

## Dexter Township Planning Commission Resolution for Application #12-PC-144

A resolution to grant Approval of the Amended Site Plan and Special Land Use application submitted by the Dexter Township Board of Trustees (owner and applicant) for property located at 6880 Dexter-Pinckney Road, Dexter, MI, 48130 (i.e., parcel D-04-13-300-008) in Dexter Township.

**Whereas**, the Dexter Township Hall property, located on the east side of Dexter-Pinckney Road, contains the Township Hall and a recycling station for the Western Washtenaw Recycling Authority (WWRA); and,

**Whereas**, the subject property is located in the PL – Public Lands zoning district, which allows a public administration building as a Permitted Principal Use and a recycling station as a Special Land Use Permitted by Special Approval; and,

**Whereas**, in 1970, the Dexter Township Hall was constructed at its current location at 6880 Dexter-Pinckney Road; and,

**Whereas**, in 2001, major renovations were made to the Township Hall site, which included expansion of the Township Hall building, expansion and paving of the parking lot, and establishment of the WWRA recycling area on the east side of the site; and,

**Whereas**, since 2001, several problems with the Township Hall property have arisen. These problems and proposed solutions are described on page 1 in Patrick Sloan's Planning & Zoning report, dated May 15, 2012; and,

**Whereas**, on November 17, 2011, at the request of the Dexter Township Board of Trustees, OHM Engineering Advisors submitted a parking lot design proposal. Included in this proposal was to prepare a site plan to move forward to the Planning Commission and Zoning Board of Appeals (ZBA); and,

**Whereas**, on January 17, 2012, the Township Board of Trustees adopted a motion to authorized OHM to perform the scope of services outlined in its proposal of November 17, 2011; and,

**Whereas**, on May 4, 2012, pursuant to the provisions of the Dexter Township Zoning Ordinance, applications were made for the Amended Site Plan and Special Land Use (File # 12-PC-144), as well as associated variance requests (File #12-ZBA-761), on May 4, 2012 for the following changes at the above location:

1. Fix the sub-base, properly grade the parking lot, repave the lot, and use deep strength asphalt in areas where recycling trucks will go. There are minor expansions and retractions in some areas of the parking lot.
2. Relocate the handicapped spaces to be adjacent to the handicapped ramp. Additionally, reconstruct the handicapped ramp, which will include repair of the sub-grade and sub-base underneath.
3. Increase the number of spaces to 85 – 70 paved and 15 in the overflow grass paver area on the west side of the building.
4. Plant 41 additional trees, 38 of which will be evergreen trees on the north and south sides of the parking lot and recycling area.
5. Install five (5) light poles to improve the safety of drivers and pedestrians that use the Township Hall or recycling area after dusk.

All relevant materials submitted with the application are listed on page 2 of 16 of Patrick Sloan's Planning & Zoning Review, dated May 15, 2012; and,

**Whereas**, the site plan submitted by OHM on May 4, 2012 contained 14 pages. On May 22, 2012, OHM revised Sheets 12 of 13 and 13 of 13 to include additional lighting details that addressed lighting concerns in Sloan's May 15<sup>th</sup> Planning & Zoning report; and,

**Whereas**, the Planning Commission has received reports from: Patrick Sloan, Dexter Township Director of Planning & Zoning, dated May 15, 2012 and Donald Dettling, Fire Marshal of the Dexter Area Fire Department (DAFD), dated May 22, 2012; and,

**Whereas**, the Dexter Township Planning Commission considered the application for the first time at its May 22, 2012 meeting. At this meeting, the Planning Commission deemed the application complete and scheduled a public hearing for June 26, 2012; and,

**Whereas**, on June 5, 2012, the Dexter Township ZBA considered the variance requests described on page 4 of 16 of Sloan's May 15, 2012 report and held a duly noticed public hearing. The ZBA took the following action on the following variance requests:

1. Section 10.01(E)(3)(a)/18.23(A)(1)(c)/21.04(E): To allow changes to the parking lot within the required 150-foot setback from the right-of-way of Dexter-Pinckney Road.

