

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, November 26, 2019

Present: Steve Burch, Chair; Marty Straub, Vice-Chair; Tom Lewis, Secretary; Bill Gajewski; Bob Nester, and Andy Reiser. Absent: With notification, 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:** Mr. Reiser led the Pledge of Allegiance.

3. **Conflict of Interest:**

Mr. Nester – Has known one of the homeowners for a long, long time.

Mr. Lewis – To be transparent he reminded the Commissioners that he was the Zoning Administrator for Putnam Township, part of the Big Silver project is in Putnam, although he had no decision making or voting rights in Putnam Township.

4. **Approval of Agenda:**

Without additions or corrections, the Chair deemed the agenda approved as presented.

5. **Public Comment:** (non-agenda items) None.

6. **Action Items:**

Item A:

Public hearing for ~~(19-PC-197) Signature Oaks Stables~~, amended site plan.
Cancelled due to lack of complete documentation.

Item B:

Public hearing for (19-PC-198) Big Silver, LLC, Open Space Community Preliminary Site Plan Approval.) Zoning Recommendation

DZP Rohr summarized the application and answered Commissioner's questions.

Bill Davis, property owner representing Big Silver interests, and Kathy Keinath, engineer. Mr. Davis summarized the scope of the development and he, along with Ms. Keinath, addressed the Commissioners concerns and answered the Commissioner's questions.

Open Public Comment: 7:28 pm

Cynthia Mott Grelecki, 9541 Anne Street, Pinckney, MI

She is pleased with the development but wanted clarification on what an Open Space Community was. Her concern was use of off-road vehicles using the open land.

Close Public Comment: 7:32 pm

Planning Commission Review:

Possibility of adding conditions? This is a preliminary site plan review and does not have to go to the Township board for approval.

Moved by Mr. Gajewski to approve the [Preliminary Site Plan] for Open Space Community Resolution (19-PC-198) Big Silver LLC, for property located on the north side of Silver Lake, Section 4 of Dexter Township [tax id] (D-04-04-100-001). Approval is subject to the conditions: a) This approval shall not be effective until a final site plan approval has been granted for the project; b) This approval shall not be effective until the Master Deed and Bylaws, outlining the preservation of the open spaces, have been approved by the Township Attorney; c) This approval shall not be effective until the Master Deed and Bylaws have been approved by the Multi-Lakes Water and Sewer Authority; d) ~~This approval shall not be effective until the project has received approval from the Washtenaw County Road Commission;~~ e) The project shall comply with all applicable county, state, and federal requirements for the proposed use; and f) This approval shall not take effect until the applicant had paid, in full, all monies owed to the Township for fees, expenses, and/or related issues related to the open space community and preliminary site plan review. Motion second by Mr. Reiser.

Discussion: Ms. Keinath questioned the approval by the Washtenaw County Road Commission. Confirmed by DZP Rohr that WCRC would not control the road.

Motion amended by Mr. Gajewski to strike "d" in the motion. Mr. Reiser supported.

Discussion: Mr. Lewis suggested "Open Space Community" and "preliminary site plan approval" should be in the motion.

Friendly amendment by Mr. Lewis to include language "Open Space Community" and "preliminary site plan approval" in the motion. Mr. Gajewski agrees.

Vote on amendment. Motion carried 6-0.

Original motion including amendments Roll Call Vote: Yeas-Gajewski, Nester, Reiser, Straub, Lewis, Burch; Nays-; Absent-Mehuron. Motion carried 6-0.

Chairperson Burch will send the Township Board a courtesy message that the resolution had been adopted.

7. Approval of Planning Commission Minutes:

Moved by Mr. Nester, seconded by Mr. Straub, to approve the meeting minutes of October 22, 2019, as amended. Motion carried 6-0.

8. Election of Officers: No action

9. Township Board of Trustees Update:

Bill Gajewski, Township Board Representative gave a report on the November 14th regular Township Board Meeting.

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

Mr. Burch – Without business on the agenda the meeting for December 24 is cancelled.

There will be a work session scheduled on January 14, 2020. Reviewed Chandra Hurd's resume; she will replace Commissioner Ms. Mehuron in 2020.

Mr. Gajewski – Asked for clarification of adding language "Preliminary Site Plan Approval" and "Open Space Community" (already in the heading) to the resolution motion.

11. Review of Bylaws: No action.

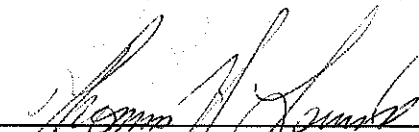
12. Public Comment: None.

13. Future Agenda Items: January 14, 2020

- A) Signature Oaks, or
- B) Natures Preserve
- C) Review of Bylaws

14. Adjournment: Mr. Burch declared meeting adjourned at 7:58 PM.

Respectfully submitted,



Tom Lewis, Secretary



Janis Miller, Recording Secretary

