



DEXTER TOWNSHIP

PLANNING COMMISSION

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REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, June 23, 2015

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

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

Absent: Bill Gajewski

1. **Call to Order** – Mr. Lewis, called the meeting to order at 7:00 PM.
2. **Approval of Agenda** - Motion by Mr. Nester, supported by Mr. Dehring, to approve the agenda as submitted. **Motion carried 6-0.**
3. **Public Comment** –

Dave Forbes, Island Lake Road, Dexter –Asked if agenda item two, the Group Day Care, was located at 10660 Island Lake Road.

Mr. Lewis replied, yes, it is and there is an opportunity to exchange comments and questions during the public hearing.

4. **Action Items**

1) **Public Hearing for (05-PC-121) Hanover Glen request for site plan extension-**

DPZ Michels gave an overview of his staff report for (05-PC-121) Hanover Glen, dated June 10, 2015.

Discussion and dialog ensued between the commissioners and applicants regarding conditions that were applied at the time of final site plan approval and additional conditions applied during extensions.

The applicant noted that they are aware of the conditions and have no issues and/or concerns with compliance of the conditions.

Mr. Lewis opened the Public Hearing at 7:09 pm

Mr. Raymond, 4361 Dexter Town hall Road, Dexter- asked the applicants if the proposed ET Rover pipeline would be going through their property.

DPZ Michels stated that Rover is still working on the location and route they want to take.

Mr. Rider, stated that he will be meeting with representatives from ET Rover pipeline tomorrow, June 24th at 10:00 am, here at the Township Hall. He hopes to know more about their plans after that meeting.

Mr. Lewis closed the Public Hearing at 7:13 PM.

Commissioners discussed the consideration and rational of an approval for an ongoing open extension with the condition that the applicant only has to come back for review and a further extension when and if there is a change in the zoning ordinance text that would affect their site plans.

Mr. Carl Frankena, attorney for Hanover Glen, was under the assumption that the zoning ordinance stated that they had to come back every year to request for an extension.

DPZ Michels noted that Hanover Glen was not affected by the 2009 amendment to limit extensions to two years. Stating that it just has been the practice of this body to extend on a yearly basis.

A motion was made by Mr. Ehman to extend (05-PC-121) Hanover Glen site plan for one year until August 31, 2016, subject to the conditions set forth in the original resolution and any conditions of extension granted to date and further extensions with same conditions past August 31, 2016, provided there are no zoning text amendment changes that might shall affect the site plan. [Site plan extension continues if there are no zoning text amendments that affect the site plan].

Mr. Frankena asked for clarification of the motion on the table.

Mr. Rider suggested Mr. Ehman delete the word “might” and replace it with the word “shall”.

Mr. Ehman agreed. The word “might” was deleted and “shall” was inserted.

Motion was supported by Mr. Nester.

Commissioners discussed the amended motion.

Motion carried 6-0.

2) Public Hearing for (15-PC-166) Warm Fuzzies request for Special Land Use --

DPZ Michels gave an overview of his staff report for (15-PC-166) Warm Fuzzies, dated June 12, 2015.

Mr. and Mrs. Conger, the property owners, were seeking a special land use for a group day care home. However, they were unable to attend this evenings meeting. Mrs. Conger was available, via speaker phone, from Denver, Colorado.

On behalf of the Congers, Mr. Wilcox, was present and gave a brief slide show and overview for the proposed group day care.

Commissioners and applicant exchanged questions and comments.

Mr. Lewis opened the Public Hearing at 8:05 pm.

Mrs. Warden, 10740 Island Lake Road, Dexter- commented that with an age group range from one to five years old there probably won't be a lot of curriculum activity. She speculated and inquired how much time they would spend outside.

Mrs. Conger replied, they resource a wide range of educational activities inside as well as supporting outside play. Engaging educational activities and prompting a creative educating program is their motivation.

Mr. Forbes, 10724 Island Lake Road, Dexter- asked if the permit specified the age group. Does it state one to five years old only.

DPZ Michels gave a brief overview for different family day care uses. He noted that age, quantity, and use, would regulate permitting use.

Mr. Forbes stated he understands that the use runs with the property and he would not want to see its use turn into a halfway house for teens and/or a rehab center.

Commissioners noted that if there were to be a change of use, the new owner would have to come back to the planning commission for approval for that different use.

Mrs. Warden asked what about mentally challenged children. Would that also require a change in use?

DPZ Michels replied, ~~if they~~ yes. If they were still a daycare, it would be considered the same use, but a foster care home would be a different use that would require separate approval.

Mrs. Forbes, 10724 Island Lake Road, Dexter – asked if the children who have turned five years old and/or five and a half continue on and attend summer camp.

Mrs. Conger replied, yes, for that first summer.

Mr. Dehring asked if the Planning Commission could include a condition that would regulate the age limit.

DPZ Michels replied, yes. He cited a few other potential conditions for the Commissioner's consideration. The planning commission could limit the days and hours of operations, signage, and possible fencing.

Mr. Lewis closed the Public Hearing at 8:22 pm

Discussion.

A motion was made by Mr. Ehman, supported by Mr. Burch, to set a date for public hearing for special land use as determined by DPZ Michels when completeness relative to special land use is completed.

