



# DEXTER TOWNSHIP

## PLANNING COMMISSION

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TOM LEWIS  
**CHAIR**  
TOM EHMAN,  
**VICE CHAIR**  
MARY ADAMS,  
**SECRETARY**  
BILL GAJEWSKI,  
**TWP.BRD. REP.**  
MARTY RUHLIG  
BOB NESTER  
JEFFREY DEHRING  
**COMMISSIONERS**

KIMBERLY JORDAN,  
**RECORDING SECRETARY**

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### REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, February 24, 2015

Present: Tom Lewis, Chair; Tom Ehman, Vice-Chair; Bill Gajewski Township Board Representative, Bob Nester, and Jeffrey Dehring.

Also present: Zach Michels, Director of Planning and Zoning (DPZ); Harley B. Rider, Township Supervisor; and Kimberly Jordan, Recording Secretary.

Absent: Marty Ruhlig and Steve Burch

1. **Call to Order** – Mr. Lewis, Chair, called the meeting to order at 7:00 PM.
2. **Approval of Agenda** - Motion by Mr. Ehman to approve agenda as submitted. Motion supported by Gajewski. **Motion carried 5-0.**
3. **Public Comment** – No public comment.
4. **Action Items**
  - 1) **Public Hearing for (15-PC-162) Dexter Township Fire Substation an amended site plan for a fire substation at 12088 North Territorial (D-04-16-200-017)-**

DPZ Michels gave an overview of his staff report (15-PC-162) Dexter Township dated February 24, 2015.

At 7:08 PM, the Public Hearing commenced.

Tom Arehart, Township representative for the fire substation, introduced himself and stated he was available for any question and/or concerns of the Planning Commissioners.

Mr. Lewis asked DPZ Michels for clarification regarding the Dexter Area Fire Department (DAFD) site plan review letter dated, February 12, 2015, addressing safe egress ingress access to the complex.

DPZ Michels deferred to Mr. Arehart and Mr. Rider. They stated the decision to not include a front turn around at this time was financial, but the station has a drive-through design.

Planning Commissioner's discussed the rational for not installing a turnaround at the front and rear of the building.

At 7:11 PM, the Public Hearing concluded.

A motion was made by Mr. Gajewski, supported by Mr. Dehring, to approve resolution (15-PC-162) Dexter Township Fire Substation for an amended final site plan

Roll Call Vote:

Yes: Mr. Dehring, Mr. Gajewski, Mr. Lewis, and Mr. Nester.

No: Mr. Ehman; Absent: Mr. Ruhlig and Mr. Burch; Abstain: N/A

**Motion carried 4-1.**

**2) Public Hearing for (15-PC-163) Dexter Township, a Zoning Text amendment (Ordinance 34-17) concerning Signs and Sign-related Definitions**

DPZ Michels gave an overview of his staff report dated, February 24, 2015. He noted that there were three possible alternative options for the Planning Commissioners' consideration concerning signs in the right-of-way.

DPZ Michels then guided the Planning Commissioners through the nineteen page text of the proposed zoning text amendment (Ordinance 34-17).

Planning Commissioners reviewed, discussed, and made a minor text amendment to the draft.

At 8:07 PM, Mr. Lewis opened the Public Hearing

Mr. James Drolett, Pinckney - inquired and opened the discussion about sign location and right-of-way issues.

Supervisor Rider, commented on the complexity and the challenges of re-drafting the Sign Article. He commended the Zoning Ordinance Review Committee (ZORC) and DPZ Michels for not only their input but for their dedication and patience as they worked through the sensitive revision of the new zoning ordinance.

Carl Lesser, Island Lake Road, Dexter- inquired about off premises advertising and the compliance of seasonal signs. He stated that the farmers have a tough enough job farming and they don't need the burden of making sure they are complying with sign regulations.

Mr. Lesser stated that he is not in favor of regulating off-site temporary commercial signs. Farmers never know from day to day when they will have an overabundance of fresh produce to sell. He said we live in a rural community and have property rights. He is against any and all restriction for off-site and temporary signage.

At 8:37 PM, Mr. Lewis closed Public Hearing.

Motion by Mr. Ehman to adopt and include the first option, as written, in the Planning Commission staff report dated, February 24, 2015, for revised Sign Article.

Mr. Lewis asked if there was a support for the motion on the table. Hearing no support, the **Motion failed.**

Motion by Mr. Lewis to adopt and include the second option with revisions as identified in the Planning Commission's staff report dated, February 24, 2015, for revised Sign Article.

After a brief discussion and hearing no support Mr. Lewis rescinded his motion with the thought of possibly coming back to it after further review.

Planning Commissioners concurred that more review was needed before referring it back to the Board of Trustees for favorable consideration.

A motion was made by Mr. Ehman, supported by Mr. Lewis, to recommend option one (1) with revisions. **Motion carried 5-0.**

A motion was made by Mr. Dehring, supported by Mr. Gajewski, to postpone proposed text amendment (Ordinance 34-17), until March 24, 2015 for further review. **Motion carried 5-0.**

DPZ Michels will re-draft (34-17), the draft ordinance and amendment language to include those revisions discussed this evening. The revised draft will go back before the ZORC for their review. ZORC will then forward back to the Planning Commissioners for their review.

### 3) Review Planning Commission 2015/2016 Work Plan-

DPZ Michels gave an overview of the draft 2015/2016 Work Plan dated February 9, 2015.

DPZ Michels asked the Planning Commissioners for their perspective on the ranking and priority of the proposed work objectives.

Planning Commissioners went through the draft 2015/2016 Work Plan and recommended work objectives and suggested goals that they want to work through, including priority level and year.

A motion was made by Mr. Ehman, supported by Mr. Gajewski, to adopt the 2015/2016 Work Plan, as amended. **Motion carried 5-0.**

### 4) Review Planning Commission Annual Plan-

DPZ Michels gave an overview of 2014 Annual Report.

Motion by Mr. Gajewski, supported by Mr. Nester, to approve as amended the 2014 Annual Report. **Motion carried 5-0.**

*Staff reports and all other supporting documents regarding the above agenda items can be obtained at the Township hall during normal business hours. Additionally, these documents are available on the Townships website: [www.dextertownship.org](http://www.dextertownship.org) and can be viewed on [new.livestream.com/dextertownship.org](http://new.livestream.com/dextertownship.org).*

### 5) Approval of Planning Commission Meeting Minutes –

Motion by Mr. Gajewski, supported by Mr. Dehring, to approve as amended the meeting minutes of December 9, 2014, **Motion carried 5-0.**

6) **Election of Officers –**

Nomination for Chair-

A motion was made by Mr. Ehman, supported by Mr. Nester, to nominate Mr. Lewis for the position of Chair. **Motion carried 5-0.**

Nomination for Vice Chair-

A motion was made by Mr. Gajewski, supported by Mr. Nester, to nominate Mr. Ehman for the position of Vice-Chair. **Motion carried 5-0.**

Nomination for Secretary-

A motion was made by Mr. Ehman, supported by Mr. Gajewski, to nominate Mr. Dehring for the position of Secretary. **Motion carried 5-0.**

Nomination for Zoning Board of Appeals Representative –

Mr. Steve Burch submitted a letter expressing his interest in being appointed as the Planning Commission representative to the Zoning Board of Appeals.

Motion by Mr. Gajewski, supported by Mr. Nester, to recommend to the Township Board of Trustees favorable consideration Mr. Steve Burch for the Planning Commission representative to the Zoning Board of Appeals. **Motion carried 5-0.**

7) **Township Board of Trustees Update –**

Dexter Township Board Meeting Report  
February 9<sup>th</sup> 2015 Special Meeting  
December 16, 2014; January 20<sup>th</sup> & February 17<sup>th</sup> 2015 Regular *Meetings*

• **Appointments:**

1. **Planning Commission:** The Board of Trustees appointed Marty Ruhlig & Steve Burch to the PC for 3 year terms.
2. **ZBA:** The Board appointed Jim Drolett & Brook Smith for 3 year terms. And also appointed (attorney) Beth Filip as a regular member for vacant term expiring 12/31/16 ... and Jim Cormier & Janis Miller as alternate members.
3. **Zoning Ordinance Review Committee, ZBA Rep:** The BOT appointed Jim Drolett to the ZORC for an open ended term.
4. **Board of Review:** The Board appointed Dave Diesing & Nina Doletzke-Rackham & Jim Drolett as regular members for 2 year terms ... and Sheridan Springer as alternate.
5. **Western Washtenaw Recycling Authority:** The BOT reappointed Jason Maciejewski & Libby Brushaber as regular & alternate members respectively for 2 year terms.
6. **Chelsea Library Board:** The BOT appointed Charlie Taylor for a 4 year term.
7. **Huron River Watershed Council:** The BOT reappointed Barry Lonik for a 3 year term.
8. **Washtenaw Broadband Committee:** The BOT appointed Michael Kundak-Cowall to the WCBC for open-ended term.

- **E.T. Rover Pipeline:**

The Board discussed citizen concerns regarding the location of the E.T. Pipeline. Unfortunately the Board does not have jurisdiction or authority to tell E.T. Rover where to run their pipeline.

- **Ordinance 34-16 Second Reading:**

The Board approved Ordinance 34-16 amendment to the ZO as it amends article one (1) and eighteen (18) and remand article 22 back to the PC & ZORC (Zoning Ordinance Review Committee) to address three concerns:

1. Section 22.25 (C)
2. Section 22.35 Temporary Signs – B. Sign locations

Section 22.40 Permanent Signs – to add an F-1 at the end to state electronic signs not in the water body front yard.

- **Joint Planning/Zoning Training Request:**

The Board approved funds (*not to exceed \$1,700. with costs reimbursed by participating municipalities*) for On-Site Joint training concerning *Site Plan Review* to be held Wednesday, March 4<sup>th</sup> at 6:00 pm. (*Location TBD*)

- **Chelsea Fire Authority (CAFA) Contract:**

The Board approved CAFA fire emergency services to section 31 & a portion of section 32 in Dexter Township. The cost is based on the taxable value of parcels served.

- **Bell Road Bridge:**

The Bell road bridge is an old wrought iron bridge built in ~~1981~~ 1891 by the Wrought Iron Bridge Company of Canton Ohio. It was removed by the Road Commission following a vehicle collision in 1992. The road commission gave Dexter Township the right of first refusal since another municipality was interested in acquiring it for pedestrian use. However the Board declined the offer since the cost to repair would be significant and it could be of better use elsewhere in the county.

- **Fire Substation Building Committee:**

Sidock Architects has put together the legal & easement descriptions for the land purchase from Multi Lakes (MLWSA) and for counsel's review.

- **Approval of Land Purchase Agreement from Multi-Lakes Water & Sewer Authority:**

A work in progress due to legal wrangling, land purchase is moving forward... slowly but surely. (*Axiom Construction is on hold but still moving forward by assembling subcontractors.*)

Respectfully Submitted,  
Bill Gajewski, Township Board Representative

## 8) Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary-

Supervisor Rider informed the Planning Commissioners that the ZBA now has three diversified attorneys residing on the board and that the ZBA approves and supports the appointment of Mr. Burch as their liaison/representative to the Planning Commission.

Mr. Dehring informed the Planning Commissioners that the Washtenaw County Parks and Recreation ~~Commission Department would like to apply~~ applied for grant money to acquire property that is adjacent to the West Lake Hills preserve which is located in Dexter Township. They have asked him to inform the Township of their intent and ask for the Townships support.

Supervisor commented that the request would need to go before the Board of Trustees for their consideration.

Mr. Dehring will get an official letter of intent to the Board of Trustees.

DPZ Michels informed the Planning Commissioners of the upcoming future work sessions.

1. Capital Improvement Plan committee has started meeting.
2. ZORC will meet on the March 3rd to review revisions to the Sign Article.
3. The Planning Commission meeting on March 24<sup>th</sup> will again review the revision of the Sign Article.

**9) Public Comment – None**

**10) Review of Bylaws –**

A motion was made by Mr. Ehman, supported by Mr. Gajewski, to accept the Planning Commission bylaws as written. **Motion carried 5-0.**

**11) Future Agenda Items –**

Tuesday, March 24, 2015

- 1) Public Hearing (14-PC-163) Dexter Township, a Zoning Text amendment (Ordinance 34-17) concerning Signs and Definitions.
- 2) Washtenaw County Water Resources Commissioner presentation.

**Adjournment** – Mr. Lewis declared meeting adjourned at 10:08 PM.

Respectfully submitted,

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Kimberly Jordan, Recording Secretary

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Jeffery Dehring, Acting Secretary