



"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, February 23, 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 & Pat Kelly, Supervisor

Absent: None

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

- I. Approval of Agenda** - Motion by Tappe, supported by Lewis, to approve agenda as submitted. **Carried 7-0.**
- II. Approval of the Meeting Minutes** - Motion by Tappe, supported by Korcek, to approve the minutes, for January 26, 2010, as submitted. **Carried 7-0.**
- III. Public Comment** – None
- IV. Action Items** –
 - 1. Public Hearing for 34-8 Zoning Ordinance Amendments** –

Sloan gave a brief summary of 34-8. He said that the first amendment to section 10.01(D) is to allow "communication towers and related broadcasting and receiving facilities" as special land uses in the PL – Public Lands zoning district. Currently, these uses are not permitted at all in the PL district unless they are "public facilities." The only districts that allow these uses as special land uses are the Agriculture District, the Recreation Conservation District, the Rural Residential District, and the General Commercial District. The reason Sloan is proposing this proposed amendment is because AT&T is proposing to locate on U of M's antennae on its existing tower at Peach Mountain. Sloan said that he could find nothing in the Master Plan or Zoning Ordinance that suggests that "communication towers and related broadcasting and receiving facilities" should not be included as special land uses in the PL district. The second amendment, section 13.01(B) includes 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.

Shea noted that there has been new language drafted into amendment section 13.01(B) since the last public hearing and that the commissioners were still working through it. However, the members are open to public comments of the amendment.

Shea opened the Public Hearing at 7:06 for public comment.

Rick Monier, 13511 Island Lake Road, Chelsea – commented that he doesn't think there is any real harm with what the applicant is proposing. He welcomes new prospects and people in the community. He and his wife are in support of the amendment 13.01 (B) and in support of the States regulations.

Shea stated that the State does not regulate and/or control the consumption the alcoholic beverages. He stated that the planning commission's duty is to look at the wide global scope of this amendment and its effects down the road.

Members discussed as to how the Township could find a comfortable and reasonable solution to the control of alcoholic consumption. They are concerned about problems arising down the road.

Jon Dyer, applicant for Ugly Dog Distillery LLC., wanted to point out that this is not an application for a bar. A bar is a multitude of things such as: entertainment, food, and the serving of a variety of drinks. This establishment is strictly sampling and/or tasting for the purpose of a sale.

Shea said that we need to know what our Township Attorney thinks and asked Sloan to get his advice as how and to what extent we can or should regulate. We need to take into consideration later applications and successors to this distillery.

A motion was made by Tappe, supported by Kooyers, to recommend to the Township Board of Trustees the consideration of adopting amendment section 10.01 (D). Carried 7-0

Mark Bakula, 12694 Oak hill Dr., Dexter – commented that he was in support of the applicant stating that they would only be selling their product and he didn't have a problem with that.

Diane Monier, 13511 Island lake Road, Chelsea – said that this distillery will not have entertainment, food or for that matter anything exciting to keep people hanging around. She said that she is also in support of the distillery.

Shea reminded the members that the Township Board had asked 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.

Shea closed the public hearing.

A motion was made by Lewis, supported by Kooyers, to table amendment 13.01(B), until further information is obtained from the Township attorney. Amendment 13.01(B) is slated for the March 23, 2010 meeting.

Shea called the question
Yeas – 6; Nays – 1; Motion Carried 6-1

2. Servants of the Word Amended Site plan –

Sloan informed the members that the applicant asked to be deferred from the agenda this evening. They needed time to address and sort out the items of concern that the township engineer flagged in their report. Specifically, they need to address areas of concern with their maintenance agreement. Sloan said they should be ready for the March 23, 2010, PC meeting.

3. Kempf Shared Driveway –

Sloan recommended this item also be deferred. As the applicant has a few minor items in their maintenance agreement to be finalized. He said they should be ready for the March 23, 2010, PC meeting.

4. Review 34-9 Zoning Ordinance Amendments –

Shea suggested the members skip this item and come back too it after they've addressed items five (5) and six (6).

5. Review Master Plan –

Shea said that he and Sloan will meet again on March 1, 2010, to finish and finalize their word-~~smithing~~ ~~smiting~~ of the draft.

6. Review PC By-Laws –

Sloan suggested to the members that they hold off their approval of the Planning Commission By-laws until the Township Board of Trustees approves and adopt Ordinance #38.

Sloan said that the board of trustee's plan on reviewing Ordinance #38 at their April 20th meeting.

Members concurred they were in support of the informal draft of the By-laws and would wait until the board of trustees approved Ordinance #38 which would then put the Planning Commission by-laws in effect.

Commissioners went back to item four (4).

4. Review 34-9 Zoning Ordinance Amendments –

Commissioners took up where they left off at their last meeting starting with item number seven (7), revise section 2.02(C) and worked their way through to item twenty three (23), revise section 6.03(B). A copy of the proposed Amendment (34-9), dated January 19, 2010, can be obtained at the Township hall. Following are some of the comments and concern of the commissioners.

Item 7, Section 2.02(C), no change.

Item 8, Section 2.02(D), no change.

Item 9, Section 2.02(D), no change.

Item 10, Section 3.01, no change.

Item 11, Section 3.02(C), no change.

Item 12, Section 3.02(F), no change.

Item 13, Section 3.02 (G), no change.

Item 14, Section 3.05(C), no change

Item 15, Section 3.07, Sloan is going to review the new bills in place and make sure this revised language meets all the requirements. Members will come back to item #15 and review again for completeness.

Item 16, Section 4.02(A), no change.

Item 17, Section 4.02(B), no change.

Item 18, Section 4.05(C), the members would like to get the Township Attorney and the Zoning Board of Appeals input on the proposed language before they approve.

Item 19, Section 4.08(A), no change.

Item 20, Section 5.04(F), no change.

Item 21, Section 5.04(G), no change.

Item 22, Section 6.03(A)(1), minor grammar edit.

Item 23, Section 6.03(B), no change.

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 work session

V. Township Board Update –

Kooyers informed the members that the following items were addressed at the Township Board meeting on February 16, 2010:

Public Comment was heard from property owner Rick Monier regarding the issues he had brought up at the January Planning Commission meeting about the paving of Island Lake Rd. and the placement of a caution light at the intersection of N. Territorial and Stofer Rd.

The Washtenaw County Road Commission attended the February meeting to present its Annual Report and duly noted Mr. Monier's concerns.

Public Comment was also heard from property owner Jackie Gehringer inquiring about the Copper Meadows Drainage District as the Chapter Four petition can go no further at this time. The Water Resources Commissioner's Office will hold the project for a period of time, more likely not to exceed two or three years. All the current engineering work that has gone into the project to date will still be used provided, of course, that no significant changes occur.

Correspondence from the WCRC was received regarding information from MDOT that the Bell Road Bridge will be removed from the National Bridge Inventory and that local bridge funding would no longer be available.

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

Sloan reminded the commissioners that its annual report to the Township Board was coming due and said he would e-mail them last years report for review.

Kelly informed the commissioners that there are still stormwater management issues with Inverness Woods that are not clearly spelled out.

VII. Public Comment – None

VIII. Future Agenda Items – a

Tuesday, March 9, 2010
Meeting Canceled

Tuesday, March 23, 2010

- 1) Proposed Amendment to Section 13.01 (B)
- 2) Kempf Shared Driveway
- 3) Servants of the Word Amended Site Plan
- 4) Review Annual Reports to the Township Board of Trustees
- 5) Review Master Plan
- 6) 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