



"A Community For All Seasons"

# Dexter Township

## Planning Commission

6880 Dexter-Pinckney Road  
Dexter, MI 48130

Telephone: 734-426-3767

Fax: 734-426-3833

www.twp-dexter.org

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, March 8, 2011 7:00 PM

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

Also present: Patrick Sloan, Director of Planning.

Absent: Mary Adams

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

- I. **Approval of Agenda** - Motion by Kooyers, supported by Wade, to approve agenda as submitted. **Carried 6-0.**
- II. **Approval of the Meeting Minutes** - Motion by Wade, supported by Lewis, to approve the minutes, for January 25, 2011, as amended. **Carried 6-0.**
- III. **Public Comment** – None
- IV. **Action Items** –

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

Sloan recommends taking out item #54, section 18.27, Outdoor Wood Furnaces, from the batch of (34-9) Zoning Ordinance amendments in order to allow for the Planning Commission to review it further.

Sloan recommends the Planning Commission consider forwarding the remaining seventy one (71) proposed Zoning Ordinance amendments to the Township Board for its approval.

Commissioners agreed to take out section 18.27 and recommend the remaining amendments to the Township Board for its approval.

Shea suggested Sloan modify his February 14, 2011 memo, Findings of Fact for Proposed Zoning Amendments 34-9. Shea would like the memo to be reformatted to address the Township Board and include the reasons why the one amendment was taken out.

Motion by Tappe, supported by Korcek, to forward to the Township Board of Trustees the remaining seventy-one (71) proposed Zoning Ordinance amendments (34-9) and a reformatted version of Sloan's memo dated February 14, 2011, "Finding of Facts for Proposed Zoning Amendments 34-9" for recommendation of approval. **Carried 6-0**

Kooyers commented that at the Joint Meeting, on August 31, 2010, members discussed the proposed amendments. Members voiced a concern that they would like to see the amendments prioritized and then move forward with those significant amendments for recommendation and/or approval.

Kooyers said she is pleased and thinks that the Board of Trustees will be pleased as well to see these significant amendments before them for consideration of approval.

## **2. Zoning Board of Appeals & Township Boards comments to Proposed Master Plan –**

Sloan said that there were minor comments to the Master Plan. Putnam Township had no issues or comments. Scio Township had one comment regarding how we would affect the northwest corner of Scio Township.

Sloan said that the Washtenaw Area Transportation Study (WATS) had several comments. WATS also pointed out that some of the demographic data in the proposed plan is outdated and should be updated.

Based on many of the overall comments, Sloan said he will make proposed revisions to the draft Master Plan after the Planning Commissioners hear comments from the Public Hearing in April. Sloan also said that the 2000 U.S. Census data will be replaced by the 2010 data, which will be released by April 1<sup>st</sup>.

No further comments.

## **3. Review and Discuss Planning Commissions 2010 Annual Report –**

A motion was made by Tappe, supported by Lewis, to forward the Planning Commission 2010 Annual Report to the Township Board of Trustees for their review and approval.

**Carried 6-0.**

A copy of the Planning Commissions 2010 Annual Report, dated January 14, 2011, can be obtained at the Township Hall.

## **4. Discuss Medical Marijuana Regulations –**

Sloan informed the members that the Medical Marijuana Ad Hoc Committee held its first meeting on Tuesday, February 8, 2011. The draft minutes of that meeting are in their PC packet this evening.

Sloan said the committee's main objective was to identify what the potential impacts and effects of the various medical marijuana land uses would impose on the Township.

Shea said they also met on February 22, 2011, and those meeting minutes have also been included in their packets this evening. He suggests the committee review the minutes of the past meetings and e-mail their comments back to him so that he can finalize a report to be distributed and reviewed further at their next scheduled Planning Commission meeting.

Shea stated that there are ongoing issues with recent court rulings and changing legislation in Lansing, and he asked the members how they would like to proceed.

