DEXTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING OF THE PLANNING COMMISSION
Tuesday, September 6, 2005 7:30 PM

Present: John Shea, Chairman; Mike Howard, Township Board Representative; Hank Byma and Norwin Lesser.

Also Present: Mark Eidelson, Land Plan, Inc.

Absent: James Gorenflo, Vice Chair; William Smith, Zoning Board of Appeals Representative and Anne Williams, Secretary.

The meeting was called to order at 7:37 PM

Motion by Lesser, supported by, Howard, to nominate Hank Byma as acting Secretary. Carried.

I. **Approval of Agenda -** Motion by Lesser, supported by Howard, to approve agenda as submitted. Carried.

II. **Approval of the Minutes of August 23, 2005** Motion by Byma, supported by Lesser, to approve as submitted. Carried.

III. **Public Comment –**

Tom Ehman, 8940 Dexter-Pinckney Rd., Dexter- Questioned why the limitation of 2 ½ stories in the ordinance and what is a half story?

Chairman Shea recommended discussing with the Ordinance Administrator, Steve Piatt. He is the person that interprets the Zoning Ordinance. Shea gave the public his opinion of what constitutes a ½ story and why there are limitations.

The Planning Commission determined that the Planning Commission would take into consideration the concerns that were brought forth and will discuss in the future.

Tom Bell, 9068 North Territorial Rd., Dexter- Questioned if the PC would be able to move forth with the agenda with four members present.

Shea stated that was his intentions.

IV. **Action Items –**

1) General Development Plan Update - As requested Mark Eidelson, Land Plan, drafted an approach for preparing a new Master Plan. After discussion it was determined that the primary work could be accomplished in approximately 10 months. It was requested that it be forwarded to the Township Board for their approval.

2) Planned Unit Development Issues – Shea stated that the last consensus of the PC Members was that the PUD should be limited to the Commercial District. Questions that arose were how should applications, special land use and/or a rezone be approved

Planning Commission directed Mark to re-draft the PUD as an overlay to Commercial district only. Commissioners will review and discuss the draft to the PUD at a future meeting.

3) Report to Township Board on proposed Zoning Ordinance Amendments – After discussion, a motion was made by Byma, supported by Lesser, to approve the statement of rationale as drafted by Mark Eidelson, dated August 30, 2005. Commissioners concurred to forward Eidelsons memo to the Township Board of Trustees for review and action.

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

John Shea stated that due to illness, Bill Smith will be unable to attend any meetings in the month of September.

Commissioner's discussed the issue of property owners parking "For Sale" vehicles on private property. Commissioner's directed Mr. Eidelson to draft a memo proposing policing of vehicles and/or change to the blight ordinance.

Commissioner's discussed drafting a Natural Features Ordinance. Hank Byma gave examples of prospective sections and level of regulations to consider.

John Shea requested Mr. Eidelson to draft memo giving a variety of examples of other surrounding communities Natural Features Ordinance.

VI. Public Comment –

Tom Bell commented on zoning map.

VII. Future Agenda Items –

Tuesday, September 13, 2005 Special Meeting 7:00 P.M.
1) Public Hearing Notice on General Development Plan Amendments

Tuesday, September 27, 2005
1) Hartman Farms OSC, Preliminary Site Plan Review
2) F & J Rental Properties/Fred Ulisse Restaurant, Preliminary Site Plan

VIII. Adjournment - John Shea, Chair, declared meeting adjourned at 9:40 PM

Respectfully submitted,

DeNette Bolyard, Recording Secretary

Hank Byma, Acting Secretary