



"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. brd. rep.
Thomas Lewis
Molly Wade
Marty Runlig
Bob Nester
Commissioners
Kimberly Jordan
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, February 28, 2012

Present: Molly Wade, Chair; Ken Tappe, Vice Chair; Mary Adams, Secretary; Vickie Kooyers, Township Board Representative; Tom Lewis, Marty Ruhlig, and Bob Nester.

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

Absent: None

The meeting was called to order at 7:01 PM.

Wade welcomed Bob Nester, newly appointed Planning Commissioner, to the Planning Commission.

- I. Approval of Agenda** - Motion by Tappe, supported by Kooyers, to approve agenda as submitted. **Carried 7-0.**
- II. Approval of the Meeting Minutes** - Motion by Ruhlig, supported by Lewis, to approve the minutes, for January 24, 2012, as submitted. **Carried 7-0.**

III. Public Comment –

Penny Dec, 4327 Cornwell Lane, Whitmore Lake, said she wanted to speak up and notify the Planning Commissioner's that they, "the owners of Inverness Inn", want to and are willing to work with their surrounding neighbors on the drainage issues at hand.

Wade thanked Dec for her comment and stated that the commissioner's will address that subject further this evening when they get to agenda item number two.

IV. Action Items –

1) HCMA Site Plan -

A motion was made by Tappe, supported by Kooyers, to approve resolution #11-PC-143 to grant approval of the Amended Site Plan application submitted by the Huron-Clinton Metropolitan Authority.

Tappe read into the record Resolution #11-PC-143. Minor grammar edits and current dates were inserted.

Amendments were accepted and the motion was **Carried 7-0.**

2) Review Inverness Inn's Conditional Use Application –

Sloan passed out a copy of an e-mail he received from the applicant earlier in the day that responded to his report, dated February 17, 2012.

Sloan asked the members how they would like to proceed. Do they want to address the five comments in the e-mail first or move forward with the site plan review?

Commissioners concurred to address the applicant's comments before addressing the proposed site plan because those comments and their review might very well change some of the proposed changes in the initial site plan application.

After discussing and getting input from the applicant, the commissioner's concurred to move forward and set a public hearing date. However, the commissioners agreed that they needed to go beyond the statutory requirement of noticing property owners within 300 feet of the property being proposed. They concurred that they needed to inform as many residences as reasonably possible in the surrounding area that could be affected by the proposed site plan.

Wade directed Sloan to ~~make that radius determination and~~ mail out the notices beyond the 300 feet per the statutory requirements.

A motion was made by Tappe, supported by Lewis, to set a public hearing for Inverness Inn's Special Land Use application for March 27, 2012. Motion was Carried 7-0.

3) Review 2011 Annual Report -

Sloan gave an overview of his 2011 Annual Report of the Planning Commission, dated February 17, 2012.

Commissioners reviewed and concurred with Sloan's annual review and directed Sloan to forward his report to the Township Board for their review.

A motion was made by Lewis, supported by Ruhlig, to forward Sloan's 2011 Annual Planning Commission Report to the Township Board for approval. **Carried 7-0.**

4) Review Potential 2012 Agenda Items/Work Plan -

Sloan gave an overview of his Potential 2012 Agenda Items and Work Plans for the Planning Commission, dated February 17, 2012.

Commissioners concurred with Sloan's work plans and agreed to accept it into the record.

Supporting documents for the four agenda items can be obtained for review at the Township Hall during normal business hours.

V. Township Board Update –

At the February 21st Regular Board Meeting:

The Board confirmed Supervisor Kelly's appointment of Bob Nester to the Planning Commission (PC) to fill the remainder of John Shea's term ending December 31, 2012. Mr. Nester is a small business owner and also owns commercial property in the township and will add representation of those interests to the PC.

A second reading of the proposed Floodplain Management Ordinance was held and the Board approved by resolution the adoption of this ordinance. Pursuant to the request of the PC to address the issue of disseminating information to township property owners about the new Flood Insurance Rate Maps, Sloan, Director of Planning and Zoning, and I, will work together to put information on the township web site. There were also reporters from Dexter Patch and The Sun Times News in attendance at the meeting and Supervisor Kelly asked if they would put information in their respective media. Dexter Patch had an article in their February 23rd online edition. (See Reverse)

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

Sloan noted that in the commissioner's folders this evening is a copy of a letter he received regarding a request for an "Invisible Dog Fence Ordinance". Sloan commented, that in his opinion, an invisible dog fences ordinance would be difficult to regulate and/or enforce.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, March 27, 2012

- 1) Public Hearing on proposed amended site plan and special land use permit for the Inverness Inn.
- 2) Consider Extension of approval for Hanover Glen, Final Site Plan

IX. Adjournment – Wade declared meeting adjourned at 9:12 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary