

# DEXTER TOWNSHIP

## PLANNING COMMISSION

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EX-OFFICIO TWP. BRD.

KATE MEHURON  
ANDY REISER  
BOB NESTER  
COMMISSIONERS

JANIS MILLER  
RECORDING SECRETARY

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### REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, June 25, 2019

Present: Steve Burch, Chair; Marty Straub, Vice-Chair; Tom Lewis, Secretary; Bill Gajewski; Bob Nester, and Andy Reiser. Absent: Kate Mehuron.

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 7:02 PM.
2. **Pledge of Allegiance:** Pledge led by Mr. Gajewski.
3. **Conflict of Interest:** None.
4. **Approval of Agenda:** Chairperson Burch deemed agenda approved as amended.
5. **Public Comment:** (non-agenda items) None.
6. **Action Items:**
  - Item A:**  
Public Hearing for **(05-PC-121) Hanover Glen**; Private Road Agreement

The Director of Zoning and Planning, David Rohr, summarized the request and answered Commissioners questions.

Jack Campbell, Marhofer/Campbell Development Co., LLC, clarified points in the development agreement and answered questions of the Commissioners.

#### **Planning Commission Review:**

Discussion of whether the private roads depth would be built to previously approved 2005 standards or to current standards. DZP Rohr said they would be built to standards approved in final site plan. Procedure regarding contingencies in approval process.

**Public Comment Opened:** No public present.

*Motion by Mr. Gajewski, seconded by Mr. Nester, to approve Resolution (19-PC-196) for the Hanover Glen Private Roads Application (see attachment).*

**Roll Call Vote:** Yeas – Burch, Straub, Lewis, Reiser, Gajewski, Nester; Nays – None -;  
Absent - Mehuron. **Motion carried 6-0.**

**Item B:** Master Plan Review:

*Supervisor Rider has requested a mid-course, cursory review of the Master Plan, not a detailed review, as the 2020 Census will offer new data and a possible resident survey (last conducted in 2007) could be conducted in 2021. SEMCOG data and Washtenaw County Maps & data could be updated now by staff. The Township Board would like a more significant detailed review of the Zoning Build-Out Analysis (pg. 67) as well as goals & objectives (pg. 71) to see if they are still relevant.*

**Chapter 3: Planning Issues and Trends** (commence page 16)

Commercial Development

Industrial Development

Sanitary Sewer Service

- *Adding reference to Senate Bill PA 631 regarding a new definition of wetlands.*

Solid Waste Management

- *Third paragraph discussion of the possibility of a coordinated township garbage pick-up, and contractual performance.*

**Chapter 5: Physical Characteristics**

Page 44, **Wetlands:** *Suggestion of adding reference to Senate Bill PA 631 regarding a new definition of wetlands.*

Page 34, **Dexter Township Soils: Septic Limitations:** Mr. Gajewski will check accuracy with the County Health Department as this map indicates the majority of the township is not buildable.

- *Discussion of updating data and interspersing with a ten-year old narrative as confusing for the reader.*
- *Discussion of the 2007 Community Survey and how a new survey's statistics could change dramatically.*
- *Discussion of changes in facts that will lead to changes in projections in regard to what can be updated now and what will have to wait for a more thorough review.*

**Chapter 4: Social Characteristics**

Page 25, **Chart 1: Dexter Twp. Population Growth, 1960-2010** and **Table 5: Dexter Twp. Region Population Growth** would be updated by SEMCOG after 2020 Census.

**Chapter 5: Physical Characteristics**

Page 31, **Soils: Steep Slopes:** Michigan Planner course indicated that anything over twenty-five percent (25%) is a steep slope.

Page 67: **Build-Out Analysis by Dexter Township Planning Staff:** discussion of date omission on Table 29 (pg. 68) to indicate analysis results and the possibility of updating ten-year old data.

Page 68: **Table 29: Dexter Township Build-Out Analysis Results:** discussion of updating current dwelling units as this is what the build-out analysis will be base on.

Page 68: second paragraph discussion of using OSC (Open Space Communities)

Overlay Districts versus using conventional zoning standards to control growth.

