

DEXTER TOWNSHIP PLANNING COMMISSION

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, May 24, 2005 7:30 PM

Present: John Shea, Chairman; Harley Rider, Township Board Representative & Secretary; William Smith, Zoning Board of Appeals Representative; Hank Byma and Norwin Lesser. Also Present: Pat Kelly, Supervisor; Mark Eidelson, Land Plan, Inc. and Nancy McClain, Mannik & Smith Group.

Absent: James Gorenflo, Vice Chairman and Anne Williams.

The meeting was called to order at 7:31 PM

- I. Approval of Agenda** - Motion by Rider, supported by Smith, to approve agenda as amended. Carried.
Added to the agenda was the recommendation to amend the approved planning commission minutes, dated March 22, 2005. The written motion and support was not typed into the minutes. Carried.

Motion by Rider, supported by Byma, to amend the approved planning commission minutes, dated March 22, 2005. Recording secretary to insert the motion and support to the resolution made to item two (2) Copper Meadows Site Condominium, Amended Preliminary Site Plan. Carried.

"Motion by Gorenflo, supported by Smith to approve Copper Meadows Site Condominium, Amended Preliminary Site Plan. Carried."

- II. Approval of the Minutes of April 5, 2005** - Motion by Byma, supported by Smith, to approve as amended. Carried.

III. Public Comment - None

IV. Action Items -

1) Public Hearing for Lindemann Farms Site Condominium, Amended Preliminary Site Plan –

Shea explained that the Lindemann Farms public hearing is before the commission for reviewing amendment to the preliminary plans and the proposed special land use for a wastewater treatment facility. Shea opened the floor for comments and concerns from the public.

Jim Haeussler, Development Services Group, Todd Pascoe and Glen Burhardt, Atwell-Hicks Development Consultants, were on hand to answer question and concerns.

- 1. Carol Flynt, 9300 Fleming Rd., Dexter, MI.** - Asked what kind of utilities would the development have and will cable/ high speed internet be available? Additionally, she inquired about what developers had planned for the wooded wet lands.

Haeussler replied that the all the utilities would be underground and SBC will service the development. Additionally, he sated there has been no specific discussion about high-speed internet. The wetlands will be graded to enlarge the area for additional run off.

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- 2. Pat Lommel, 10093 Arnold Dr., Dexter, MI.** - Asked the PC if a site condominium was a multi unit? And asked how many units are proposed for this development.

Shea explained what a site condominium was and stated that there were 54 proposed sites for this plan with a lot size of approximately $\frac{3}{4}$ of an acre.

- 3. Barry Lonik, 11300 Island Lake Rd., Dexter, MI.** - Asked what the Planning Commission's procedures were for site plans and public hearings. Additionally, he requested if the developer could give an updated presentation.

Shea explained that amended site plans and applications for special land use require a public hearing.

Todd Pasco gave a brief presentation regarding the differences between the approved preliminary site plans and the amended preliminary site plans. He also introduced Glen Burckhardt who explained the wastewater treatment facility and its operation. Concluding that the community waste water facility is more environmentally friendly than traditional individual septic.

- 4. Sally Cayley, 10747 Island Lake Rd., Dexter, MI.** - Asked who would manage the electrical power? Concerned with the increase of homes and added power outages.

Burhardt explained that the utility department determines what services and requirements are needed.

- 5. Carole Frazer, 10635 Island Lake Rd., Dexter, MI.** - Questioned the topography and asked why we had to have so many houses on this piece of property. She is against this development and thinks it is obscene.

- 6. Barry Lonik, 11300 Island Lake Rd., Dexter, MI.** - Asked why the community septic was being proposed?

Burchardt explained that a limited number of well sites were questionable. He stated that a community treatment facility is more environmentally friendly than traditional single family home septic and noted that fewer trees would have to be removed.

Lonik asked how ground water flow was determined and what determined the placement of the treatment facility?

Burchardt stated that the DEQ would review ground water flow. The location of a treatment facility was determined from a soil and ground water standpoint.

Lonik additionally had concerns and issues with failing of the treatment facility and its impact on wetlands. In the event of failure, would the responsibility fall back on the township? Suggested the PC inquires about other community treatment facilities and see how they are working.

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7. **Carol Flynt, 9300 Fleming Rd., Dexter, MI.** - Asked what the stages are a site plan must go through.

Shea explained the application procedure.

8. **Julie Trinkle, 2649 Dancer Rd., Dexter, MI.** - Asked if it were true that water softeners could not be used with this treatment facility?

Burhardt replied, yes. No conventional softeners could be used.

9. **Kelly Fawcett, 11100 Island Lake Rd., Dexter, MI.** - Asked if there would be any changes to the wetlands?

Pascoe replied, yes. They will be grading around the wetlands to enlarge the area for additional run off.

10. **Chris Kurtz, 4711 Dexter Townhall Rd., Dexter, MI.** - Asked if a stop sign was being proposed for Island Lake Rd.?

Pascoe replied, yes.

11. **Jim Lommel, 10093 Arnold Dr., Dexter, MI.** - Asked about the traffic study results on Island Lake Rd.?

Shea, yes a traffic study was done and the WCRC determined that there were no significant traffic impacts.

12. **Pat Lommel, 10093 Arnold Dr., Dexter, MI.** - Infrastructure concerns and quality of life issues.

13. **Robin Warner, 4222 Dexter Townhall Rd., Dexter, MI.** - Concerned about the community treatment facility wearing out and not being maintained.

Burhardt commented that if a system is properly maintained it should last a very long time. He stated that the State regulates and provisions are made for replacement parts.

14. **Faith Krug, 4635 McGuinness Rd., Dexter, MI.** - Inquired on the developers time frame from start to finish.

Haeussler said it depends a lot on the economy. Possibly 3 to 5 years out for completion.

15. **Pat Kelly, 9585 Half Moon Lake, Pinckney, MI.** - Asked if the grinder pumps were included in the maintance agreement?

Burchardt replied, yes. Part of the equipment replacement fund is set up in escrow.

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- 16. Martin Cayley, 10747 Island Lake Rd., Dexter, MI.** - Asked how many wells and what is the depth? Additionally, will streetlights be proposed?

Burchardt replied, 54 separate wells and their depth is approximately 80 feet deep. No street lights are proposed in the plans.

- 17. Chris Kurtz, 4711 Dexter Townhall Rd., Dexter, MI.** - Concerned with infrastructure and how this will impact the Village Bridge and daily traffic.

Shea commented that the Village Bridge is not in our control but it is a concern.

- 18. Julie Trinkle, 2699 Dancer, Dexter, MI.** - Commented about the speed limit on Dexter Townhall Rd.

- 19. James Frazer, 10635 Island Lake Rd., Dexter, MI.** - Lot size and easement concerns.

- 20. Robbin Warner, 4222 Dexter Townhall Rd., Dexter, MI.** - Asked if the Township had any right to delegate placement of lots? He would like to see fewer houses on the East line.

Shea replied there are certain by-right issues for the developer. The township could require screening.

- 21. Barry Lonik, 11300 Island Lake Rd., Dexter, and MI.** - Asked for clarification on the wetlands in the N.W. corner? He commented that the developer has met all the standards of the zoning ordinance, like it or not. He encouraged property owners to attend a joint meeting schedule May 25, 2005 to discuss the general development plan and issues for review.

Pascoe said the wetlands would be enhanced to enlarge the area for additional run off.

- 22. Robin Warner, 4222 Dexter Townhall Rd., Dexter, MI.** - Eastern boundary concerns with regard to screening because planting is prohibited within the easement. He asked if it was possible to amend zoning ordinance to increase township power?

Hauessler stated, there would be buffering outside the easement.

Shea stated amendments to zoning ordinance could be made.

- 23. Martin Cayle, 10747 Island Lake, Dexter, MI.** - Asked how close can buildings be to the easement?

Shea stated buildings could be up to the edge of easement, providing lot-line set-backs are met.

- 24. Dean Lindemann, P.O. Box 512, Dexter, MI.** - Concerned about the waste water treatment facility and the impacts it may have on adjacent properties.

