"A Community For All Seasons"

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

REGULAR MEETING OF THE PLANNING COMMISSION
Tuesday, September 27, 2005 7:30 PM

Present: John Shea, Chairman; Mike Howard, Township Board Representative; Anne Williams, Secretary and Hank Byma.

Also Present: Mark Eidelson, Land Plan, Inc., Walter Bolt and Nancy McClain, Mannik & Smith Group.

Absent: James Gorenflo,Vice Chair; William Smith, Zoning Board of Appeals Representative and Norwin Lesser.

The meeting was called to order at 7:30 PM

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

II. **Approval of the Minutes of September 6, 2005 -** Motion by Howard , supported by Byma, to approve as amended. Carried.

Approval of the Minutes of September 13, 2005 – Motion by Williams, supported by Howard, to approve as submitted. Carried.

III. **Public Comment –** None

IV. **Action Items –**

1) Kids' Land, Inc., Site Plan/Special Land Use

Steven Kaplan, owner of the property, was on hand and gave a brief overview of the building site and proposed use of a childrens day care center. Question and answer were exchanged. Planning Commission concurred, application was complete and PC could moved forward to schedule a public hearing.

Motion by Byma, supported by Williams, to schedule a Public Hearing for Kids' Land, Inc., Site Plan for Special Land Use, for October 25, 2005. Contingent on submittal, of the following (on or before October 13, 2005) to the Township Office:
1. Traffic study analysis.
2. Copies of FIA guidelines and facility license.
3. Sign design using existing sign.
4. All concerns addressed within the consultants review letters.

Motion Carried.

2) Hartman Farms OSC, Preliminary Site Plan Review

Tom Cover, Atwell-Hicks, gave a brief overview of the site plan. Questions and answers were exchanged. Planning Commission concurred, enough information has been submitted to move forward with a Public Hearing.

Motion by Byma, supported Williams to scheduled a Public Hearing for Hartman Farms OSC, Preliminary Site

Plan/Community Sewer System Special Land Use, for October 25, 2005. Contingent on submittal, of the following (on or before September 30, 2005) to the Township Office.

1. Additional detailed safety data on the community sewer system.
2. Stormwater management issues.
3. Topography with additional details on grading
4. Address adequate water supply.
5. Address how much land will be left in its natural form.

Motion Carried.

3) F & J Rental Properties, Preliminary Site Plan

Fred Ulisse, owner of proposed site and his representative Bill Goodreau, Civil Design Service, were on hand to answer questions. Mr. Goodreau gave a overview of the changes in use for the existing building site. Mr. Ulisse plans to lease the building and open a restaurant.

Mr. Shea asked if a traffic analysis study has been done. Mr. Goodreau responded, there was not one done. Commissioners discussed and concurred a traffic analysis did not need to be requested. Such an analysis would not be feasible at that intersection because of current nonconformities.

Motion by Byma, supported by Williams, to table F & J Rental Properties, Preliminary Site Plan till November 22, 2005. The Planning Commission requested a copy,of the Baseline Environmental Assessment (BEA) findings that would ensure the site is environmental sound be submitted to Mannik & Smith. (for review). Motion Carried.

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

Mr. Shea informed commission members that, per Pat Kelly, the Township Board of Trustees has requested the PC take up the sewer expansion boundaries.

Mr. Shea asked, Mike Howard, Township Board representative, what the status on the GDP was? Mr. Howard stated it was tabled.

VI. Public Comment – None

VII. Future Agenda Items –

Tuesday, October 4, 2005
1) Consideration of Master Plan and Zoning Ordinance Revisions

Tuesday, October 25, 2005
1) Public Hearing for Kids' Land., Site Plan for Special Land Use
2) Public Hearing for Hartman Farms OSC, Preliminary Site Plan and Special Land Use

VIII. Adjournment - John Shea, Chair, declared meeting adjourned at 10:11 PM

Respectfully submitted,

Kimberly Jordan , Recording Secretary

Anne Williams, Secretary