



"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, April 27, 2010 7:00 PM

Present: 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.

Absent: John Shea.

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

- I. **Approval of Agenda** - Motion by Kooyers, supported by Lewis, to approve agenda as submitted. **Carried 6-0.**
- II. **Approval of the Meeting Minutes** - Motion by Lewis, supported by Adams, to approve the minutes, for March 23, 2010, as amended. **Carried 6-0.**
- III. **Public Comment** – None
- IV. **Action Items** –

#### 1. Public Hearing on Amended Site Plan for the Servants of the Word.

**Steven Oberholtzer, 13411 Riker Road, Chelsea-** said that he lived across the lake from Servants of the Word and asked if the proposed site plans gave them any access to Riker Lake.

Stuart Ferguson, Steward and representative for the Servants of the Word, answered No. They do not have access to Riker Lake and cannot do anything on Riker Lake.

**Rick Monier, 13511 Island Lake Road, Chelsea-** Handed out pictures of natural drainage areas around the grounds of the Servants of the Word. He believes that they do not need to put in detention ponds and wanted to show the commissioners that there were ~~where~~ plenty of natural areas that flow directly into the natural lake.

**Tammy Lehman, 5697 S. Hayrake Hollow, Chelsea-** asked what does "Recreation/Open Space" noted on the site plans mean?

Ferguson said that they presently do not have any flat spots of land where they can gather and/or picnic. The recreation/open space will be one acre of leveled ground for that purpose only.

Lehman additionally asked, why are you proposing a cemetery?

Ferguson explained that they are a ministerial religious institution and the “Brothers” would like to be buried together.

Lehman asked that the minutes reflect that she is “absolutely, positively opposed” to the proposed site plans of Servants of the Word. She stated that she is a Realtor and believes that property values will be affected. She also thought it was wrong that the Township neglected to notice everyone in the area. She said that some of her neighbors did not get a Public Notice and doesn’t think that was right and/or fair not to notice everyone.

***\*\*Note: After the April 27, 2010 Planning Commission meeting, Dexter Township staff reviewed the file of persons noticed and verified that all persons within 300 feet of the Servants of the Word property were, in fact, given notice in accordance with the Michigan Zoning Enabling Act. Persons living on the north side of Hayrake Hollow were not mailed a notice because their properties are located more than 300 feet from the Servants of the Word property.\*\****

**Norman Koch, 14045 Island Lake Road, Chelsea-** said he wished he had more neighbors like Servants of the Word. He doesn’t foresee any problems with the plans and is in support of the proposed site plans.

Tappe read in to the minutes for public record a letter from Sam and Cheryl Vogel, 13875 Island Lake Road, Chelsea, dated April 21, 2010. They stated in the contents of the letter that they “have no objections to what is being proposed in the site plan”.

Sam and Cheryl Vogel’s letter is on file at the Township hall.

**Karen Edgar, 13890 Island Lake Road, Chelsea-** said that the Servants of the Word are the best neighbors anyone could ask for. She is in support of the plans.

No further discussion. Members will take all the public comments into consideration and review further at their May 25, 2010 meeting.

## **2. Public Hearing on Zoning Ordinance Amendment 34-8-**

Sloan gave an overview of his memo dated April 21, 2010, “Findings of Fact for Proposed Zoning Amendments 34-8.” These findings of fact apply to the amendments to Section 10.01(D), which were recommended for approval by the Planning Commission at its February 23, 2010 meeting, and to the proposed amendments to Section 16.24(A), (B)(9), and (B)(17).

There was no public comment.

Members concurred with Sloan’s language and agreed to forward his memo to the Township Board for their review and comments.

A motion was made by Lewis, supported by Wade, to recommend approval of Zoning Amendment 34-8, to amend Sections 10.01(D), 16.24(A), 16.24(B)(9), and 16.24(B)(17), and to forward Sloan’s April 21, 2010, “Finding of Facts for Proposed Zoning Amendments 34-8,” to the Township Board for their approval. **Carried 6-0.**

### **3. Review 34-9 Zoning Ordinance Amendments –**

Commissioners agreed to table 34-9 and move ahead to items 4, 5 and 6. They will come back and revisit 34-9 if time permits this evening.

### **4. Kempf Shared Driveway –**

Sloan gave a brief history stating that everything had been revised to the satisfaction of the Township Attorney and Township Engineer. Therefore, Sloan recommends approval. All of the documents have been given to the Planning Commission for its review, and all of the documents are also on file at Dexter Township Hall.

A motion was made by Korcek, supported by Lewis, to approve Kempf Shared Driveway.

