



DEXTER TOWNSHIP

PLANNING COMMISSION

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STEVEN BURCH
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TOM LEWIS
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BILL GAJEWSKI
EX-OFFICIO TWP. BRD.

KATE MEHURON
ANDY REISER
BOB NESTER
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

PLANNING COMMISSION WORK SESSION

Tuesday, May 14, 2019

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

Also present: David Rohr, Director of Zoning and Planning; and Janis Miller, Recording Secretary.

- 1. Call to Order:** Mr. Burch called the meeting to order at 7:05 PM.
- 2. Pledge of Allegiance:** Mr. Straub led the Pledge of Allegiance.
- 3. Conflict of Interest:** None.
- 4. Approval of Agenda:**
With no edits or objections, the Chair deemed the agenda approved as presented.
- 5. Public Comment:** (non-agenda items) None.
- 6. Action Items: Item A:** Master Plan review
A Master Plan shall address land use and infrastructure issues and may project 20 years or more into the future; include maps, plats, charts, and descriptive, explanatory, and other related matter; and show the Planning Commission's recommendations to the physical development of the planning jurisdiction. (MPEA-PA of 2008 125.3833 Sect 33(1))

The purpose of tonight's meeting is to formulate a plan for the Master Plan review. The first order of business is to decide whether the Master Plan needed a few edits or a complete rewrite. The following are considerations:

- How to manage growth while protecting property rights, wildlife, natural resources & wetlands.
- Upcoming 2020 Census
- Increase in township population since last Master Plan update.
- Previous survey was in 2007
- Possibility of new survey of township residents, or send 2007 survey.
- Conducting a visioning meeting with township residents.
- Current data & charts update
- FEMA maps update
- Changes to natural resources & wetlands since last Master Plan update.
- Possibly hiring a consultant to write a new survey & help with Master Plan rewrite.

- Conduct a remedial update now and a more thorough update with 2020 census data, survey results and input from a consultant.

Chairperson Burch report to Township Board with consensus of Commissioners:
Proceed with an internal review at this time. With the future 2020/2021 budget for hiring a consultant write the Master Plan, that would be including the 2020 Census data. In the meantime, the Planning Commission can do an update with what we have available.

7. Approval of Planning Commission Minutes:

With no edits, the Chair deemed the minutes of April 23, 2019 approved as presented.

8. Election of Officers: No action

9. Township Board of Trustees Update: None.

10. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary: None.

11. Review of Bylaws: No action.

12. Public Comment: None.

13. Future Agenda Items: June 11, 2019 Work Session

A) Master Plan review

14. Adjournment: Mr. Burch declared meeting adjourned at 8:45 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary