

DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
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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, April 23, 2019

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

Also present: David Rohr, Director of Zoning and Planning; Matt Parks, OHM Advisors; Harley Rider, Township Supervisor; and Janis Miller, Recording Secretary.

1. **Call to Order:** Mr. Burch called the meeting to order at 7:00 PM.
2. **Pledge of Allegiance:** Mr. Burch led the Pledge of Allegiance.
3. **Conflict of Interest:** Mr. Lewis sees no conflict although he has accepted the position of Zoning Administrator for Putnam Township and will be working with the client on the Putnam Township portion of the project. He stated that he does not have any voting or approval rights within Putnam Township beyond the Zoning Compliance permit.

No other Commissioner had a conflict of interest.

4. **Approval of Agenda:**
Moved by Mr. Gajewski, seconded by Mr. Reiser, to approve the agenda as presented.
Motion carried 6-0

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

6. **Action Items:**

Item A:

Public hearing for (19-PC-195) Big Silver, 2929 Tiplady Road, request for Zoning Amendment.

The Director of Zoning and Planning, David Rohr, summarized the request. Applicant Bill Davis, on behalf of Big Silver LLC, answered Commissioner's questions. Macon Engineering, LLC representative Kathy Keinath, P.E. presented the Engineering results and answered Commissioner's questions.

OHM Advisors representative Matt Parks answered Commissioner's questions.

Planning Commission Review:

Current structures on the property, except for the recreation hall, will be demolished. Each home will have a private well and hookup to public sewers. The OSC (Open Space Community) overlay will be used. This is not a gated community. The hammerhead turnarounds have been approved by the Fire Chief.

Public Comment Opened 7:21 pm

Wendy Zielen, 8736 Dexter Townhall Road, Pinckney, MI

On behalf of the Silver Lake Association, she said they were in support of the group that is building, as they have been very forth coming with information. They are pleased that they have kept the residency and usage on the lake to a minimum.

Cynthia Grelecki, 9541 Anne, Pinckney, MI

She needed clarification of a rumor that nine homes were going to be built on the Tiplady Road frontage. The answer was that Putnam Township had approved RS1 (Rural Single Family) rezoning, minimum five (5) acre lots, for three lots on the Tiplady Road frontage.

Public Comment Closed 7:27 pm

Moved by Mr. Gajewski to approve the Zoning Map Amendment, for parcel (D-04-04-100-001), from Recreation Conservation (RC) to Rural Residential (RR) for Big Silver LLC's proposed Open Space Community/site condo, consisting of five (5) site condo lots, with a favorable recommendation to the Board of Trustees; and finding of facts as presented in the OHM Advisors letter of review dated 3/28/2019, and Macon Engineering LLC. Letter dated 3/8/2019. Finding of facts to include: 1) Per Macon Engineering LLC's letter dated March 8, 2019, approximately forty-two (42) percent of the site will remain as open space, permanently preserving existing natural features; 2) The site condo will include only five (5) riparian lots as to not over crowd the lake and create a boating safety, or lake capacity, issue; 3) The preserved open space can be used for storm water management to protect lake water quality; and 4) Only five (5) homes will not stress the ability to provide public services, as per our Zoning Ordinance. Public comment was supportive of this Open Space site condo. This motion is not in violation of our Master Plan and not detrimental to the area or to the lake. Motion second by Mr. Reiser.

A friendly amendment added by Mr. Nester: finding of fact 5) This rezoning is consistent with the zoning of adjacent properties in Dexter Township. Mr. Gajewski accepted the amendment. Motion for amendment carried 6-0.

Roll Call Vote on motion and amendment: Yeas - Burch, Lewis, Reiser, Mehuron, Nester, Gajewski; Nays - None; Absent - Straub. Motion carried 6-0.

7. Approval of Planning Commission Minutes:

Moved by Mr. Nester, seconded by Mr. Gajewski, to approve the meeting minutes of March 26, 2019, 2019, as presented. 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 April 14, 2019 regular Township Board Meeting.

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

Mr. Burch: MTA Training in Jackson, on May 30th. The Board has approved training for four Planning Commission members; currently Reiser, Lewis, and Burch have signed up. The Board of Trustees has indicated they want the Master Plan Review completed as soon as possible. May 28th, next scheduled Planning Commission meeting, pending no new applications for review, he would advocate canceling the meeting due to its proximity to the Memorial Day holiday.

Mr. Reiser: He has completed his Citizen Planner training.

Ms. Mehuron: Concerned about the distribution of commissioner's packets for tonight's meeting as she did not receive hard copy or email in time for review. Completed Master Planner training.

11. Review of Bylaws: No action.

12. Public Comment:

Tracy Zaleski, 8385 Dexter Townhall Road, Dexter, MI
She recommends that when reviewing the Master Plan that the Planning Commission include something about broadband and offered the assistance of the Broadband Committee.


Tim Zaleski, 8385 Dexter Townhall Road, Dexter, MI
Questioned where to find the agenda packets on the website.

13. Future Agenda Items: May 14, 2019 Work Session

A) Master Plan Review

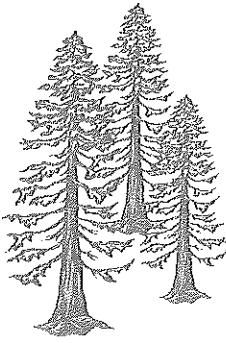
14. Adjournment: Mr. Burch declared meeting adjourned at 8:00 PM.

Respectfully submitted,



Tom Lewis, Secretary

Janis Miller, Recording Secretary



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PLANNING COMMISSION RESOLUTION

BIG SILVER LLC.

April 23, 2019

Moved by Mr. Gajewski to approve the Zoning Map Amendment, for parcel (D-04-04-100-001), from Recreation Conservation (RC) to Rural Residential (RR) for Big Silver LLC's proposed Open Space Community/site condo, consisting of five (5) site condo lots, with a favorable recommendation to the Board of Trustees; and finding of facts as presented in the OHM Advisors letter of review dated 3/28/2019, and Macon Engineering LLC. Letter dated 3/8/2019. Finding of facts to include: 1) Per Macon Engineering LLC's letter dated March 8, 2019, approximately forty-two (42) percent of the site will remain as open space, permanently preserving existing natural features; 2) The site condo will include only five (5) riparian lots as to not over crowd the lake and create a boating safety, or lake capacity, issue; 3) The preserved open space can be used for storm water management to protect lake water quality; and 4) Only five (5) homes will not stress the ability to provide public services, as per our Zoning Ordinance. Public comment was supportive of this Open Space site condo. This motion is not in violation of our Master Plan and not detrimental to the area or to the lake. Motion second by Mr. Reiser.

A friendly amendment added by Mr. Nester: finding of fact 5) This rezoning is consistent with the zoning of adjacent properties in Dexter Township. Mr. Gajewski accepted the amendment. Motion for amendment carried 6-0.

Roll Call Vote on motion with amendment: Yeas - Burch, Lewis, Reiser, Mehuron, Nester, Gajewski; Nays - None; Absent - Straub. Motion carried 6-0.

Chairperson Steve Burch declared the resolution approved and presented to the Dexter Township Board for adoption.


Tom Lewis, Secretary


Date

AFFIDAVIT OF PUBLICATION

THE SUN TIMES NEWS

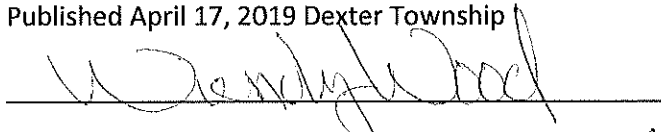
CHELSEA MICHIGAN

The Sun Times, operating in the State of Michigan, County of Washtenaw states:

The following notice(s) was published in The Sun Times News, a public newspaper established, published, and circulated in the counties of Washtenaw, Ingham, Jackson and Livingston

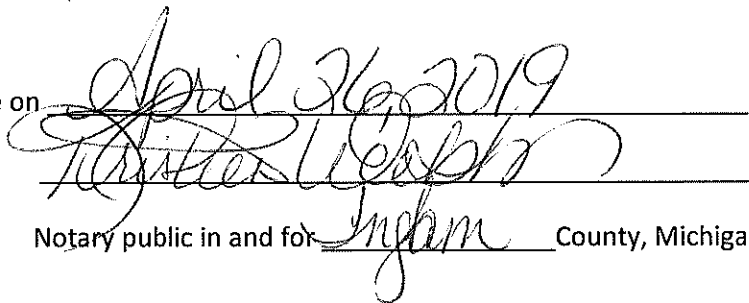
Planning commission 4/23/19

Published April 17, 2019 Dexter Township



Wendy Wood-Managing Editor

SUBSCRIBED AND SWORN TO before me on


Notary public in and for Ingham County, Michigan

KRISTEEN WEBB
Notary Public, State of Michigan
County Of Ingham
My Commission Expires 11-24-2020
Acting in the County of Ingham