- 25. Chris Kurtz, 4711 Dexter Townhall Rd., Dexter, MI.** - Asked if zoning would be change?

Shea replied, zoning would stay agriculture.

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26. Pat Kelly, Township Supervisor - Concerned with alignment and sight distance on Townhall Rd. and Island Lake Rd.

Pascoe stated, WCRC has approved plans as submitted.

Kelly asked what is done with the sludge?

Burchardt stated the sludge is removed from tanks and hauled out every 2 to 3 years, which is licensed under the State.

27. Carole Frazer, 10635 Island Lake Rd., Dexter, MI - Commented that Brass Creek in Webster Township is lovely. Why can't Dexter Township build more developments like that? Privacy is important and more pleasing to the eye.

Lesser asked what happens to material that is pumped out and what if the developer goes bankrupt?

Burhardt said the material pumped out would be transferred to another treatment facility.

Shea stated, he wasn't sure what would happen if the developer went bankrupt. Depended on the stage of the development.

28. Christine Kurtz, 4711 Dexter Townhall Rd., Dexter, MI - Inquired on Land division procedures.

Shea explained briefly applicant's compliance with local land division ordinance.

Shea closed Public Hearing.

Shea asked if the commissioners had any comments or question at this stage.

Byma commented on the following:

- 1) Asked if the materials from the existing barn on the property could be recycled?
Haeussler replied, yes. If someone wants, they could have.
- 2) Asked how the Open Space Community would be managed.
Haeussler replied through the association.
- 3) Byma suggested planting prairie grass mix through open space areas.
- 4) Inquired on site distance, asked if WCRC approved?
Pasco replied, yes WCRC has approved the site distance.
- 5) Suggested realigning road to accommodate the Eastern buffer.
Pasco said they were considering it.
- 6) Concerned with preservation with the houses in the woods.

Lesser-commented, property owners in the woods need to maintain and manage the trees.

Shea inquired about documentation on MDEQ permit package.

Pascoe replied package would be completed after preliminary approval.

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Shea directed township consultants to review all previous memos for Lindemann Farms and comply their comments addressed and not addressed.

Motion by Rider, supported by Byma to table Lindemann Farms Site Condominium Amended Preliminary Site Plan until June 28, 2005. Carried.

Brief Recess

2) Copper Meadows Site Condominium, Final Site Plan-

Jim Haeussler, Development Services Group and Todd Pascoe, and Glen Burhardt Atwell-Hicks Development Consultants, were on hand to answer question and concerns.

Pascoe gave a brief overview of the proposed amended site plans and a summary of agencies whose concerns and/or permits have been addressed or are pending.

Shea asked if the consultants had any comments or concerns at this stage.

Eidleson said his previous concerns appear to have been met excluding his report dated, 5/11/05, page 3, item #6, and page 3, part three, summary. Eidelson noted the sign needs to be moved back 15 feet.

McClain stated that all comments made in previous review reports have been addressed satisfactorily, cluding report dated 5/12/05 page 2 Engineering Considerations.

Shea addressed the sewer easement request from Castleton Farms and Copper Meadows. Jack Campbell to provide an easement for the purpose of extending sewer service from the Multi-Lakes Sewer Authority facility through proposed Copper Meadows.

Shea requested, in writing, placement and explanation of sewer proposal through the easement from Copper Meadows to Castleton Farms and compliance with section 3.05 of the zoning ordinance. Karl Frankena, attorney for Jack Campbell, will draft a letter with courtesy copy to Shea.

Motion by Byma, supported by Lesser to table Copper Meadows Site Condominium, Final Site Plan until June 28, 2005. Carried.

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

Shea- Island Lake retention pond concerns.

VI. Public Comment - None

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VII. Future Agenda Items -

Tuesday, June 7, 2005

1) To be determined

Tuesday, June 28, 2005

- 6) Lindemann Farms Site Condominium, Amended Preliminary Site Plan
- 7) Copper Meadows Site Condominium, Final Site Plan

VII. Adjournment - John Shea, Chair, declared meeting adjourned at 10:16 PM

Respectfully submitted,

Kim Jordan, Recording Secretary

Harley Rider, Secretary