Kooyers asked if there was any input regarding the prospect of discussion and/or creating a Regional Medical Marijuana Ordinance with our neighboring municipalities.

Sloan said yes. There has been discussion to create a regional ordinance and said he is very interested in having a regional discussions. If anything, it would be a good exercise to discuss where other municipalities are going with it and what their level of participation will be. Sloan said that unless the Township Board or Planning Commission wants different representation, he would recommend having our Medical Marihuana Ad Hoc Committee members and himself represent the Township in these regional discussions. He also said that he would attend the meetings and compile the information and bring it back to the Planning Commission for their review and comments.

The commissioners agreed they like the idea of getting other neighboring municipalities together and getting their input. However, the Planning Commissioners need to establish their level of participation and have a preliminary concept straight before attending the regional meeting.

Tappe commented that he is in favor of the Medical Marihuana Ad Hoc Committee and agrees we should prioritize our recommendations.

Commissioners tabled further discussion on medical marihuana regulations until after the Planning Commission has reviewed Shea's report prior to the March 22<sup>nd</sup> Planning Commission meeting. At that time, the Planning Commission will likely make a recommendation on how it wants to proceed.

The Ad Hoc Committee will review the past meeting minutes and Shea's draft report and get their comments back to Shea before the end of the week. Shea will generate a final report back to the Planning Commissioners for their review and discussion prior to their next scheduled meeting.

Copies of the meeting minutes of the Ad Hoc Committee, dated February 8<sup>th</sup> and 22<sup>nd</sup> 2011, can be obtained at the Township Hall.

## **V. Township Board Update –**

### **At the February 15th Regular Board Meeting:**

Resolution 11-303 was approved to support moving forward with the process of the formation of a regional fire department that would include Dexter Township, Scio Township, the Village of Dexter, and Webster Township.

Supervisor Kelly distributed a copy of the Countywide Transit Master Plan, dated January 31, 2011, that was made available at the community forum meeting held at Dexter Township on February 9, 2011. The plan shows three different transit scenarios that were put together from public input gathered in forums held in October and November of last year. The last community forum will be held tomorrow evening, February 23<sup>rd</sup>, at the Dexter District Library.

Trustee Lesser inquired about the status of the proposed addition of Section 18.27 pertaining to Outdoor Wood Furnaces to proposed zoning ordinance amendments 34-9. Kooyers reminded the Board that a number of the proposed amendments had been prioritized as a result of the August 31, 2010 joint meeting of the Township Board, Planning Commission, and Zoning Board of Appeals.

**At the February 21st Special Board Meeting:**

Resolution 11-304 was approved to adopt ballot proposal language for a three (3) year 1.7 mil Fire and Emergency Services millage to be placed on the May 3, 2011 election ballot. In 2006, voters had previously approved a five (5) year 1.5 millage that expired with the 2010 tax collection. In 2010, this millage had been rolled back to 1.4856 pursuant to the Headlee Amendment.

Resolution 11-305 was approved to adopt ballot proposal language for a three (3) year 1.4856 mil Police Service millage renewals to be placed on the May 3, 2011 election ballot. In 2006, voters had previously approved a five (5) year 1.5 millage that expired with the 2010 tax collection. In 2010, this millage had been rolled back to 1.4856 pursuant to the Headlee Amendment.

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

Sloan informed the members that he received a letter from Jack Campbell requesting an extension of the final site plan for Hanover Glen. He asked the commissioners to consider putting it on their agenda. Sloan noted that the site plan will expire August 31, 2011.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, March 22, 2011

- 1) Discuss Medical Marihuana Regulations
- 2) Hanover Glen, consideration of extension of final site plan

Tuesday, April 12, 2011

Meeting Canceled

**IX. Adjournment – Chair Shea declared meeting adjourned at 7:45 PM**

Respectfully submitted,

---

Kimberly Jordan, Recording Secretary