



"A Community For All Seasons"

Dexter Township

Planning Commission

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Molly Wade
Chair

Kenneth Tappe
Vice-Chair

Mary Adams
Secretary

Vickie Kooyers
Twp. brd. rep.

Thomas Lewis,
Marty Ruhlig,
Bob Nester

Commissioners

Kimberly Jordan
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, May 22, 2012

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

Also present: Patrick Sloan, Director of Planning

Absent: Marty Ruhlig

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

I. Approval of Agenda - Motion by Tappe, supported by Nester, to approve agenda as submitted. **Carried 6-0.**

II. Approval of the Meeting Minutes - Motion by Tappe, supported by Nester, to approve the minutes, for April 24, 2012, as submitted. **Carried 6-0.**

III. Public Comment – None

IV. Action Items –

1) Inverness Inn's Conditional Use Application –

Sloan gave a brief summary of his review memo, dated May 15, 2012. Sloan stated that on the 7th of May, 2012, the applicant submitted revised site plans that included six (6) proposed changes to the plans.

Sloan said that he recommends the Planning Commission review and discuss these six changes to the plans and take into consideration public comment before any formal resolution is offered.

Commissioners reviewed and discussed.

Brent LaVanway, Boss Engineering, stated that the revisions made to the site plans are minor changes and additions that can easily be added to the plans. He said that the applicant wants to move forward.

Penny Dec, 4327 Cornwell Lane, Whitmore Lake – Said that they feel that the Township is holding them back and limiting them from doing what every other surrounding establishment in the area is allowed to do. She read off a list of surrounding bar/patio establishments that are in business and their hours of operation. None of these establishments are in Dexter Township.

Doug Houk, 14005 North Territorial Road, Dexter – Wanted to know if the Inverness Inn had ever applied for a special temporary zoning permit.

Sloan explained the rationale of issuing a temporary use permit and said that no temporary zoning permits have been issued for the Inverness Inn.

A motion was made by Lewis, supported by Nester, to approve with conditions and pending formal resolution from the Planning Commission and to forward all relevant materials to the Zoning Board of Appeals for variance application review.

Statement of findings from the approving body of the Planning Commission as follows:

The relocation of the sanitary sewer be put on the plans, patio to be open 365 days a year closing at 10:00 PM, all lighting and signage proposed be put on the site plans, grading easement and/or trenching issue be worked out with adjacent property owner to the north with documentation of agreement. All conditions spelled out in Sloan's memo dated February 17, 2012, are adhered to.

The motion was **Carried 6-0**.

Sloan's review memos, dated February 17 and May 15, 2012, and all supporting documents can be obtained at the Township Hall during normal business hours.

2) **Township Hall Parking Lot, Amended Site Plan and Conditional Use Application –**

Matt Parks, OHM Engineer for the Township, gave an overview of the proposed repairs to the Township Hall parking lot.

A motion was made by Tappe, supported by Adams, to set a public hearing for the Township Hall Parking Lot, Amended Site Plan Conditional Use Application for June 26, 2012. Motion was **Carried 6-0**.

Sloan's review letter, dated May 15, 2012, and all supporting documents can be obtained at the Township Hall during normal business hours.

V. **Township Board Update –**

At the May 15th Board Meeting the following action was taken:

Matt Parks from OHM Engineering attended the meeting to present the amended site plan on the Township Hall Parking Lot and to answer questions from the Board. The Board took action to send the site plan to the Planning Commission for consideration. Variance requests to make changes to the parking area and to allow for the overflow area to be grass pavers and to make changes to two freestanding signs within the front yard setback will be before the Zoning Board of Appeals at its June 5th meeting.

Direction was given to the Public Safety Advisory Committee to prepare a report for the Board on the potential costs of a permanent fire station and a township wide early warning system for a possible ballot issue.

Approval was given to contract with Harry Fox, Inc. to supply a grinder for two days to assist the Dexter Tornado Stump Removal Project in their efforts to clear and clean up the removed stumps and other tornado related natural debris from the affected area.

Approval was given for the establishment of an escrow arrangement with funds provided by the Fox Ridge Homeowner's Association and to contract with the Washtenaw County Road Commission to perform preventive maintenance of crack sealing the roads within the Association.

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

Sloan informed the commissioners that he was working with the Public Safety Advisory Committee on putting in to place a Township wide outdoor severe weather warning siren system.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, June 26, 2012

1) Public Hearing for Township Hall Parking Lot, Amended Site Plan and Conditional Use Permit

IX. Adjournment – Wade declared meeting adjourned at 9.00 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary