



DEXTER TOWNSHIP

PLANNING COMMISSION

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JOHN SHEA,
CHAIR
JAMES GORENFLO,
VICE CHAIR
ANNE WILLIAMS,
SECRETARY
HANK BYMA
NORWIN LESSER
WILLIAM SMITH
MICHAEL HOWARD
KIM JORDAN,
RECORDING SECRETARY

SPECIAL MEETING OF THE PLANNING COMMISSION Tuesday, September 13, 2005 7:00 PM

Present: John Shea, Chairman; Mike Howard, Township Board Representative; James Gorenflo, Norwin Lesser, Anne Williams

Also Present: Mark Eidelson, Land Plan, Inc.

Absent: William Smith, Zoning Board of Appeals Representative and Hank Byma

The meeting was called to order at 7:06 PM

I. Approval of Agenda-

Gorenflo made a motion to approve the agenda as amended to include only numbers I., IV., and VIII.
Supported by Williams. Carried

IV. Action Items –

Public Hearing regarding General Development Plan Amendments

Open for public comment –

None

Closed for public comment

The following resolution was offered by Gorenflo, supported by Williams

WHEREAS, the Dexter Township Planning Commission prepared and adopted a master plan in 1994 to guide and manage growth, development, and preservation, pursuant to Public Act 168 of 1959, and hereafter referred to as the Dexter Township General Development Plan;

WHEREAS, the Dexter Township Planning Commission has amended the General Development Plan periodically to address changing conditions and policies pertaining to growth, development, and preservation, pursuant to Public Act 168 of 1959;

WHEREAS, the Dexter Township Planning Commission has regularly examined strategies for preserving the Township's farmland resources in the face of growth and development interests;

WHEREAS, the voluntary purchase of development rights presents an alternative strategy to encourage such farmland preservation and has been the subject of consideration for several years in the Township;

WHEREAS, the State of Michigan will financially assist local municipalities with the voluntary purchase of development rights provided such municipalities meet certain minimum conditions, including the adoption of a current master plan that addresses certain minimum components related to farmland preservation and the purchase of development rights;

WHEREAS, the Dexter Township Planning Commission has prepared draft amendments to the General Development Plan to clarify and strengthen the Plan’s recognition of the purchase of development rights as a viable farmland preservation strategy, and to address the state’s minimum requirements for funding eligibility;

WHEREAS, the Dexter Township Planning Commission has conducted a duly advertised public hearing concerning the proposed amendments;

NOW THEREFORE BE IT RESOLVED, that the Dexter Township Planning Commission hereby adopts such amendments to the Dexter Township General Development Plan as revised through August 27, 2002, with such amended portions identified by and incorporated into the document “Dexter Township General Development Plan – 07/5/2005 Proposed Amendments”, on this the 13th day of September, 2005, by a majority of the full membership of the Dexter Township Planning Commission as indicated in the roll call vote below:

Roll Call Vote:

<u>Hank Byma</u>	<u>Absent</u>
<u>Gorenflo</u>	<u>Nay</u>
<u>Michael Howard</u>	<u>Yea</u>
<u>Norwin Lesser</u>	<u>Yea</u>
<u>William Smith</u>	<u>Absent</u>
<u>Anne Williams</u>	<u>Yea</u>
<u>John Shea</u>	<u>Yea</u>

Original Signature on File
John Shea, Chairperson _____ Date

Resolution adopted.

VIII. Adjournment – Motion by Gorenflo, supported by Williams to adjourn the meeting at 7:12 p.m. Carried

Respectfully submitted,

DeNette Bolyard,
Recording Secretary

Anne Williams,
Secretary