Discussion of traffic in the township and the amount of traffic attributable to non-

residential vehicles. Question as to whether the Washtenaw County Road Commission has current traffic counts on Dexter Township roads.

**Chapter 6: Policies and Implementation**

Page 85: Economic Development Policies: discussion regarding adding reference to current broadband initiatives.

Review of the Master Plan to continue, July 9<sup>th</sup>, starting on page 71.

**7. Approval of Planning Commission Minutes:**

*Moved by Mr. Gajewski, seconded by Mr. Reiser, to approve the meeting minutes of May 14, 2019, as amended. Motion carried 6-0.*

*Without any edits, Chairperson Burch deemed the minutes of June 11, 2019, approved.*

**8. Election of Officers:** No action

**9. Township Board of Trustees Update:**

Bill Gajewski, Township Board Representative gave a report on the May 21<sup>st</sup> and June 18<sup>th</sup> Township Board Meetings.

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

Mr. Burch thanked the Commissioners for all their work on the Master Plan Review.

Mr. Reiser wanted to know who at the Township followed up on cell tower installations.

He also asked where the Bylaws were available (online?) and requested a hard copy.

**11. Review of Bylaws:** No action.

**12. Public Comment:**

Tim Zaleski, 8385 Dexter Townhall


Suggested that if the Township were to contract with one waste hauler for the entire township that a performance agreement be part of the contract.

**13. Future Agenda Items: July 9, 2019**

A) Review of the Master Plan

**14. Adjournment:** Mr. Burch declared meeting adjourned at 9:36 PM.

Respectfully submitted,

  
\_\_\_\_\_  
Tom Lewis, Secretary  
\_\_\_\_\_  
Janis Miller, Recording Secretary



Planning Commission Resolution (19-PC-196)  
Hanover Glen Private Roads Application

*A resolution to approve private roads in the Hanover Glen Site Condominium project.*

**Whereas**, Marhofer/Campbell Development Co., LLC has submitted an application for private roads (Hanover Court, Calumet Lane & Suffolk Court) in the proposed Hanover Glen site Condominium Development, and

**Whereas**, the Dexter Township Planning Commission reviewed the project and granted preliminary site plan approval on January 25, 2005, and

**Whereas**, the Dexter Township Planning Commission voted on January 25, 2005 to “recommend” approval of the Hanover Glen Private Roads to the Dexter Township Board, and

**Whereas**, the Dexter Township Board granted *preliminary approval* of the Hanover Glen Site Condominium private roads on February 15, 2005...and stated that said private roads shall not be granted *final approval* until the concerns, as stated in a January 25, 2005 Planning Commission motion, were addressed and that all monies owed Dexter Township were paid in full, and

**Whereas**, the Dexter Township Planning Commission reviewed the project and **granted final site plan approval on February 27, 2007**, and

**Whereas**, our Director of Zoning and Planning, David Rohr, in a memorandum dated June 10, 2019 – detailed the above multi-year approval process, including project narrative, project history, and multi-year extensions (See resolutions file #05-PC-121 & #05-PC-125), and

**Whereas**, the site plan has received requisite approvals from the Washtenaw County Road Commission, and

**Whereas**, the site plan meets the requirements of the Dexter Township Private Road Ordinance, as amended, and

**Be it Therefore Resolved** – that the Dexter Township Planning Commission approves the Hanover Glen Private Roads application with a FAVORABLE RECOMMENDATION to the Township Board.

This resolution includes all the conditions that are part of the record that may be specified in the plans, and letters of review; and, this resolution also includes a condition for a development agreement that shall be approved by the Dexter Township Attorney and the Township Board.

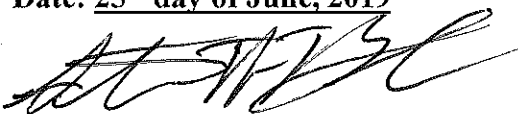
**Resolution offered by Planning Commission Member Gajewski**

**Resolution supported by Planning Commission Member Nester**

**Tally: Yeas – Burch, Straub, Lewis, Reiser, Gajewski, Nester; Nays – None -; Absent – Mehuron.**

**The Chair declared the resolution Adopted.**

**Date: 25<sup>th</sup> day of June, 2019**



**Steve Burch, Chair**

