



"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, March 22, 2011 7:00 PM

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

Also present: Patrick Sloan, Director of Planning.

Absent: Mary Adams and Molly Wade.

The meeting was called to order at 7:04 PM.

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

Action item 1 and 2 will be switched this evening in order to accommodate Mr. Campbell and Mr. Marhofer, Hanover Glen, and the consideration of extension of their Final Site Plan.

Motion Carried 5-0.

II. Approval of the Meeting Minutes - Motion by Tappe, supported by Lewis, to approve the minutes, for March 8, 2011, as submitted. **Carried 5-0.**

III. Public Comment – None

IV. Action Items –

1. Hanover Glen, consideration of extension of Final Site Plan –

Tappe asked the members if they thought it would be a Conflict of Interest (COI) for him to participate in the deliberation of Hanover Glen extension of final site plan because Jack Campbell has bank accounts where he works.

Members concurred that Tappe has nothing directly concerning him and/or any participating affiliation with Mr. Campbell and the Hanover Glen Site Plan personally that would exclude him from deliberating and/or voting on the issues of Hanover Glens Final Site Plan. Therefore, there is no violation of the COI policy in the Bylaws.

Members reviewed Sloan's memo, dated March 16, 2011, Extension of Approval for Hanover Glen extension of Final Site Plan, and concurred that Sloan's recommendation for a twelve-month extension was reasonable.

Motion was made by Kooyers, supported by Lewis, to approve Hanover Glens Final Site plan for a 12-month extension. This extension will expire on August 31, 2012 and is subject to the two (2) conditions that were placed on the previous extension approval and stated in Sloan's memo dated March 16, 2011.

Carried 5-0.

Sloan's March 16, 2011, memo is on file at the Township Hall.

2. Discuss Medical Marihuana Regulations –

Shea summarized the Ad Hoc Committee report from March 22, 2011.

A copy of the report can be obtained at the Township Hall.

The members discussed and addressed the following issues in the report:

Under the first item of the report, the PC was in agreement.

Under the second item of the report, Kooyers asked about patient-to-patient sales. Tappe asked whether or not we could regulate on-site consumption and its minimum setback distances from churches and schools. Korcek questioned whether dispensaries or cooperative grow operations could eventually take place in a residential district.

Quote from report:

“The Committee does not recommend that the PC draft a recommended ordinance at this time. It is anticipated that the State legislature will take up legislation this session to clarify the current MMMA and it seems more prudent to see those clarifications first”

Members concurred with the Ad Hoc committee not to draft an ordinance at this time. Instead, the members should concentrate on “the potential impacts and effects of this newly-legalized property use from a planning and zoning perspective”.

Korcek inquired about the prospect of discussion and/or creating a Regional Medical Marihuana Ordinance.

Sloan said that a meeting of regional officials is in the process of being scheduled, and he is in support of the regional discussions.

Motion by Kooyers, supported by Lewis, to confirm that Planning Commissioners are in agreement to have Sloan represent and engage in regional discussions as they relate to issues regarding Medical Marihuana, understanding that there are no official Township policy positions at this time. **Carried 5-0.**

Quote from the report:

“The moratorium declared by the Board of Trustees is set to expire on May 28, 2011. The committee believes that will need to be extended.”

Motion by Tappe, supported by Lewis, to recommend that the Township Board extend the existing medical marihuana moratorium by twelve (12) months. **Carried 5-0.**

Finally, the Planning Commission agreed that it would review the second, third, and fourth items of the March 22nd report at its April 26th meeting.

V. Township Board Update –

Kooyers updated the members on some of the items addressed at the following Board of Trustee meetings.

At the March 15th Budget Hearing Meeting:

The Budget Hearing Meeting was called to order at 7:01 PM. There was no comment from the public and the meeting was adjourned at 7:05 PM

At the March 15th Regular Board Meeting:

The Washtenaw County Road Commission (WCRC) presented their 2011 Annual Report and detailed several road projects for the board's consideration. The township typically budgets for three applications of Kaiser Well Brine for dust control on our local gravel roads. Included in the WCRC report packet was information on the WCRC'S Private Order Dust Control on Public Roads program. Residents can also request a special dust control application on unpaved public roads for a nominal fee through this program.

The board discussed the 2011-2012 General, Fire, and Police Fund budgets and will take action to approve the budgets at their final meeting of the fiscal year on March 31, 2011.

The 2011-2012 Meeting Schedule was discussed; the tentative date for the Joint Meeting of the Township Board, Planning Commission (PC), and Zoning Board of Appeals (ZBA) is August 30, 2011. The monthly PC meetings are scheduled for the fourth Tuesday of the month.

-Kooyers noted that there were alternate dates being discussed for the joint meeting.

-Sloan said he will send out an e-mail to all and see what alternate date work best for everyone.

-Proposed Zoning Ordinance Amendments 34-9 were distributed to the board members as well as a memorandum from ZBA member Bill Gajewski expressing his concerns on several of the proposed amendments. The board will discuss 34-9 at its April 19, 2011 regular meeting.

-Shea asked why Mr. Gajewski didn't bring his issues before the Planning Commission when they were discussing the batch of 34-9 amendments. The Planning Commission would have addressed his concerns.

-Kooyers distributed a copy of Bill Gajewski memo that was handed out at the Board of Trustees meeting on March 15, 2011.

-Supervisor Kelly mentioned that the Countywide Transit Master Plan would be discussed at the April 18th CAPT/DART meeting.

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

Sloan informed the members that Copper Meadows bond has been accepted and that Guenther will be building homes soon.

Sloan also informed the members that the 2010 census has been compiled. Dexter Townships total populations for 2010 is 6,042 which is an increase of fifteen percent (15%).

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, April 12, 2011

Meeting Canceled

Tuesday, April 26, 2011

- 1) Public Hearing for Master Plan
- 2) Discuss Medical Marihuana Regulations

IX. Adjournment – Chair Shea declared meeting adjourned at 8:00 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary