



DEXTER TOWNSHIP

PLANNING COMMISSION

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TOM EHMAN
VICE CHAIR
JEFFREY DEHRING
SECRETARY
BILL GAJEWSKI,
TWP. BRD. REP.
STEVEN BURCH
MARTY RUHLIG
BOB NESTER
COMMISSIONERS

KIMBERLY JORDAN,
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, March 24, 2015

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

Also present: Zach Michels, Director of Planning and Zoning (DPZ) and Kimberly Jordan, Recording Secretary.

Absent: None

Mr. Lewis introduced and welcomed Mr. Steve Burch to the Planning Commission.

1. **Call to Order** – Mr. Lewis, Chair, called the meeting to order at 7:00 PM.
2. **Approval of Agenda** - Motion by Mr. Ehman, supported by Mr. Gajewski, to approve the agenda as submitted. **Motion carried 7-0.**
3. **Public Comment** – No public comment.
4. **Action Items**
 - 1) **Washtenaw County Water Resources Commissioner Presentation-**

Mr. Dennis Wojcik, P.E. Deputy Washtenaw County Water Resources Commissioner Office gave a presentation on storm water review procedures, jurisdiction, and regulations.

- 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, for (15-PC-163) Dexter Township, dated March 24, 2015.

Commissioners reviewed and discussed the proposed text amendments concerning signs and sign-related definitions.

Mr. Ehman proposed deleting 22.15(I) and replacing section 22.50 with his alternate version.

Mr. Lewis opened the Public Hearing at 8:38 PM.

Janis Miller, McKinley Road, Chelsea – Introduced herself and expressed support for Mr. Ehman's suggested alternative/amendment for Section 22.50.

Mr. Lewis closed the Public Hearing at 8:44 PM,

Commissioners resumed their discussion of the zoning text amendment.

A motion was made by Mr. Ehman, supported by Mr. Gajewski, to delete section 22:15 (I) and replace the language of section 22.50 with Mr. Ehman's written alternate proposed version for removal of signs that would allow temporary signs within the rights-of-way. With the contemplation that the township board wanted to allow temporary signs within the right of way. **Motion carried 7-0.**

A motion was made by Mr. Dehring, supported by Mr. Nester, to amend definition section 2.02(D) (12) Official Flag. **Motion carried 7-0.**

A friendly motion was made by Mr. Dehring, supported by Mr. Burch, to accept section 2.02(D) (12) as originally written and amend 2.02(D) (3), (4), & (5). **Motion carried 7-0.**

A motion was made by Mr. Ehman, supported by Mr. Nester, to accept section 22:15 with amendments to (K), (1), (2), (3), & (4). **Motion carried 7-0.**

A motion was made by Mr. Nester, supported by Mr. Gajewski, to approve and forward to the Board of Trustees for favorable consideration of the draft resolution, (15-PC-163) Dexter Township: Ordinance 34-17, zoning text amendment concerning signs and definitions including the amendments made at tonight's meeting.

Roll Call Vote:

Yes: ~~Mr.~~ Mr. Dehring, Mr. Gajewski, Mr. Lewis, Mr. Nester, Mr. Ehman, and Mr. Burch.

No: None; Absent: None; Abstain: none

Motion carried 7-0.

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 Township's website: www.dextertownship.org and can be viewed on new.livestream.com/dextertownship.org.

3) Approval of Planning Commission Meeting Minutes –

Motion by Mr. Nester, supported by Mr. Gajewski, to approve as amended with minor text revisions the meeting minutes of February 24, 2015. **Motion carried 7-0.**

4) Township Board of Trustees Update –

Dexter Township Board Meeting Report
March 17, 2015 Regular Meeting

Public Hearing on 2015/2016 Budget:

The Board held a duly noticed public hearing on the General, Fire, Police, and Fire Sub-Station Fund Budgets and received no public input.

Excluding Trustees ...the Board approved Resolutions for a small 2½ % stipend increase for Supervisor, Clerk, & Treasurer (after 7 year freeze of no increases until 2014). Staff, Director of Planning & Zoning also received a *well-deserved* 2 ½% stipend increase.

Outdoor Warning Siren:

The March 2015 test did not get good results. There is an encoding problem at the county level only 9 of the 16 sirens activated. The counties new transmitter has given us problems.

Fire Substation Construction Manager / Owners Representative:

The Board approved a motion to continue the contract with consultant Tom Arehart of Total Capital Asset Management for the preconstruction, construction & project closeout phases for a total cost not to exceed \$54,249. Mr. Arehart has been a valuable asset in protecting the Township's interest.

Fire Substation Land Acquisition:

A Covenant Deed will be prepared by the 2 attorneys, resolving any issues. The Board authorized the Supervisor to sign the closing documents contingent upon approval by township attorney and with a purchase price not to exceed \$25,000.

Update on Island Lake/Wylie Road Intersection Project:

Some work has been started with the removal of all the trees. The intersection will be closed June 15th through July 3rd 2015. The project will be partially funded with a \$350,000.00 Safety Grant. The hill will be cut down 18 inches and an appropriate detour posted.

Spring Clean-Up Day:

Motion passed by Township Board to participate in the May 9th spring clean-up day. This will help residents to dispose of items as furniture, refrigerators, motor oil, tires, etc.

Appointment of Planning Commission Representative to the ZBA:

The Board appointed Mr. Steve Burch as the PC rep to the ZBA for a 3 year term ending 12/31/17.

West Lake Preserve:

After input from Park Planner, Mr. Jeff Dehring, the Board authorized the Supervisor to send a letter in support of Washtenaw County Parks request regarding acquisition of additional property for West Lake Preserve.

*Respectfully Submitted,
Bill Gajewski, Township Board Representative*

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

Mr. Burch stated that he is looking forward to working with the Planning Commission and additionally taking on the task of his appointment to the Zoning Board of Appeals.

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

1) Zoning Ordinance Review Committee will meet on Tuesday, March 31st to review the Site Plan Article and Amended Articles.

2) No agenda items for the commissioners April 28th meeting.

3) Zoning Board of Appeals will meet on Wednesday, May 6th because of Elections being held on Tuesday, May 5th.

4) The Capital Improvement Committee is moving forward.

6) **Public Comment** – None

7) **Review of Bylaws** – No Action.

11) **Future Agenda Items** –

Tuesday, April 28, 2015

Meeting cancelled.

Adjournment – Mr. Lewis declared meeting adjourned at 10:20 PM.

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Jeffrey Dehring, Acting Secretary