



"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, June 22, 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 and Zoning.

Absent: John Shea, Chair.

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

- I. Approval of Agenda** - Motion by Wade, supported by Korcek, to approve agenda as submitted. **Carried 6-0.**
- II. Approval of the Meeting Minutes** - Motion by Lewis, supported by Wade, to approve the minutes, for May 25, 2010, as submitted. **Carried 6-0.**
- III. Public Comment** – None
- IV. Action Items** –

1. Review Planning Commission By-Laws –

Sloan informed the members that, during the May 18th meeting, the Township Board approved Ordinance #38. This is an ordinance to create and continue the Planning Commission in accordance with the Michigan Planning Enabling Act (P.A. 33 of 2008). The Board set the effective date of this ordinance for July 29, 2010.

Sloan said that now that the Township Board has approved the ordinance to create and continue the Planning Commission, he recommends that the Planning Commission also approve the proposed by-laws to be effective on July 29, 2010.

Motion was made by Korcek, supported by Lewis, to approve the final draft copy of the Dexter Township Planning Commission By-laws; Sloan will insert dates and finalize a copy to be officially distributed to members at the July 27, 2010 Planning Commission meeting.

Carried 6-0

A copy of the draft Planning Commission By-Laws, can be obtained at the Township hall.

2. Review 34-9 Zoning Ordinance Amendments –

Sloan gave an overview of his, June 21, 2010, e-mail that he sent to the commissioners regarding a specific proposed amendment related to Home Occupations (Section 2.02(B) and Section 18.19.

Commissioner concurred with Sloan's language allowing Home Occupations to be located in an accessory building.

Sloan said he wants to talk to the Township attorney about the preparation and recording of the affidavit that is required prior to issuance of the Home Occupation zoning permit. He will then incorporate the Home Occupations amendments together with the rest of the 34-9 batch of amendments for further consideration.

3. Discuss Master Plan –

Sloan said that at the Special Meeting of the Township Board on June 9, 2010, the Board reviewed the draft Master Plan. After a lengthy discussion, they voted to remand the draft Master Plan back to the Planning Commission and asked that the Planning Commission discuss and consider the Board's comments. These comments are summarized in Sloan's memo dated, June 22, 2010.

Members followed Sloan through his bullet point memo. The following comments were noted by the Planning Commissioners:

- Korcek said he supports the balance between the preservation of agriculture and the preservation of natural features languages. In addition, he would like to see additional language regarding the balance between the preservation of natural features and the rights of property owners and residents.
- Kooyers said that the board believed that Chapter 5, (Planning Issues and Trends) and the survey might be more effect if they were placed earlier up the document. (e.g. after Chapter 1 or 2). Additionally, she they supports incorporating into the Master Plan the reference of a Capital Improvement Program (CIP).

Sloan said he would like to discuss the comments from the Trustees in more detail at the July 27th meeting and asked the members to think about what they would like to see incorporated into the plan.

Sloan's memo, dated June 22, 2010, is on file at the Township Hall.

V. Township Board Update –

Kooyers informed the members that at the June 9, 2010, Special Meeting the following items were addressed:

The members reviewed and discussed the draft Master Plan at great length. She compared the notes she took with DPZ Sloan's summary of comments and felt that they have been accurately captured. However, she would like to add the consideration of rewording "in the Planning Commission's judgment" regarding the prioritizing of the Capital Improvement Program (CIP) of public works entities under Community Facilities Strategy 5.2.

The Township Board approved the printing of a Township Newsletter to be mailed with the summer tax bills.

Clerk Rider commended the Planning Commission and Director of Planning and Zoning, Sloan, "for all the work they put into the Master Plan project and for the well-researched project they produced."

Additionally, Kooyers informed the members of the issues that were addresses at the June 15,

2010, Regular Meeting of the Board of Trustees:

They heard a presentation on “Washtenaw Urban County” – a partnership between local units of government to receive federal funds under the Community Development Block Grant and Home Investment Partnership Programs for projects that serve low and moderate income neighborhoods. Based on 2009 figures, Dexter Township would have been allocated \$70,000 in federal funds for use in Dexter Township or the allocation could have been shared with other Urban County members.

The board members authorized membership in SEMCOG and appointed Supervisor Kelly as delegate.

Lastly, they approved a 6:00 PM start time for future ZBA meetings.

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

Sloan informed the members that the adopted 34-8 Zoning Ordinance amendments were printed out for their convenience and the inserts are in their packets this evening.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, July 13, 2010
Meeting Canceled

Tuesday, July 27, 2010
1) Review 34-9 Zoning Ordinance Amendments
2) Review Master Plan

IX. Adjournment – Vice Chair, Tappe, declared meeting adjourned at 7:50 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary