

Dexter Township Planning Commission Resolution for Application #11-PC-143

A resolution to grant Approval of the Amended Site Plan application submitted by the Huron-Clinton Metropolitan Authority (owner and applicant) for property located at 8801 N. Territorial Road, Dexter, MI, 48130 (i.e., parcels D-04-24-100-001 and D-04-24-400-001) in Dexter Township.

Whereas, the Hudson Mills Metropark, located on the south side of N. Territorial Road between Dexter-Pinckney Road and Huron River Drive, is one of 13 metroparks owned by the Huron-Clinton Metropolitan Authority (HCMA); and,

Whereas, the Hudson Mills Metropark consists of 1,549 acres, the vast majority of which is located along the Huron River in Dexter Township; and,

Whereas, on July 13, 1983, the Dexter Township Zoning Board (now formally known as the Planning Commission) approved a site plan for construction of the Hudson Mills Activity Center and an associated asphalt parking lot; and,

Whereas, in 2010, HCMA constructed a permanent gravel parking lot just east of the Activity Center and south of the existing asphalt parking lot; and,

Whereas, HCMA began preparing a site plan application for the Dexter Township Planning Commission after it was informed by Dexter Township that site plan review and approval is required before construction of a parking lot; and,

Whereas, pursuant to the provisions of the Dexter Township Zoning Ordinance, the HCMA submitted an application for an Amended Site Plan (File # 11-PC-143) on November 30, 2011, as well as revised plans on January 9, 2012, for the following changes at the above location:

- To extend the existing asphalt parking lot at the Activity Center southward by 7.7 feet;
- To change the parking angles of the existing asphalt parking lot at the Activity Center from 60-degree to 90-degree, allowing 2-way traffic movement for each parking aisle;
- To reconfigure the drives in the parking lot at the Activity Center;
- To create a gravel parking lot by doing minor grading, and to install concrete wheel stops and directional signage;
- To complete the Border-to-Border trail from its current end (located just north of the Hudson Mills Golf Course) south and east to the Dexter Township line as shown on the plans;

All relevant materials submitted with the application are listed on page 2 of 14 of Patrick Sloan's Planning & Zoning Review, dated January 13, 2012; and,

Whereas, Section 10.01(B)(1) of the Dexter Township Zoning Ordinance designates as permitted principal uses in the PL – Public Lands zoning district “Public outdoor recreation activities of an open space character, including playgrounds, play fields, golf courses, boating areas, fishing sites, and campgrounds”; and,

Whereas, the Planning Commission has received reports from: Patrick Sloan, Dexter Township Director of Planning & Zoning, dated January 13, 2012; Matthew Parks, P.E. of OHM Engineering Advisors, dated November 2, 2011, January 4, 2012, and January 23, 2012 (email); and Donald Dettling, Fire Marshal of the Dexter Area Fire Department (DAFD), dated November 6, 2011 and January 23, 2012; and,

Whereas, the Dexter Township Planning Commission considered the application for the first time at its January 24, 2012 meeting; and,

Whereas, the information in the final site plan application meets the completeness requirements of Section 6.03(B)(1) through 6.03(B)(15) of the Dexter Township Zoning Ordinance; and,

Whereas, the information in the final site plan application meets the compliance requirements of Section 6.05(A) through 6.05(P), Articles 20 (Access Controls), 21 (Off-Street Parking and Loading), 22 (Signs),

23 (Landscaping and Screening), and 24 (Environmental Standards), except as to matters addressed in the conditions below; and,

Now therefore be it resolved, the Dexter Township Planning Commission, by a vote of the majority at a regularly scheduled and duly noticed meeting held this **28th day of February 2012**, grants **Approval** of all elements of the HCMA **Amended Site Plan** (11-PC-143), subject to the conditions listed below:

1. HCMA shall seek and obtain a variance from the Dexter Township Zoning Board of Appeals from Section 21.04(D) of the Zoning Ordinance. Section 21.04(D) requires all parking areas with a capacity of 4 or more vehicles to “be surfaced with a material that shall provide a durable smooth and dustless surface...” The new parking lot at the Activity Center is gravel.
2. Prior to the Township issuing any permits necessary for HCMA to obtain before commencing work for the Border-to-Border Trail, HCMA shall:
 - a. Provide Dexter Township, OHM, and DAFD with copies of all necessary federal, state, and local permits; and,
 - b. Provide a final set of grading and construction drawings for the Trail to Dexter Township, OHM, and DAFD after the drawings are approved by the State of Michigan, and those final drawings shall be approved by the Township Engineer if they are substantially similar to the drawings submitted with the site plan application and if the Township Engineer does not have any design or safety concerns; and,
 - c. Schedule and hold a pre-construction conference pursuant to Section 6.06(B) of the Dexter Township Zoning Ordinance.
3. The Planning Commission grants a waiver of the following site plan information requirements of Section 6.03(B):
 - a. Section 6.03(B) – The context plan and plans for the remainder of the Border-to-Border Trail are not 1”=30 feet. In this case, scaling is not necessary to determine compliance with the Zoning Ordinance.
 - b. Section 6.03(B)(1) – A full survey of the entire property is not shown because the property is extremely large and the subject parking lot area is over 800 feet from the nearest property line to the east at Huron River Drive. The Border-to-Border Trail is also far away from any lot line.
 - c. Section 6.03(B)(3) – A full topographic plan is not shown. The existing topographic plan is sufficient for determining the adequacy of the grading and drainage plan. The topography shown around the parking areas and Border-to-Border Trail is adequate.
4. Prior to obtaining a Zoning Permit, HCMA shall pay in full all monies owed to Dexter Township for fees, expenses, and/or other related issues relating to the application.
5. After construction is completed, HCMA shall provide record drawings to Dexter Township pursuant to Section 6.06(D) of the Zoning Ordinance.

Resolution offered by Planning Commission Member **Tappe**

Resolution supported by Planning Commission Member **Kooyers**

Tally Y = 7 N = 0 Abstain = 0 Absent = 0

The Chair declared the resolution **Adopted**.

DATE: **28th day of February, 2012**



Molly Wade, Chair