



"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, September 28, 2010 7:00 PM

Present: John Shea, 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: Ken Tappe

The meeting was called to order at 7:05 PM.

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

Sloan asked the members to add the August 31, 2010, joint meeting minutes to the agenda for the consideration of approval.

Members agreed and the motion was **Carried 6-0.**

**II. Approval of the Meeting Minutes** - Motion by Wade, supported by Lewis, to approve the minutes for July 27, 2010 as submitted. **Carried 6-0.**

**III. Public Comment** – None

**IV. Action Items** –

**1. Review 34-9 Zoning Ordinance Amendments** –

Commissioners took up where they left off at their last meeting starting with item number fifty seven (57), section 21.03(A)(1), and worked their way through to item number sixty seven (67), section 26.05.

A copy of the proposed Amendments (34-9), dated July 16, 2010, can be obtained at the Township Hall. Following are some of the comments from the commissioners.

Item #57 section 21.03(A) (1), Sloan informed the commissioners that this amendment addresses parking requirements.

Commissioners felt this issue was specific to the Lake Residential District and should be addressed as such. Sloan will re-draft language.

Commissioners skipped back to items #53, 54, 55 and 56, section 20.05(B), for clarification and concurrence of the language. No changes.

Item #58 through #61, section 21.03(B) (6),(8),(16) & (18), Commissioners concurred with taking out the determining agency of the “Fire Marshall” and replacing it with the “Building Inspector”.

Item #62 section 21.04(B) (1), Commissioners asked Sloan to add “as determined by the Planning Commission” to the last sentence in (B) (1).

Item #63 section 24.03, Sloan will combine sub-headings A and B to read as one paragraph.

Item #64 section 24.04(D), no change.

Item #65 section 24.04(E), no change.

Item #66 section 24.06, Sloan informed the members that, at the September 21, 2010, Township Board meeting, the board approved an amendment to the Fee Schedule to include language that addresses when an engineering review is deemed necessary and additionally that the applicant submit a \$500.00 refundable deposit.

Sloan said he will re-draft section 24.06(B) (3), Performance Guarantee, to include the approved amendment to the fee schedule.

The commissioners discussed the need to identify how retention ponds are sited and sized and how this affects the home owner in the future when adding on and/or changing the lay of the land. Commissioners concur that they need more data on storm water runoff impacts and more detailed storm water management standards.

Sloan said he would communicate with the Township Engineer on the issues raised with regard to how storm water management standards should best be addressed and maintained.

Sloan moved forward stating that there was a selection of amendments that were addressed at the Joint Meeting for the purpose of joint discussion and input. At that meeting, the Planning Commission conveyed that at their next Planning Commission meeting they wanted to address further items #38-section 12.02(E), #44-section 18.18(C) and item #66-section 24.06.

#38-section 12.02(E) (1), Lake Residential District, Site Development Requirements, and Minimum Lot Area:

Sloan said that at the joint meeting there was a discussion that addressed the consideration of making an amendment to the Minimum Lot Area. Sloan asked the members if this was something they wanted to consider.

Members concurred that more data was needed and perhaps they should create an inventory of lots over the next year to better address the issue.

Shea suggested they put it on their Planning Commissions “Potential 2011 Agenda Items” list. Members agreed and will keep it in the forefront.

#44 section 18.18(C) (4), Accessory Uses, Buildings, Structures and Fences, Placement, Flagpoles:

Sloan asked the members what they thought a reasonable flag pole height restriction should be.

Members discussed the Rural Residential district and the Lake Residential districts lot size differences and their independent zoning restrictions. They discussed possible issues with getting a sufficient clear radius in the LR district and on the other hand restricting the RR district with height restrictions.

Members directed Sloan to take this amendment out of the 34-9 batch of amendments and add its consideration to the Planning Commissions "Potential 2011 Agenda Items" list. In the meantime Sloan will research other surrounding community ordinances for comparison language and direction.

## **2. Discuss Master Plan –**

Commissioners concurred that the Master Plan was ready for distribution to the Township Board and the Zoning Board of Appeal for their review and comments. They were hopeful that the ZBA could have their comments back to the PC before its October 26<sup>th</sup> meeting so that the Draft Master Plan can be sent to the Township Board prior to its November 16<sup>th</sup> meeting. The PC's objective is to schedule a Public Hearing in January after the Holidays.

## **3. Webster Townships Master Plan Amendment Review-**

Commissioners reviewed Sloan's memo, dated September 17, 2010, regarding his review of the Proposed Amendments to Webster Township draft Master Plan.

Kooyers made mention that there was language references in the Master Plan noting Dexter Area Regional Team and that she thought it was now referred to as "CAPT/DART".

Sloan said he believes she is correct and will forward her findings back to Webster Township.

A motion was made by Korcek, supported by Wade, to forward Sloan's memo, dated September 17, 2010, and Kooyers supplement comment from tonight's meeting back to Webster Township.

Sloan's September 17, 2010 memo is on file at the Township Hall.

## **4. Approval of the Joint Meeting Minutes for August 31, 2010-**

Motion by Lewis, supported by Wade, to approve the joint meeting minutes, for August 31, 2010, to include the amendment of adding Jackie Gehringer's name to the present list.

**Carried 6-0.**

## **V. Township Board Update –**

Kooyers informed the members that she was unable to attend the August 17, 2010, Township Board meeting and put a copy of the Draft August 17, 2010, Township Board meeting minutes in their PC packet this evening.

At the September 21, 2010 Township Board meeting the following items were addressed.

Public Safety Advisory Committee (PSAC) Update: They have been meeting on a very aggressive schedule to meet the October 15th deadline of a full report and recommendation to the Board for future fire and police protection services.

The Board approved the sale of a sewer tap for a vacant parcel on Sauer Drive after confirming with Patrick that the lot is a legal lot of record and subsequently, a home may be built on it even though it is below the minimum lot size required in the Lakes Residential District.

The Township Fee Schedule was amended to include language that prior to issuing a zoning permit, if it was determined necessary, that the Township Engineer review plans for Zoning Ordinance compliance with grading or storm water management. The applicant would submit a \$500 deposit which would be refundable after all related engineering review fees were reimbursed to the township.

Trustee Lesser inquired about medical marijuana regulations.

Multi-Lake Sewer Authority Update: At the September 8th meeting, the PSAC made a presentation proposing the re-opening of the fire sub-station at the Authority using the existing bays and locating a temporary trailer with utility service tie-ins on the property. The CAFA and DAFD fire chiefs met with the Multi-Lake Director and her staff to see if the two operations could function simultaneously. And based on the report that they could, the MLSA Board supported the proposal as submitted by the PSAC at a special meeting held September 22nd.

Patrick sent two memos to the members of the PSAC outlining the zoning related administrative steps required by the township. The PSAC will be making its presentation and recommendation to the township board for consideration at the October 21st meeting.

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

Shea informed the members that he would be out of town and absent for the November 23<sup>rd</sup> meeting.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, October 12, 2010  
Meeting Canceled

Tuesday, October 26, 2010

- 1) Review 34-9 Zoning Ordinance Amendments
- 2) Discuss Zoning Board of Appeals comments to Proposed Master Plan

**IX. Adjournment – Chair Shea declared meeting adjourned at 8:51 PM**

Respectfully submitted,

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Kimberly Jordan, Recording Secretary

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Mary Adams, Secretary