ZBA Action: Approval

2. Section 22.03(B): To allow changes to the freestanding signs within the required 30-foot setback from the right-of-way of Dexter-Pinckney Road.

ZBA Action: Approval

3. Section 21.04(D): To relieve the surface of the southwest parking area from the requirement of being a durable, smooth, and dustless surface.

ZBA Action: Approval, with the condition that the southwest parking area shall be grass paver material and shall not be gravel.

4. Section 22.05(B)(1)(b): To allow the continuation of 2 freestanding signs: 1 for Dexter Township and 1 for WWRA.

ZBA Action: Approval

5. Section 24.04(D)(3): To relieve the 2 ground light fixtures for the flagpole from the requirement to cover the top of the light source.

ZBA Action: Approval

**Whereas**, on June 26, 2012, the Dexter Township Planning Commission held a duly noticed public hearing on the subject Amended Site Plan and Special Land Use (File # 12-PC-144); and,

**Whereas**, with the exception of those items noted in Sloan's May 15, 2012 report (which have since been included as noted above or are eligible to be waived by the Planning Commission per the conditions listed below), the information in the Amended Site Plan and Special Land Use 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 Amended Site Plan and Special Land Use 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 26<sup>th</sup> day of June 2012, grants **Approval** of all elements of the Dexter Township Hall **Amended Site Plan and Special Land Use** application (12-PC-144), subject to the conditions listed below:

1. Pursuant to the ZBA's condition of approval for the variance from Section 21.04(D) of the Zoning Ordinance, the southwest parking area shall be grass paver material and shall not be gravel. If the Township Board opts not to use grass paver material, then the southwest parking area shall be a durable, smooth, and dustless surface in accordance with Section 21.04(D).
2. Although the 2 ground light fixtures for the flagpole are relieved from the covering requirement

of Section 24.04(D)(3) of the Zoning Ordinance, these fixtures shall not cause glare or off-site light trespass, as demonstrated on Sheet 12 of 13 (Site Lighting Photometric) of the site plan.

3. If Dexter Township finds that the landscaping does not fully screen the parking lot from the residences to the north and south, the Dexter Township Board of Trustees shall install additional fencing and/or trees to fulfill the requirements of Sections 23.05(B) & (C).
4. Prior to the Township commencing construction, the Dexter Township Board of Trustees shall:
  - a. Obtain all necessary federal, state, and local permits, including the necessary permit(s) from the Washtenaw County Road Commission, Chelsea Area Construction Agency, and the Michigan Department of Environmental Quality; and,
  - b. Schedule and hold a pre-construction conference pursuant to Section 6.06(B) of the Dexter Township Zoning Ordinance.
5. The Planning Commission grants a waiver of the following site plan information requirements of Section 6.03(B):
  - a. Section 6.03(B)(3) – A full topographic plan is not shown beyond the parking lot area. The existing topographic plan on Sheets 5 and 7 is sufficient for determining the adequacy of the grading and drainage plan.
  - b. Section 6.03(B)(14) – General Note #9 on Sheet 3 purposely omits a project completion schedule because the construction year is unknown. Given that the Township Board of Trustees is the applicant, the construction schedule will be closely monitored by the Director of Planning & Zoning. The approved site plan is subject to the expiration standards of Section 6.04(H) & (I) of the Zoning Ordinance.
6. After construction is completed, OHM shall provide record drawings to Dexter Township pursuant to Section 6.06(D) of the Zoning Ordinance.

Resolution offered by Planning Commission Member Lewis

Resolution supported by Planning Commission Member Adams

Tally Y = 5 N = 0 Abstain = 0 Absent = 2

The Chair declared the resolution Adopted.

DATE: 26<sup>th</sup> day of June, 2012



**Molly Wade, Chair**