



"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, October 26, 2010 7:00 PM

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

Also present: Patrick Sloan, Director of Planning and Zoning

Absent: Tom Lewis and James Korcek.

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

**I. Approval of Agenda** - Motion by Tappe, supported by Wade, to approve agenda as submitted. **Carried 5-0.**

Korcek arrived at 7:03 PM.

**II. Approval of the Meeting Minutes** - Motion by Wade, supported by Kooyers, to approve the minutes for September 28, 2010 as submitted. **Carried 6-0.**

**III. Public Comment** – None

**IV. Action Items** –

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

Sloan said that he has incorporated all of the commissioners' previous comments from their last meeting and highlighted the revised language for their convenience.

Sloan gave a summary of the following revised items for the purpose of further comments and/or approval to move forward.

Section 2.02(B), no change.

Section 4.05(C) (1), commissioners suggest Sloan talk to the township attorney about Practical Difficulty versus Unique Circumstances.

Section 6.02(A) (3), no change.

Section 6.03(A) (1), commissioners asked Sloan to include the "Washtenaw County Water Resource Commissioner" regarding the review process for ordinance compliance of a grading plan.

Section 18.18(A), no change.

Section 18.18(C), no change.

Section 18.18(D) (3), no change.

Section 18.19, no change.

Section 18.27; change the word “odor” to “emission”.

Section 20.02(A) (5), no change.

Section 21.03(A) (1), no change.

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

Section 24.03, no change.

Section 24.06, review and incorporate previous notes from the last meeting. Additionally, Sloan will revise Section 3.03(A) and the existing definition of “Structure” to include “any impervious surface” and/or language that is more descriptive (e.g., paved driveways, basketball courts, and tennis courts).

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.

Sloan’s Proposed Amendment (34-9) to the Dexter Township Zoning Ordinance, dated October 21, 2010, is on file at the Township Hall.

## **2. Discuss Zoning Board of Appeals comments to proposed Master Plan –**

Sloan said that he had not received any comments from the Zoning Board of Appeals. Sloan noted that he didn’t think it was because of lack of concern but that they have been busy with other pressing issues and haven’t had the time to review the draft.

Shea asked that Sloan contact Steve Burch, Chair of the Zoning Board of Appeals, and let him know that they still have time to review the proposed Master Plan because the Planning Commission will meet again in the near future to discuss the comments made during the 63-day distribution period.

## **V. Township Board Update –**

Kooyers informed the members that at the Township Board meeting, on October 19, 2010, the following items were addressed:

Public Safety Advisory Committee (PSAC) Update: A complete report will be ready for review by Township Board members by Friday, October 29th. A special Board meeting has been set for Monday, November 8, 2010 at 7:00 PM for the purpose of receiving, reviewing, and discussing the PSAC report.

The Board directed Sloan, Director of Planning and Zoning, to draft a resolution to impose a moratorium on the “establishment of businesses and the issuances of permits and licenses for land uses related to the cultivation, sale, and dispensation of medical marihuana” pending further study of the issue.

The Ann Arbor Transit Authority (TheRide) has been holding a series of public meetings throughout Washtenaw County to gather input to help create a vision for the future of public transportation for the new Transit Master Plan. There is a meeting scheduled at the Dexter Township Hall tomorrow, October 27, 2010, from 6:00 PM to 8:00 PM.

The Water Resources Division of the MDNRE will be holding a public hearing at the Township Hall on Monday, November 22, 2010 at 7:00 PM regarding an “after-the-fact” permit to continue the winter drawdown of Portage-Base Lakes on the Huron River.

The Board of Determination will convene at the Township Hall on Wednesday, December 1, 2010 at 7:00 PM regarding the proposed Copper Meadows drainage district.

Trustee Lesser expressed his discontent that the draft Master Plan encourages the protection of wildlife as it is detrimental to the farmers’ crops.

Kooyers noted that there would be other opportunities to meet with the Ann Arbor Transit Authority should anyone be interested and not be able to attend tomorrows public meeting.

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

Sloan informed the members that Inverness Inn will soon be coming back to the Planning Commission with site plans for a concrete patio to include an expansion to the parking area and a proposed more workable storm water management for the site.

Sloan also informed the members that the Board of Trustees directed him to draft a resolution to impose a moratorium on the “establishment of businesses and the issuances of permits and licenses for land uses related to the cultivation, sale, and dispensation of medical marihuana”.

Shea suggested Sloan retrieve Ann Arbor’s recent moratorium and proposed regulations to the dispensation of medical marihuana. Shea noted that we (Dexter Township) have no present laws in place so; a moratorium wouldn’t apply to current operations that were legally established. He said that the statute is unclear and suggest we review further.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, November 9, 2010  
Meeting Canceled

Tuesday, November 23, 2010  
Meeting Canceled

Tuesday, December 14, 2010  
Meeting Canceled

Tuesday, December 28, 2010

- 1) Review and set Public Hearing for 34-9 Zoning Ordinance Amendments.
- 2) Discuss Master Plan

**IX. Adjournment** – Chair Shea declared meeting adjourned at 8:26 PM

Respectfully submitted,

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Kimberly Jordan, Recording Secretary

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Mary Adams, Secretary