Motion carried 6-0.

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 and can be viewed on new.livestream.com/dextertownship.org.

5) Approval of Planning Commission Meeting Minutes –

Motion by Mr. Nester, supported by Mr. Burch, to approve as amended with minor text revisions the meeting minutes of March 24, 2015. **Motion carried 6-0.**

6) Election of Officers- No action

7) Township Board of Trustees Update –

Annual Fireworks Display:

The Board approved applications for fireworks displays at the following locations:

North Lake on July 4th, with rain date of July 5th

Hudson Mills Metro park, Wednesday July 1st 2015, no rain date.

Portage Lake by Gary Locher, on Friday July 3rd 2015, rain date Sunday July 5th
(W/Dexter Fire Dept. letter of approval)

Portage lake by PLASCO, Saturday July 4th 2015, with rain date Sunday July 5th
(W/ Dexter Fire Dept. letter of approval)

2015 Road Projects:

The Board approved to contract with the Washtenaw County Road Commission for 3 applications of Kaiser Well Brine.

Approved Fleming & Wylie Road spot ditching & project restoration

Approved Fleming Road project ... from McGuinness road to Dexter Town Hall Road with the application of 4 inches of 23a limestone & associated dust control (*however not to commence any work until after Wylie/Island Lake project is completed approx. July 31st*).

Update on Island Lake/Wylie Road Intersection Project:

The scope of the project includes lowering Island Lake Road's hill crest (about 18 inches) just east of the intersection, improving drainage, installing curb and gutter, and improving intersection sight distance at the Wylie Road approaches.

The road construction will require the road to be closed which is scheduled to begin on June 15, 2015 and conclude by July 31 2015. An appropriate detour will be posted.

Supervisor Rider gave an update at June 16th Board of Trustees meeting stating Island Lake was closed in AM of June 15th and that the contractor's goal is to reopen the road by July 3rd 2015.

Fire Substation:

The Building Committee (Supervisor Rider & Trustee Howard) attended a preconstruction meeting with Axiom & Sidock to lay out time lines & responsibilities. A groundbreaking ceremony was held April 24th with Chief Loren Yates taking the 1st shovel full of dirt. A resolution to recognize & honor Chief Yates on his retirement was adopted at the June 16th Board of Trustees meeting.

The Appropriate Permits have been obtained and site work has begun. Stripping topsoil & development of the building pad with layered lifts tested for compaction by SME (Soil & Material Engineers).

At June 16th ~~BOE~~ Board of Trustees -meeting, Supervisor Rider, & Mr. Arehart informed the Board that the footings are in, & major site work has been accomplished, including the detention area and will soon begin work on underground utilities.

Structural steel will be delivered after July 4th. Mr. Arehart recommended that the east driveway be changed from a combination of asphalt & concrete to all concrete because of the impact of heavy fire trucks on asphalt. If we use structural wire instead of structural rebar, this will bring price down to \$11,390 to change to all concrete. (And this cost should be offset by the check we will receive from Paul Gantz of DTE).

Tom also informed the Board that we will tap power from the DTE Station transformer. Power was coming from Copper Meadows thus this should be a cost savings.

Our representative, Mr. Tom Arehart (*of Total Capital Asset Management*) is doing an excellent job of keeping the Board apprised of all construction activities.

Zoning Ordinance 34-17 (Signs):

After a lengthy discussion the Board did recommend to adopt the Sign Ordinance. Zoning Ordinance Amendment 34-17.

Respectfully Submitted,
Bill Gajewski, Township Board Representative

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

Mr. Burch stated that as the representative of the Zoning Board of Appeals, the Zoning Board would like to ask the Planning Commissioners for their guidance, consideration, and rational of addressing the definition of three of their standards of review criteria. Practical difficulty, temporary structures, and their thoughts on including overhangs in the lot coverage.

DPZ Michels noted that the Zoning Ordinance Review Committee (ZORC) has previously discussed temporary structures and the rationale of including overhangs in the lot ratio and with further review will forward their findings back to the Zoning Board of Appeals.

Mr. Burch said the Zoning Board will review further the definition of “practical difficulty” and forward their findings and comments back to the Planning Commission and the Ordinance Review Committee for their input.

DPZ Michels informed the Commissioners that the staff has found discrepancies with mortgage surveys. He suggests possible consideration be given to requiring a boundary survey versus a mortgage survey. However, he noted that the cost of a boundary survey is significantly more.

DPZ Michels gave an up-date on the following:

-ZORC is now working on the site plan article. But will be [on](#) sabbatical until September.

-Staff still working with Copper Meadows on their [on](#) going issues with tree survey, storm water, and punch list.

-Hartman Farms has had a storm water ~~detention~~ [detention](#) failure. Berm was installed lower than it should have been.

9) **Public Comment** – None

10) **Review of Bylaws** – No Action.

11) **Future Agenda Items** –

Tuesday, July 28, 2015

1) (15-PC-166) Warm Fuzzies request for Special Land Use and Site Plan approval.

Adjournment – Mr. Lewis declared meeting adjourned at 9:22 PM.

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Jeffrey Dehring, Secretary