



"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

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

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, October 23, 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, Township Supervisor; and Zach Michels, Director of Planning and Zoning and Kimberly Jordan, Recording Secretary.

Absent: None

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

- I. **Approval of Agenda** - Motion by Tappe, supported by Lewis, to approve agenda as submitted. Motion **Carried 7-0.**
- II. **Approval of the Meeting Minutes** - Motion by Maciejewski, supported by Nester to approve the minutes for October 9, 2012, as amended. Motion was **Carried 7-0.**
- III. **Public Comment** – None
- IV. **Action Items** –

- 1) **Public Hearing for Zoning Ordinance Amendment Concerning Special Event Facilities-**

Robinson welcomed everyone for coming tonight and opened the Public Hearing for public comment.

Cornman Farms property representatives Chuck Bultman and Todd Pascoe, were present and available for comments.

Michels handed out a newly revised draft 10-23 to proposed Zoning Amendments (34-10).

Michels stated that Township Attorney, Peter Flintoft reviewed today his October 18, 2012, memo that was before them tonight. Flintoft made some minor revision to proposed (34-10) Zoning Amendments. His changes are highlighted in red on the newly distributed draft this evening.

Bultman commented on the language with regard to limiting hours of operation and the number of people allowed. He stated that it is not conclusive of events, for example

Holidays and New Years Eve. Would the commissioners consider moving specific requirements to the Standards for Special Land Uses?

Robinson said it is important that we keep within our Ordinance Language. Proposed amendment 16.26(B)(2) allows for the owners to come back to the Zoning Administrator for temporary zoning permits.

- 1) Jim Drolett, 9933 Algonquin, Pinckney – Asked what the specific changes were from proposed amendments (34-10), draft 10-16 and 10-23.

Michels said that the word “complementary” was deleted and replaced with “incidental and accessory”, and that parking would have to be approved by the planning commission.

A motion was made by Tappe, supported by Lewis to forward to the Township Board for their review and consideration of approval Draft 10-23 proposed amendments (34-10) of the Dexter Township Zoning Ordinance. Motion was **Carried 7-0**.

No further questions and/or discussion.

All supporting documents and Michels October 18, 2012 memo can be obtained at the Township Hall for review during normal business hours.

2) Consider Extension of Approval for West Lake Hills, Final Site Plan –

Commissioners discussed and concurred that formality, West Lake Hills, Final Site Plan be sent back to the Township Board for review and action. Per their 2008, Consent Judgment and conditions set forth.

Motion by Tappe, supported by Ruhlig to send back to the Township Board, West Lakes Hills, Final Site Plan for review. Motion was **Carried 7-0**.

V. Township Board Update –

At the October 16, 2012 Regular Township Board Meeting:

West Lake Hills Site Plan Revised Consent Judgment

Supervisor Kelly noted to the Township Board that the Planning Commission will be reviewing the West Lake Hills item prior to Board review and action.

Countywide Transit Opt-Out

Michael Benham, of the AATA, presented an overview of the proposed countywide transit program. Michaelene Pawlak, of WAVE, was also present to answer questions with Mr. Benham. The Township Board voted to Opt-Out of the proposed countywide transit system. The Township will have an opportunity to opt-in when the countywide transit millage is considered for renewal in 2017.

Update on Potential Acquisition of 11485 North Territorial Road

Supervisor Kelly noted the Phase 1 Environmental Assessment has yet to be done on the property.

Michigan Association of Planners Educational Conference

The Township Board approved DPZ Zach Michels to attend the MAP conference and pay/reimburse the registration fee, plus mileage, and to authorize membership in the American Planning Association and the Michigan Planning Association at Township expense.

Respectfully Submitted,
Jason Maciejewski, Township Board Representative

VI. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary- No Concerns

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, November 27, 2012

1) To Be Determined

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

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary