



"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, December 28, 2010 7:00 PM

Present: John Shea, Chair; Ken Tappe, Vice Chair; Mary Adams, Secretary; Molly Wade; Tom Lewis and James Korcek.

Also present: Patrick Sloan, Director of Planning.

Absent: Vickie Kooyers.

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

I. Approval of Agenda - Motion by Korcek, supported by Lewis, to approve agenda as amended.

Sloan asked the members to add, for the purpose of discussion, Medical Marihuana Regulations.

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

II. Approval of the Meeting Minutes - Motion by Wade, supported by Tappe, to approve the minutes, for October 26, 2010, as amended. **Carried 6-0**.

III. Public Comment – None

IV. Action Items –

1. Review and set Public Hearing for 34-9 Zoning Ordinance Amendments –

Sloan went over all the highlighted revisions in the final draft copy of the Proposed Amendments (34-9) to the Dexter Township Zoning Ordinance.

Commissioners concurred with the revisions with the exception of one minor text amendment.

Motion by Tappe, supported by Korcek, to schedule a Public Hearing for January 25, 2011, for the purpose of public comment on Proposed Amendments (34-9) to the Dexter Township Zoning Ordinance. **Carried 6-0**.

A copy of the Proposed Amendments (34-9) to the Dexter Township Zoning Ordinance is on file at the Township Hall.

2. Discuss Zoning Board of Appeals & Township Board of Trustees comments to Proposed Master Plan.

Sloan informed the members that the Township Board of Trustees approved the distribution of the proposed Master Plan pursuant to the Michigan Planning Enabling Act. He is waiting for comments from the surrounding local government agencies. The 63-day review period will expire on Monday, February 7, 2011.

Sloan said that at the November 29th Special Board meeting, Trustee Libby Brushaber made comments on the Proposed Master Plan. She noted that the language in Community Facilities Objective #5, Strategy 5.1 does not directly say that the “inventory of desired public improvement projects” is those projects that are exclusively within the boundaries of Dexter Township.

The commissioners and Sloan concurred to review objective #5, improvement project boundaries further after comments are received from the public hearing.

Commissioners will discuss further at their January 25, 2011, meeting all additional incoming comments to the proposed Master Plan.

The proposed Master Plan is on file at the Township Hall during normal business hours or it can be obtained from our web site. www.twp-dexter.org.

3. Discussion of Medical Marihuana Regulations-

Sloan informed the commissioners that at the Township Board meeting, November 29, 2010, the Board of Trustees approved resolution # 10-298, to impose “a temporary moratorium on the use of property and structures in the Township for dispensing and cultivating marihuana”. The resolution directs the Planning Commission to make specific recommendations to amend the Township Ordinances regarding facilities for dispensing and cultivating medical marihuana plants.

Additionally, the Board of Trustees directed Sloan to draft a timeline for reviewing and adopting medical marihuana uses.

Sloan briefly went over his December 16, 2010 memo regarding proposed timeline of adoption of Medical Marihuana Regulations and gave an overview of proposed regulatory approaches from the city of Grand Rapids per their “Home Occupations” city code.

Commissioners discussed the different districts in which they thought medical marihuana should be allowed and the regulatory options with regard to uses such as: a facility for dispensing, the cultivating of marihuana plants, and the caregivers use.

The commissioners directed Sloan to do some more research and review other municipalities that are comparable in size..

At 8: 15 PM, Shea had to leave the meeting.

Sloan will compile his findings and distribute a memo to the commissioners prior to their January 25th meeting.

Resolution # 10-298 and Sloan’s timeline of adoption of Medical Marihuana regulations are on file at the Township Hall.

V. Township Board Update –

Kooyers was unable to attend the Planning Commission meeting. A copy of the following memo was distributed to the commissioners.

At the November 16th Regular Board Meeting: Members of the Public Safety Advisory Committee (PSAC) presented highlighted information from the completed draft report to the township board and members of the public in attendance. The report is available for viewing on the township website. A special meeting of the township board was scheduled for Monday, November 29, 2010 to further discuss future fire protection issues.

At the November 29th Special Board Meeting: The PSAC report was received and filed. The board resolved to establish a manned fire substation at the Multi-Lake Sewer Authority (MLSA) and approved the staffing of the substation by the Dexter Area Fire Department (DAFD) through the provisions of the DAFD Interlocal Agreement. Township board representatives on the DAFD board were authorized to request that the DAFD board increase the township fire service area.

The board resolved to impose a temporary moratorium on the use of property and structures for the dispensing and cultivating of marihuana.

Trustee Lesser moved, with support by Trustee Maciejewski, to approve the distribution of the proposed Master Plan pursuant to the Michigan Planning Enabling Act; motion carried 7-0. Trustee Brushaber, who is also the Director of the MLSA, commented that Community Facilities Objective #5, Strategy 5.1 does not directly say that the “inventory of desired public improvement projects” are those projects that are exclusively within the boundaries of Dexter Township.

At the December 10th Special Board Meeting: I was not able to attend this meeting and have attached the draft meeting minutes.

At the December 21st Regular Meeting: DPZ Sloan presented a timeline for the adoption of Medical Marihuana regulations. DAFD Captain Don Dettling gave an update on the status of the MLSA substation. The board approved the modification of the fire response areas for DAFD, Chelsea Area Fire Authority (CAFA), and the Putnam Township Fire Department. The change-over in the fire service area of those properties previously served by CAFA and now served by DAFD was to take place today, December 28th at 7:00 AM. The township board confirmed the re-appointment of Tom Lewis and Ken Tappe to the Planning Commission for a three year term expiring December 31, 2013, motion carried 7-0.

The Board of Determination (BOD) Update: At the December 1st public meeting, the BOD found that the Copper Meadows Drain was “necessary for the protection of the public health.”

A copy of the December 10, 2010, Special Board meeting minutes can be obtained at the Township Hall during normal business hours or from our web site. www.twp-dexter.org.

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

No Concerns.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, January 11, 2011

Meeting Canceled

Tuesday, January 25, 2011

- 1) Election of Officers
- 2) Public Hearing for Zoning Ordinance Amendments
- 3) Discuss Zoning Board of Appeals & Board of Trustees comments on the Proposed Master Plan
- 4) Discuss Medical Marihuana Regulations

IX. Adjournment – Vice Chair Tappe declared meeting adjourned at 8:30 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary