

DEXTER TOWNSHIP PLANNING COMMISSION

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, June 1, 2004 7:30 PM

Present: E.J Gilbert, Vice Chairman; Dave Millar, Secretary; Harley Rider, Township Board Representative; James Gorenflo; William Smith and Norwin Lesser .

Also Present: Pat Kelly, Supervisor and Mark Eidelson, Land Plan, Inc.

Absent: John Shea, Chairman.

The meeting was called to order at 7:32PM

I. Approval of Agenda - Motion by Rider, supported by Millar, to approve agenda as submitted. Carried.

II. Approval of the Minutes of April 27, 2004 Motion by Rider, supported by Millar, to approve as amended. Carried.

III. Public Comment - None

IV. Action Items –

1) Work Session

Steve Piatt, Zoning Administrator, brought to the attention of the planning commissioners the discrepancy in section 18:18(D) Accessory Uses, Buildings, and Structures.

Millar agreed with Piatt and suggested a few possible alternatives. Rider proposed a sliding scale as a possible approach. Commissioners agreed. They need to find an equitable solution among districts and parity with non-conforming lots.

PC members directed Eidelson to work with Steve Piatt and draft proposed language to create equity regarding 18:18 (D).

Millar inquired on the definition of breezeways and principle building in 18:18 (A).

Eidelson will draft language for definition of breezeways, principle buildings, and principle use.

V. Concerns of Commission Members, Ordinance Administrator, Supervisor, and Recording Secretary-

Gorenflo- Inquired on the status of Country Side Restaurant. Kelly replied, CACA has declared the building as (dangerous) and they will board it up.

**Dexter Township
Planning Commission
Meeting Minutes
June 1, 2004
Page 2**

Rider- Handed out two letters, (1) dated April 16, 2004 from the office of attorneys Hopper, Hathway, Price, Beuche & Wallace and a letter (2) dated April 21, 04 from Steve Piatt, Dexter Township Ordinance Administrator. Rider informed the commissioner's that they could appeal the April 21st letter within 21 days. Additionally, Rider recommended that the commissioner's refer back to letter dated April 2, 2004, from the law office of Conlin, McKenney & Philbrick, P.C.

Kelly- Handed out a Regional Public Workshops Scheduled for June 2004. She also informed the commissioner's that the township is prepared administratively to comply with section 3.05© Performance guarantee or bonds.

VI. **Public Comment** – None

VII. **Future Agenda Items** –

Tuesday, June 22, 2004

1) To Be Determined

Tuesday, July 6, 2004

1) Work Shop

VIII. **Adjournment** –Acting Chair, E. J. Gilbert, Vice Chairman declared meeting adjourned at 9:34 PM

Respectfully submitted,

Kim Jordan, Recording Secretary

David Millar, Secretary