



"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, May 25, 2010 7:00 PM

Present: Ken Tappe, Vice Chair; Mary Adams, Secretary; Vickie Kooyers, Township Board Representative; Molly Wade; Tom Lewis.

Also present: Patrick Sloan, Director of Planning and Zoning & Pat Kelly, Supervisor

Absent: John Shea and James Korcek.

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

**I. Approval of Agenda** - Motion by Kooyers, supported by Wade, to approve agenda as amended.

Change the date under "Future Agenda Items" from May 22, 2010 to June 22, 2010. **Carried 5-0.**

**II. Approval of the Meeting Minutes** - Motion by Lewis, supported by Wade, to approve the minutes, for April 27, 2010, as amended. **Carried 5-0.**

**III. Public Comment** – None

**IV. Action Items** –

**1. Servants of the Word Amended Site Plan Review-**

Sloan said that he had no open issues and that his draft resolution for consideration this evening was subject to conditions.

Motion was made by Wade, supported by Kooyers, to approve resolution #09-PC-139 to grant approval of the Amended Site Plan & Special Land Use application submitted by Stuart Ferguson (representative and Steward) on behalf of The Servants of the Word.

Wade read into the record Resolution #09-PC-139. Minor grammar edits and current dates were inserted.

Amendments were accepted and the **Motion was Carried 5-0.**

Resolution #09-PC-139 is on file at the Township Hall.

**2. Hanover Glen, consideration of extension of Final Site Plan –**

Sloan gave a brief history of Hanover Glens site plan.

On February 27, 2007, Final site plan was approved with an originally scheduled expiration date of August 2008.

On February 5, 2008, the Planning Commission approved a 12-month extension of the site plan that would expire on August 31, 2009.

On July 28, 2009, the Planning Commission once again approved a 12-month extension with two (2) conditions this time. The extension would expire on August 31, 2010.

The applicant, Jack Campbell, has submitted a written request to extend approval of the final site plan for three (3) years that would expire August 31, 2013.

Sloan said that he recommends that the Planning Commission keep its extension approvals in 1-year increments. However, he doesn't have any objection to granting a longer extension if they so choose. Sloan recommends that they grant the extension under the same two (2) conditions that were placed on the previous extension approval.

Motion was made by Lewis, supported by Kooyers, to approve Hanover Glen, Final Site Plan for a 1-year extension that will expire on August 31, 2011. Applicant will adhere to the two (2) conditions that were placed on the previous extension approval and that are stated in Sloan's memo dated, May 14, 2010 which is on file at the Township Hall. **Carried 5-0**

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

Commissioners took up where they left off at their last meeting starting with item number fifty one (51), section 19.02(A), and worked their way through to item number sixty six (66), section 26.05. 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 51, Section 19.02(A), Sloan will rewrite first sentence to read easier.

Item 52, Section 19.04 (B), Sloan will rewrite language to include a "notice clause".

Item 53, Section 20.05(B), through to Item 56, no change.

Item 57, Section 21.03(B)(6), through to Item 60, no change.

Item 61, Section 21.04(B)(1), no change.

Item 62, Section 24.03, no change.

Item 63, Section 24.04(D), no change.

Item 64, Section 24.04(E), take out the word "religious".

Item 65, Section 24.06, Sloan noted that this is the last and the largest amendment in the batch and one of significance.

Commissioners discussed section 24.06 and directed Sloan to make their edits discussed this evening and bring it back to them to re-visit. Additionally, they would like him to bring back an example of a storm water management plan from the Zoning Board of Appeals

Item 66, Section 26.05, no change to the introductory paragraph.

Sloan will take the commissioners' comments and make his edits into a final draft. The commission will review the final draft of 34-9 Zoning Ordinance Amendments at their next scheduled work session.

### **V. Township Board Update –**

Kooyers informed the members that at the Township Board meeting on May 18, 2010, the following items were addressed:

1) Approved the adoption of Resolution 10-290 – Ordinance Number 38 – a resolution to create and continue in existence the Dexter Township Planning Commission to be published May 27, 2010 with

an effective date of July 29, 2010.

2) Set a special meeting for Wednesday, June 9th for the purpose of reviewing the Master Plan that had been previously distributed at the April 20th Board Meeting.

3) Approved the adoption of Resolution 10-291 – a resolution to amend the Dexter Township Zoning Ordinance 34-8 - to be published May 27, 2010 with an effective date of June 3, 2010.

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

Kelly said that the Board of Trustees would like the Planning Commissioners to attend their special meeting, Wednesday, June 9<sup>th</sup> 2010, for the purpose of reviewing the Master Plan.

Sloan said he is revisiting the definition and regulations for “Home Occupations” and asked the commissioners if they had any comments and/or concerns about allowing a Home Occupation to be located in an accessory structure. Currently, the zoning regulations only allow a Home Occupation within the dwelling. Planning Commissioners stated that they would like to consider text amendment language that would allow a Home Occupation in an accessory structure.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, June 8, 2010  
Meeting Canceled

Tuesday, June 22, 2010

- 1) Review Planning Commission’s By-Laws
- 2) Review 34-9 Zoning Ordinance Amendments.

**IX. Adjournment – Vice Chair Tappe declared meeting adjourned at 9:02 PM**

Respectfully submitted,

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Kimberly Jordan, Recording Secretary

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Mary Adams, Secretary