

DEXTER TOWNSHIP

PLANNING COMMISSION

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STEVEN BURCH
CHAIR
MARTY STRAUB
VICE CHAIR & ZBA REP.
TOM LEWIS
SECRETARY
BILL GAJEWSKI
EX-OFFICIO TWP. BRD.

KATE MEHURON
ANDY REISER
BOB NESTER
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, October 22, 2019

Present: Steve Burch, Chair; Marty Straub, Vice-Chair; Tom Lewis, Secretary; Bill Gajewski; Bob Nester, Kate Mehuron, and Andy Reiser. Absent: None.

Also present: David Rohr, Director of Zoning and Planning; and Janis Miller, Recording Secretary.

- 1. Call to Order:** Mr. Burch called the meeting to order at 7:00 PM.
- 2. Pledge of Allegiance:** Chairperson Burch led the Pledge of Allegiance.
- 3. Conflict of Interest:** None.
- 4. Approval of Agenda:**
Without additions or corrections, the Chairperson deemed the agenda approved as presented.
- 5. Public Comment:** (non-agenda items) None from those present.
- 6. Action Items:**

Item A:

Public hearing for Esch Parcel (D-04-13-300-024) Zoning Recommendation

DZP Rohr summarized the issue and the Board of Trustees concern.

Wayne Esch, applicant representing the Esch Estate, submitted a three-page handout that documented the survey error and the request for inclusive zoning of the omitted land (from RR to C-1) for parcel (D-14-13-300-024); a split parcel 7.23 acres east (zoned Rural Residential, RR) of Dexter Pinckney Road, and 50.66 acres west (zoned General Commercial, C-1) of Dexter Pinckney Road.

Planning Commission Review:

Section of parcel west of Dexter Pinckney Road has been zoned commercial since the 1960's. The range line in the original survey (more than 50 years ago) was the incorrect measurement starting point. Township Board of Trustees remanded to the Planning Commission for review but the Board would like to see the 50.66 acres west parcel zoned General Commercial (C-1) and the 7.23 east parcel remain Rural Residential (RR).

Motion by Mr. Straub, seconded by Mr. Reiser, that in recognition of apparent errors in property description [survey and Zoning Mapping], we [the Planning Commission] recommend to the Township Board that the Esch property in question on the west side of Dexter Pinckney Road be zoned C-1 [General Commercial], and the property to the east of Dexter Pinckney Road be zoned RR [Rural Residential]. This is for property #id D-04-13-300-024.

Roll Call Vote: Yeas – Nester, Gajewski, Reiser, Mehuron, Lewis, Straub, Burch; Nays – none; Absent – none. Motion carried 7-0.

Item B:

Signature Oaks Amended Site Plan Review

On next month's agenda as all documentation was not completed.

Item C:

Watercraft Regulation Discussion

Planning Commission Review:

Wake boat regulations, local and state. EGLE (Department of Energy, Great Lakes, and Environment) will address township concerns after the township holds a public hearing on the subject. In Washtenaw County Regulations, since 1980, Little Portage Lake has been considered a "slow-no wake" speed zone. This is enforced by the Washtenaw County Sheriff Marine Patrol, Aquatic disruption regarding wake boats, i.e. deep draft boat disturbance of the bottom substrate, which contains encapsulated contaminants. Shoreline damage and how to protect the township lakes. Legal clarification of the problem and review by the Township Attorney.

Motion by Mr. Reiser, to recommend to the Township Board a) the Board hold a public hearing, b) pending results of the public hearing consult with the Township Attorney, and c) submit a request to the EGLE (Department of Energy, Great Lakes, and Environment) to look at the effects of watercraft on the waterbodies of Dexter Township.

*Addition requested by Ms. Mehuron "as described by Michigan Laws 324.80112".
Motion seconded by Ms. Mehuron. Motion carried 7-0.*

7. Approval of Planning Commission Minutes:

Moved by Mr. Straub, seconded by Mr. Reiser, to approve the meeting minutes of August 27, 2019, as presented. Motion carried 7-0.

8. Election of Officers: No action

9. Township Board of Trustees Update:

Bill Gajewski, Township Board Representative gave a report on the September 17th and October 15th regular Township Board Meetings.

Documents regarding the agenda items can be obtained at the Township hall during normal business hours, the Townships website: www.dextertownship.org and can be viewed on ew.livestream.com/dextertownship.org.

10. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:

DPZ Rohr – Shared the Township Board concern on the Zoning Ordinance addressing short time rentals in light of actions in Freedom Township and Manchester Township.

11. Review of Bylaws: No action.

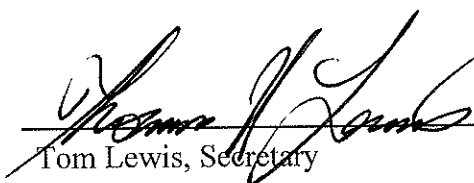
12. Public Comment: No public present.

13. Future Agenda Items: November 26, 2019

- A) Big Silver LLC site plan review
- B) Signature Oaks site plan amendment

14. Adjournment: Mr. Burch declared meeting adjourned at 8:14 PM.

Respectfully submitted,



Tom Lewis, Secretary



Janis Millet, Recording Secretary