**Carried 6-0.**

### **5. Review Lyndon Township Proposed General Development Plan –**

Commissioners discussed Sloan's memo, dated April 16, 2010, and agreed with his suggestion in the memo.

They directed Sloan to forward to Lyndon Township his memo dated, April 16, 2010. Commissioners said if Lyndon responded back to their concerns noted in the memo then they would revisit and review it further.

Sloan's memo, dated April 16, 2010, is on file at the Township hall.

### **6. Review Proposed Livingston County Comprehensive Plan –**

Sloan gave a brief overview of his April 16, 2010 memo stating that the proposed amendments will have little or no impact on Dexter Township.

A motion was made by Lewis, supported by Kooyers, to send Sloan's memo, dated April 16, 2010, back to Livingston County for their review. **Carried 6-0.**

Sloan's memo, dated April 16, 2010, is on file at the Township hall.

A motion was made by Kooyers, supported by Lewis, to put back on the agenda item #3, Review 34-9 Zoning Ordinance Amendments. **Carried 6-0.**

### **3. Review 34-9 Zoning Ordinance Amendments-**

Sloan referred the commissioner back to item number twenty (26), revise section 6.06.

He said that at their last meeting the members had asked him to get a better definition of "grading certificate".

Matt Parks, OHM representative and Township Engineer, was present and addressed the issue of a "grading certificate". He said that it is basically a one sheet check list that acknowledges everything was done as it was shown on the developer's plan. He said he would be more than happy to e-mail a template to the Director of Zoning and Planning.

Sloan recommended adding to the last sentence in section 6.06(D), "that is acceptable to the Township Engineer".

Commissioners concurred with Sloan to add language.

Commissioners took up where they left off at their last meeting starting with item number twenty seven (27), revise section 9.05(B) and worked their way through to item number forty

nine (49), revised section 18.23 (B). A copy of the proposed Amendment (34-9), dated January 19, 2010, can be obtained at the Township hall. Following are some of comments and revision of the commissioners.

Item 27, Section 9.05(B), no change.

Item 28, Section 9.10, no change.

Item 29, Section 9.10, Footnote E, no change.

Item 30, Section 9.10, Footnote F, no change.

Item 31, Section 9.10, Footnote I, no change.

Item 32, Section 9.10, Footnote J, no change.

Item 33, commissioner will come back to it after they address Item 64, Section 24.06.

Items 34 through to Item 37, commissioners agreed that proposed provision for standards need to be reviewed first before they can address accessory dwelling issues in items 33 through 37.

Item 38, Section 12.02(E), no change.

Item 39, Section 15.01, no change

Item 40, Section 16.07(A)(2), no change.

Item 41, Section 17.04(A), no change

Item 42, Section 18.03, no change.

Item 43, Section 18.10, no change.

Item 44, Section 18.18(A), no change.

Item 45, Section 18.18(C), minor grammar edit.

Item 46, Section 18.20, no change.

Item 47, Section 18.22(A), no change.

Item 48, Section 18.23, no change.

Item 49, Section 18.23(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, starting with Item 51.

## **V. Township Board Update –**

Kooyers informed the members that at the Township Board meeting on April 20, 2010, the following items were addressed:

- 1) Received and filed the recommendation from the PC regarding a proposed ZO amendment to allow and set standards for the on-premises tasting of alcohol as an accessory use to a permitted use in the Commercial district and thanked the PC for all their efforts investigating this issue pursuant to their directive.

2) Received and filed the 2009 Annual Report.

3) Tabled proposed Dexter Township Ordinance No. 38 to create the PC to allow the board more time to review it.

4) Received the final draft of the Master Plan. A special board meeting may be called for the sole purpose of discussion of the Master Plan.

Kooyers reminded the members that our Spring Clean-Up was this Saturday from 9:00 AM to 2:00 PM at the WWRA facility.

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

Korcek inquired about Tammy Lehman remark earlier in the evening about some of her neighbors not receiving a Public Hearing Notice for the Servants of the Word.

Sloan explained that we send out notices to all persons to whom real property is assessed within 300 feet of the boundary of the property being noticed for a public hearing. He said that it would not be that unusual that some neighbors would not receive a notice, depending how far their property is from the subject property.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, May 11, 2010  
Meeting Canceled

Tuesday, May 25, 2010

- 1) Servants of the Word, Amended Site Plan
- 2) Hanover Glen, consideration of extension of Final Site Plan
- 3) Review 34-9 Zoning Ordinance Amendments

**IX. Adjournment – Vice Chair Tappe declared meeting adjourned at 8:35 PM**

Respectfully submitted,

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Kimberly Jordan, Recording Secretary

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Mary Adams, Secretary