



"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, July 27, 2010 7:00 PM

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

Also present: Patrick Sloan, Director of Planning and Zoning.

Absent: James Korcek.

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

I. Approval of Agenda - Motion by Tappe, supported by Kooyers, to approve agenda as submitted. **Carried 6-0.**

II. Approval of the Meeting Minutes - Motion by Tappe, supported by Wade, to approve the minutes, for June 22, 2010, as amended. **Carried 6-0.**

III. Public Comment – None

IV. Action Items –

1. Review 34-9 Zoning Ordinance Amendments –

Sloan said that he highlighted all the amendments that the commissioners had wanted to re-visit and/or discuss further. He will take down all their comments, revise the memo, and distribute a selection of proposed amendments for further discussion at the Joint Meeting between the Township Board, Planning Commission, and ZBA scheduled for August 31, 2010.

Commissioners worked their way through Sloan's draft, dated July 16, 2010, of the proposed amendments to (34-9). They reviewed proposed amendments #1 thru #56. Following are some of the comments and concerns of the commissioners.

- Section 2.02(B), definition of "Frontage": Planning Commissioners recommended adding "(see "Lot Line, Front")" to the end of this definition.
- Section 3.07(F): Planning Commissioners wanted to clarify whether it would be a "hearing" or a "public hearing."
- Section 4.05(C)(1): Planning Commissioners suggested removing the "Public Safety" subsection and add public safety language to the "Adverse Effect" subsection.
- Section 6.03(A)(1)(n): Planning Commissioners suggested referencing the possible need for a Soil Erosion and Sedimentation Control Permit. Also, check to see if the

- Washtenaw County Water Resource Commissioner can be of assistance in addition to, or in lieu of, the Township Engineer.
- Section 18.18(C): Planning Commissioners recommend obtaining some comments from residents of the Lakes Residential zoning district and making proposed subsection 18.18(C)(5) more unique to waterfront lots in the LR district.
 - Section 18.19: Planning Commissioners do not want the Home Occupation approval to run with the land. They recommend adding language stating that a Home Occupation Permit is good until: 1) a change in ownership of the property; 2) a change in the use of the Home Occupation; or 3) some other change that would render a Home Occupation Permit void.
 - Section 18.22: Planning Commissioners would prefer removing most or all standards for “accessory dwelling units” and adding standards for “two-family dwellings.” Therefore, any addition to a single-family home that does not classify it as a two-family home would be permitted.
 - Section 18.23(B): Planning Commissioners want to know from the Township Engineer and other sources what a good water body setback standard is. They also want to know if wetlands should have different setback distances.
 - Section 18.27: Planning Commissioners has several comments. They want to see other ordinances and what restrictions they have on materials to burn. They also want to check state air quality standards and add language that excludes ovens and fire pits from this section.
 - Section 19.04(B): Planning Commissioners want to see how other municipalities handle the expiration of nonconforming structures.

They will discuss some of their concerns and share their comments at the Joint Meeting August 31, 2010.

The draft memo of 34-9 Zoning Ordinance Amendments is on file at the Township Hall.

2. Discuss Master Plan –

The commissioners followed along with Sloan and his bullet point memo, dated July 20, 2010, regarding the Township Boards review of the Master Plan.

One of the bullet points was the consideration of whether or not to support the future extension of Dexter-Townhall Road. Commissioners agreed they wanted to support the future extension. However, they want to discuss the consideration of conditions with their support. The commissioners will discuss it further at the Joint Meeting and also raise the question about whether they want to incorporate it in to the Master Plan.

Kooyers informed the members that CAPT/DART acknowledges and supports the future extension of Dexter-Townhall Road. It is part of their long range plan, goals, and objectives. She handed out a map created by CAPT/DART to each member.

On another bullet point, the commissioner were a little concerned about the Trustees wanting to add language requiring the Planning Commission to incorporate Capital Improvement Programs of the Multi-lakes Sewer Authority and the Portage Base Sewer Authority when such plans are adopted. The commissioner’s questioned whether or not the preparation of a CIP should be one of their duties as a Planning Commission and would like to discuss this

further at the Joint Meeting. Sloan will prepare a memo on this topic in advance of the Joint Meeting.

Sloan's memo, dated July 20, 2010, is on file at the Township Hall.

V. Township Board Update –

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

1) They heard an update from the Public Safety Advisory Committee - The PSAC had sent request for proposal to the Chelsea Area Fire Authority and the Dexter Area Fire Department for the manning of a sub-station at the Multi-Lakes Sewer Authority. DAFD has submitted their response. The committee is waiting for a complete response from CAFA.

2) Discussed funding issues for the maintenance of public subdivision roads and the possibility of forming a Township Road Advisory Committee.

Kooyers reminded the commissioners about the August 3rd Primary Election and noted that the polls would be open from 7:00 AM to 8:00 PM. She also reminded them about the annual Joint Meeting of the Planning Commission, Zoning Board of Appeals, and the Dexter Township Board of Trustees on Tuesday, August 31st at 7:00 PM.

Kooyers asked the PC members if they had any comments or suggestions regarding the Township Newsletter that was distributed with the summer tax statement.

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

No concerns and/or comments

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, August 10, 2010
Meeting Canceled

Tuesday, August 24, 2010
Meeting Canceled

IX. Adjournment – Chair Shea declared meeting adjourned at 9:40 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary