

DEXTER TOWNSHIP PLANNING COMMISSION

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

Present: John Shea, 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.

The meeting was called to order by Chair Shea at 7:33 PM.

- I. **Approval of Agenda** - Motion by Rider, supported by Gorenflo, to approve agenda as submitted. Carried.
- II. **Approval of the Minutes of November 23, 2004** Motion by Millar, supported by Smith, to approve as amended. Carried.
- III. **Public Comment** - None
- IV. **Action Items** –

1) **Updating Zoning Ordinance**

Eidelson summarized his memos, dated October 5 and November 16, 2004, regarding the Planning Commission's discussion and decisions to date regarding amendments to the accessory building and lot coverage provisions of the Zoning Ordinance.

Commission members discussed and deliberated further on the matter of lot coverage provision. The question was raised whether or not to include all impervious surfaces in lot coverage standards. Majority of the commissioner's agreed. Additionally, commissioners concurred that they needed to identify a conceptual set of lot standards for accessory buildings. Should a single set of standards be adopted and let the applicant figure the use(s) or keep the lot standards currently presented in the zoning ordinance.

Shea directed Eidelson to create a table for lot coverage standards for review and discussion at the next Planning Commission meeting, January 4th 2005.

Shea announced that Dave Millar, Planning Commission Secretary, will be resigning. Dave has served on the planning commission for six (6) years. He will be greatly missed.

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

**Dexter Township
Planning Commission
Meeting Minutes
December 7, 2004
Page 2**

Millar- Inquired on status of Salamey case.

Rider- Informed the planning commission of the 2005 election schedule.

Eidelson- Informed commissioner's about a Bill moving through the State legislation regarding rezoning.

VI. Public Comment –

Tom Bell, 9068 North Territorial Rd, Dexter- Inquired about the percentages the commissioners discussed this evening regarding lot coverage provision. Additionally, he asked, if the planning commission would consider reviewing centerline of the road setbacks verses edge of the road line setbacks.

VII. Future Agenda Items –

Tuesday, December 28, 2004

1) Canceled

Tuesday, January 4, 2004

- 1) Election of Planning Commission Officers, Article IV
- 2) Review Provision of Dexter Township Planning By-Laws, Article IX
- 3) Appoint Representative to Zoning Board of Appeals
- 4) Discuss Accessory Building and Lot Coverage Amendments

VIII. Adjournment - John Shea, Chair, declared meeting adjourned at 9:11 PM

Respectfully submitted,

Kim Jordan, Recording Secretary

David Millar, Secretary