



"A Community For All Seasons"

DEXTER TOWNSHIP

PLANNING COMMISSION

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REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, October 9, 2012

Present: Molly Robinson, Chair; Ken Tappe, Vice Chair; Mary Adams, Secretary; Jason Maciejewski, Township Board Representative.

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

Absent: Tom Lewis, Marty Ruhlig and Bob Nester.

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

- I. Approval of Agenda** - Motion by Tappe, supported by Maciejewski, to approve agenda as submitted. **Carried 4-0.**
- II. Approval of the Meeting Minutes** - Motion by Maciejewski, supported by Tappe, to approve the minutes, September 25, 2012, as submitted. **Carried 4-0.**
- III. Public Comment** – None
- IV. Action Items** –

- 1) Work Session for Special Event Facilities** –

Sloan gave an overview of his memo, dated September 28, 2012.

Michels noted that this is a unique piece of property with unique opportunities. The Planning Commission needs to look at the broader picture and weigh the Pros and Cons.

Commissioners discussed Sloan's suggested language for proposed Zoning Amendment concerning "Special Event Facilities".

Owners of the property, Alex ~~and Kelly~~ Young, and representatives Chuck Bultman and Todd Pascoe were present and available for comments and input.

Significant issues regarding the interpretation of a principle business/restaurant verses a special events facilities was discussed and the consideration of changing the zoning district to C-1 to accommodate a restaurant was discussed.

Chuck Bultman, Architect for the Young's, commented ~~that the structures on the property are of a unique historical nature, and suggested that the Planning Commission might consider incorporating language that strictly gears too and establishes a "Special Events Facilities". Having to qualify for unique and specific conformities such as; historical uses, keeping with the history and character of the area and its adjacent surrounding districts, specific frontage, and special land uses.~~

Bultman noted that an historical property is defined as fifty years old or older which Cornman Farms qualifies for. They are still researching the history of the house and barns and are currently pursuing the process through the State Registry too establish Cornman Farms as a Historical Site.

Commissioners directed Michels and Sloan to re-draft and incorporate language that addresses accessory uses to a special event facility and the architectural nature of special event facility structures.

A Public Hearing is schedule for October 23, 2012.

Sloan's review memo, dated September 28, 2012, and all supporting documents can be obtained at the Township Hall during normal business hours.

V. Township Board Update –

The Dexter Township Board has not met since the last Planning Commission meeting on Tuesday, September 25, 2012.

The next scheduled meeting of the Dexter Township Board is Tuesday, October 16, 2012.

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

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, October 23, 2012

- 1) Public Hearing on Zoning Ordinance Amendments
- 2) Consider Extension of Approval for West Lake Hills, Final Site Plan

IX. Adjournment – Robinson declared meeting adjourned at 8:34 PM

Respectfully submitted,

