



"A Community For All Seasons"

# Dexter Township

## Planning Commission

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Molly Robinson  
Chair

Kenneth Tappe  
Vice-Chair

Mary Adams  
Secretary

Jason Maciejewski  
Twp. brd. rep.

Tom Lewis

Marty Ruhlig

Bob Nester

Commissioners

Kimberly Jordan  
Recording Secretary

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### REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 25, 2012

Present: Molly Robinson, Chair; Ken Tappe, Vice Chair; Mary Adams, Secretary; Jason Maciejewski, Township Board Representative; Tom Lewis; Marty Ruhlig and Bob Nester.

Also present: Pat Kelly, Supervisor, Zach Michels, Director of Planning and Zoning, and Patrick Sloan, previous Director of Planning and Zoning.

Absent: None

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

**I. Approval of Agenda** - Motion by Lewis, supported by Nester, to approve agenda as submitted. **Carried 7-0.**

**II. Approval of the Meeting Minutes** - Motion by Tappe, supported by Maciejewski, to approve the minutes, for August 28, 2012, as submitted. **Carried 7-0.**

**III. Public Comment** – None

**IV. Action Items – Review Zoning and Overlay District**

**1) Review Zoning and Overlay Districts –**

Cornman Farms property representatives; Todd Pascoe, Chuck Bultman, Kelly Young and Allison Zeglis were present and available for comments.

Mr. Bultman stated that they are here tonight for procedural clarification and feedback from the Planning Commissioners.

Mr. Bultman gave a brief overview of what the applicants conceptual plan for the property is and their vision of what they want to accomplish and set into place. Their main goal is to preserve the property as agriculture, keeping with the natural, rural district and keep the building sites historical. They want to convert the main barn it into an entertainment and educational facility.

Bultman said that the applicant is additionally interested in buying the adjacent property to the East (Jenny's Farm Stand) should it become available for purchase. They would operate the stand as part of Cornman Farms.

Sloan gave a brief overview of his September 17, 2012 memo. Stating that the applicant proposes to use the property for agriculture and for special events. Special event uses do not comply with the current zoning district.

Sloan suggests the consideration of text amendments to the Zoning Ordinance that would make for a "Special Event Facilities" permitting both Agriculture and Special Land Uses.

Commissioner, discussed Sloan proposed text amendments and made several revisions.

Sloan will redraft and incorporate the commissioners' revisions.

Commissioners agreed to schedule a work session for October 9, 2012 to discuss the revised text amendments and set a Public Hearing for the Zoning Ordinance Amendment for October 23, 2013.

Todd Pasco said that OHM would be contacting the Township prior to the Public Hearing to schedule a "pre-application meeting".

Motion by Lewis, supported by Nester to schedule a work session, October 9, 2012. Motion **Carried 7-0**

Motion by Tappe, supported by Nester to schedule a Public Hearing, October 23, 2012. Motion **Carried 7-0**

#### **V. Township Board Update –**

##### **The following items were addressed at the September 18<sup>th</sup> Regular Board Meeting:**

During the Public Comment period resident Jackie Gehringer inquired about the status of the County Water Resources Commissioner's negotiations on the Copper Meadows Drainage District. Township Supervisor Pat Kelly responded the county has counter offered a property owner in the preferred easement and are awaiting a response.

The Board approved the hiring of OHM to conduct a Phase 1 Environmental Assessment for the property.

The potential Township acquisition of 11485 North Territorial Road. Approved the hiring of OHM the property owner of the sign structure on the corner of North Territorial Road and Dexter-Pinckney attended the Township Board meeting again asking that the sign be removed. The Board approved a motion to send a letter to the Road Commission requesting removal of the sign structure. The motion was approved on a 6-1 vote.

West Lake Hills Final Site Plan was approved in 2008, with a 5-year approval period per a revised consent judgment. They are asking for a final site plan extension. The Board by a unanimous vote remanded the site plan back to the Planning Commission for review.

The board approved a Resolution accepting the CAPT/DART Motorized and non-motorized access plan and agreed to work with other CAPT/DART members to consider funding the prioritized improvements when possible.

**VI. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary- None**

**VII. Public Comment –**

**VIII. Future Agenda Items –**

Tuesday, October 23, 2012

**IX. Adjournment –** Robinson declared meeting adjourned at 8:25 PM

Respectfully submitted,

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Kimberly Jordan, Recording Secretary

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Mary Adams, Secretary