



# Dexter Township

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DATE: February 13, 2009  
TO: Dexter Township Board of Trustees  
FROM: Dexter Township Planning Commission  
RE: 2008 Annual Report

Section 19(2) of the Michigan Planning Enabling Act (PA 33 of 2008) states:

*A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.*

The items listed below consist of all of the items the Planning Commission worked on in 2008. These items will contain the dates they were considered and the status of them as of the date of this report. The minutes of these meetings can be accessed at [http://twp-dexter.org/boards/planning/copy\\_of\\_index\\_html](http://twp-dexter.org/boards/planning/copy_of_index_html), and they are included with this report by reference. Any documents, reports, or resolutions associated with the minutes are also on file at Dexter Township Hall for your review.

## SITE PLANS

### **Site Plan Approval Extensions (2/5/08 and 8/26/08)**

- Hanover Glen (expires on August 31, 2009).
- Lindemann Farms (expires on August 31, 2009).
- Hartman Farms (applied for final site plan approval and no longer require extensions of their preliminary site plan approval).
- StarHill (expires on February 28, 2009. According to Victor Leabu, the property will revert to the previous owner and the development will no longer be pursued).

### **Inverness Inn Special Land Use/Amended Site Plan (1/22/08 and 5/27/08)**

- Located at 13996 N. Territorial Rd. in Gregory.
- Approved special land use permit and site plan for a restaurant/bar.
- Amended resolution of approval on 5/27/08.

### **West Lake Hills Final Site Plan (2/5/08, 3/4/08, and 3/25/08)**

- Located on the north side of Waterloo Rd. between Shagbark Street to the east and the Township line to the west.
- Approved final site plan for the 35-unit open space community.

### **Washtenaw County Parks & Recreation Commission (12/23/08)**

- Located on the north side of Waterloo Road, west of Shagbark Road and east of the West Lake Hills OSC.
- Preliminary and final site plan still being reviewed by the Planning Commission.

**Verizon Wireless Special Land Use/Preliminary Site Plan (3/25/08, 6/24/08, 7/22/08, 8/26/08, 9/9/08, 9/23/08, and 10/28/08)**

- Located at 10101 N. Territorial Rd. in Dexter on the Moose Lodge property.
- Approved special land use and preliminary site plan for a wireless communication tower and facility.
- Will review final site plan application in 2009

**Harmony Park (Ron Jona) Commercial Planned Unit Development (3/25/08 and 11/25/08)**

- Located at the northwest corner of N. Territorial Rd. and Dexter-Pinckney Rd. in Dexter.
- Preliminary site plan of the proposed commercial/mixed-use development is still being reviewed by the Planning Commission.

**Dexter Dental Center (3/25/08, 4/22/08, 6/24/08, and 9/23/08)**

- Located at 7141 Dexter-Pinckney Road in Dexter.
- Amended site plan of the parking lot expansion was approved and will be completed in the Spring of 2009.

**Ann Arbor YMCA (4/22/08 and 7/22/08)**

- Located at 9141 Dexter Townhall Road in Pinckney.
- Preliminary and final site plan approved for replacement buildings at the day camp and the work will be completed in 2009.

**John Kelly Landscaping (8/26/08 and 12/23/08)**

- Located at 9449 Huron River Drive in Dexter.
- Preliminary/final site plan and special land use application are still being reviewed by the Planning Commission.

**ITC (8/26/08, 9/23/08, and 10/28/08)**

- Located at 5555 Madden Road in Dexter.
- Amended site plan and special land use application approved for a sound-absorbent wall and the work will be completed in 2009.

**Hartman Farms (9/23/08 and 10/28/08)**

- Located at the southeast corner of Dexter Townhall Road and Quigley Road in Dexter.
- Preliminary site plan was previously approved for 70 single-family residential units. Final site plan application has been submitted. As of the date of this report, the Planning Commission's review of the final site plan application has been suspended at the applicant's request.

## **BYLAWS**

**Review/Amend Bylaws (1/22/08, 2/5/08, 7/8/08, 7/22/08, 9/9/08, and 10/14/08)**

- Made minor amendments to bylaws.
- Will consider new bylaws in 2009 that comply with the Michigan Planning Enabling Act.

## **REZONINGS**

**Rezoning of Bradshaw Property on Dexter-Pinckney Road (Parcels 04-02-400-007 & -008) from C-1: General Commercial to RR: Rural Residential (2/26/08 and 3/25/08)**

- Recommended for approval by the Planning Commission.
- Re-zoning approved by the Township Board at its 4/15/08 meeting.

## **TEXT AMENDMENTS**

### **Proposed Zoning Amendment 34-6 (3/4/08, 4/8/08, 5/13/08, 6/10/08, 7/8/08, 7/22/08, and 11/13/08)**

- Currently being reviewed for proposed changes by the Township Board. The proposed changes relate to expiration standards of new site plans.

### **Proposed Zoning Amendment 34-7 (9/9/08, 10/14/08, and 11/13/08)**

- Currently being drafted by the Planning Commission, with future input from the ZBA.

## **MASTER PLAN**

### **Proposed Dexter Township Master Plan (3/4/08, 4/8/08, 5/13/08, 6/10/08, 7/8/08, 7/22/08, 10/14/08, and 11/13/08)**

- Completed composition of a portion of the draft.
- Scheduled public advisory meetings for 2009.
- Will work toward completing the Master Plan in 2009.

## **MASTER PLAN REVIEWS**

### **Adjacent Local Unit of Government Master Plan Reviews**

- Sylvan Township Master Plan (4/22/08).
- Putnam Township Master Plan (11/13/08).
- Scio Township Master Plan (12/23/08).