



"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
James Korcek
Thomas Lewis
Molly Wade
Commissioners
Kim Jordan
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, July 26, 2011 7:00 PM

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

Also present: Patrick Sloan, Director of Planning and Zoning & Pat Kelly, Supervisor.

Absent: James Korcek

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

I. Approval of Agenda - Sloan asked to include for review item number two (2) Putnam Township Master Plan Amendment Review Motion by Lewis, supported by Wade, to approve agenda as amended.

Motion Carried 5-0.

II. Approval of the Meeting Minutes - Motion by Wade, supported by Tappe, to approve the meeting minutes for June 28, 2011, as submitted. **Carried 5-0.**

III. Public Comment-

Bill Gajewski, 9820 Stinchfield Woods, Pinckney – was present and here this evening to discuss his concerns with the bioreserves language in the proposed Master Plan.

IV. Action Items –

1. Master Plan –

The commissioners and Gajewski discussed Sloan's response letter from July 15, 2011. Additionally, Shea inserted responses to Gajewski's letter to the Planning Commission from July 15, 2011.

Everyone concurred that some of the language could be toned down a bit. These revisions were as follows:

- To add to the paragraph on page 48 that cites the maps that Map 18 should be used as a guideline. Furthermore, the same paragraph should state that the map may be refined or substituted in the future as more thorough on-site evaluations take place.

- The last 2 paragraphs on page 48 should be deleted and substituted with: “*Because of the high quality of many of Dexter Township’s natural areas, this Plan includes strategies intended to preserve the quality and quantity of these areas as appropriate, balancing the needs of the community.*”
- Insert “*relatively more*” before the words “*environmentally sensitive to water pollution*” in Environmental Strategy 2.8 on page 74.

Sloan will incorporate the language into the presented draft this evening.

Motion by Tappe, supported by Wade, to adopt the Master Plan as presented with amendment language drafted this evening. **Carried 5-0**

A copy of the approved Master Plan and the above mentioned letters can be obtained at the Township Hall during regular business hours.

2. Putnam Township Master Plan Amendment Review –

Commissioners discussed Sloan’s July 15, 2011, review and response memo for Putnam Township Proposed Master Plan Amendments.

Commissioners concurred with Sloan’s review and comments. They asked him to forward his response letter back to Putnam Township with their support and concurrence of his findings.

A motion was made by Wade supported by Lewis, to forward Sloan’s July 15, 2011, response letter back to Putnam Township. **Carried 5-0**

Sloan’s July 15, 2011, response letter can be obtained at the Township Hall during regular business hours.

V. Township Board Update –

Presently there is no appointed Township Board representative residing on the Planning Commission board. However, Pat Kelly, Supervisor, was in an attendance and informed the commissioner’s that North Lake Methodist Church has filed for a site plan to erect a steeple. She said they are hoping to come before the Planning Commission for preliminary review and to set a public hearing before they meet and review with the Zoning Board of Appeals.

Commissioners discussed their site plan protocol and what meeting dates they had open that would meet the dates needed to set and schedule a Public Hearing with in the statutory time line.

The commissioners concluded that they would not be able to meet the required statute dates to set a public hearing in time before the date the church needed to erect the steeple for their special event on September 11, 2011.

No further discussion.

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

No concerns and/or comments.

VII. Public Comment –

None

VIII. Future Agenda Items –

Tuesday, August 23, 2011

1) North Lake Methodist Church Amended Site Plan

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

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary