planning Commission on Broadband issues.

13. Future Agenda Items: February 26, 2019

A) Nothing scheduled at this time.

14. Adjournment: Mr. Burch declared the meeting adjourned at 10:30 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary