



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, October 25, 2005 7:30 PM

Present: John Shea, Chairman; James Gorenflo, Vice Chair; Hank Byrna and Norwin Lesser.

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

Absent: Mike Howard, Township Board Representative; William Smith, Zoning Board of Appeals Representative; and Anne Williams, Secretary

The meeting was called to order at 7:34PM

- I. Approval of Agenda** - Motion by Gorenflo, supported by Byrna, to approve agenda as submitted. Carried.
- II. Approval of the Minutes of October 4, 2005** - Motion by Byrna, supported by Lesser, to approve as amended. Carried.
- III. Public Comment** -

Jim Knight, 11888 Quigley Rd. - Asked if Washtenaw County govern over community wastewater treatment facility?

John Shea said possible Michigan Department of Environment Quality (MDEQ) and Washtenaw County.

Cindy Glahn, 5535 Dexter Town hall Rd. - noted that the first passing zone on Dexter Town hall road is very very busy and wanted to know if the State police and/or county could be notified for review and input to make more safe.

Nancy McClain, Mannik & Smith engineering stated that a traffic study had been completed by the firm "Parsons" that she was familiar with. Noting that they take into account any new developments proposed in that area. Parsons analysis indicated no significant problems at this time.

IV. Action Items -

Open Public Hearing regarding:

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 children's day care center.

Open for public comment -

Nancy Moroz, 5700 Dexter Townhall Rd. - asked how many children were allowed and what the hours of operation would be?

Mr. Kaplan said, 75 children will be the regulated capacity and the hours of operation would be from 7:00 AM to 6:00 PM.

John Shea stated that the consultants needed additionally time to review currently submitted supplementary data. He asked the consultants if they had any further question and/or concerns with the applicant at this time?

Mark Eidelson stated his principal concerns were with the parking and circulation.

Nancy McClain had no immediate concerns.

Hank Byma asked about the current and future sign usage.

Mr. Kaplan replied that, a temporary sign permit was obtained from the township and that currently no new future sign was being proposed.

Closed public comment -

Motion by Gorenflo, supported by Byma, to table Kids' Land, Inc. until November 1, 2005. Carried.

Open public hearing regarding:

2) Hartmann Farms OSC, Preliminary Site Plan and Special Land User

Tom Covert, Atwell Hicks, gave a brief overview of proposed site plans.

Kenneth Jewison, water/wastewater services, Atwell-Hicks stated his credentials and then gave a detailed description of the proposed community wastewater system design.

Open for public comment -

Jim Knight, 11888 Quigley Rd. - asked if someone could explain Advan-Tek systems operation.? Mr. Knight voiced his concern with the residents having to independently maintain and pump their own septic tanks. Stating it was not reliable Additionally; he had serious concerns with the natural flow of the county drain in the area. Stating that, the pond on site drains into Dexter's number one drain. He encouraged a review be done by the Washtenaw County drain commission and/or the Michigan Department of Environment Quality (MDEQ).

Ken Jewison explained the Advan Tek systems operation.

Mr. Knight asked if this was a well first area and did they anticipate finding arsenic?

Mr. Jewison answered no to both questions.

John Shea voiced his concern with the on site pond draining into number one drain and the run off possibly dumping into the Huron River.

Nancy Moroz, 5700 Dexter Townhall Rd. - Inquired if the proposed site was zoned agriculture and asked if the shaded green on the zoning map indicate the agriculture district?

Mr. Shea answered, yes to both questions.

Mrs. Moroz stated that she just recently had to put in a new septic field that was required by the county health department to be 2000 square feet in size for one home. Why 10,000 square feet for site plan septic field?

Mr. Jewison explained water flow and the technology of a non-field system for a 70 unit sub.

Cindy Glahn, 5535 Dexter Townhall Rd., - Asked how many acres of wetlands were on this site?

Tom Covert answered roughly nineteen to twenty acres.

Discussion on wet lands and use in Open Space Community (OSC).

Cindy Glahn, 5535 Dexter Townhall Rd., - Voiced her concerns regarding the increased traffic already in the area and felt with the additional proposed developments coming, serious safety issues would surface. She inquired as to whom the burden would fall on regarding road improvements and safety?

Jamie Goernflo stated that the Washtenaw County Road Commission (WCRC) has jurisdiction over the roads not the residents. WCRC would review and regulate permits for improvements.

Mike Bradish, 10807 Quigley Rd., - Inquired if any impact study was done on the neighboring wells?

John Shea stated, that was an "open question".

Tom Bell, 9068 North Territorial Rd., - Asked what the difference was between a traffic flow study and a traffic impact study? He felt the township needed to have more control and/or input over community traffic impact issues.

Nancy McClain explained that the developer hires their own traffic consultant. WCRC does not do impact studies for developers. "Parsons", an independent firm hired by the developer, did take into consideration background traffic. Nancy explained the firms' analysis procedure and findings.

Gary Blankenberger, 5976 Ray Knight Dr., - Asked how and whom would police the homeowners regarding the use of lawn fertilizer and pesticides?

John Shea replied, the homeowners association would stipulate and the PC would require language in the Master Deed and By-laws.

Jim Knight, 11888 Quigley Rd., - Asked if Advan-Tek was up and running anywhere else in the area?

Ken Jewison replied that, at least 30 projects that he knew of were up and running successfully in Michigan. However, none in Washtenaw County. The longest running unit has been 4 to 5 years. Ken stated that, the county health department has approved Advan-Tek.

John Shea stated his concern with having to rely on individual maintenance and asked what the certified operator's job was?

Mr. Jewison said, the operator would maintain the units on a weekly basis and added that the supporting language would be written in the homeowner's association by-laws.

Jamie Gorenflo gave a synopsis of a more elaborate system that could be put in place with provision and safe guards to build assurances in the system effectiveness. These provisions would be written within the master deed and by-laws. Contracting out for annual maintenance would be another safe guard.

Todd Griffin said they would definitely consider contracting out for services. It's a no win situation for everyone.

Norwin Lesser wanted the minutes to reflect that he felt that the traffic studies conducted by the county and/or independent firms do not take in to account the short cuts that people take to avoid the heavy loads of traffic at peak hours. They concentrate solely on the main through ways. He felt this was not a good analysis. Additionally, he states he had reservations with the proposed community wastewater system. He is very concerned that the septic will eventually fail and the association will fall back to the township for help. He strongly suggests the planning commission address the appropriate language to safe guard all concerned.

Bonnie Sroka, 5857 Ray Knight Dr., - Inquired on the provisions in place regarding emergency backup if the system fails?

Ken Jewison explained that the control panel has an alarm for each unit and a portable generator would be used as required. The systems operator would monitor every two-weeks on-site operation checks and **effluent** sampling would be conducted at the wastewater treatment facility site. The pumping chamber at each home is sized to provide up to two days of wastewater storage in the event of a power failure.

Ms. Sroka asked if any odors or fumes would be present?

Ken replied. No, none.

Ms. Sroka asked about routinely testing the wetlands.

Tom said yes, the wetlands would be tested regularly and the language would be in the master deed and by-laws.

Ms. Sroka wanted to know if water softeners would be allowed?

Ken Jewison stated that the county health department would address and regulate water softeners.

Norwin Lesser thought it would be wise that everyone had a back-up generator because usually when there is a power outage the power is down for three to four days.

Gary Blankenberger, 5476 Ray Knight Dr., - Asked if each home would have septic pump?

Todd answered. Yes.

Mr. Blankenberger stated that he was concerned with the entrance to Hartmann Farms being directly across from another sub division. Stating that there was a dangerous hill right before that entrance.

Closed public comment

Motion by Gorenflo, supported by Byma, to table Hartmann Farms OSC, Preliminary Site Plan and Special Land Use until December 27, 2005. Carried.

Public hearing closed.

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

John Shea informed commissioners that, due to illness Bill Smith has submitted his resignation from the planning commission and the zoning board of appeals.

Jamie Gorenflo inquired on the status of representation from Mannik & Smith?

Nancy McClain replied that she would be attending the PC meetings, however Walter would still be involved in the review process with site plans.

VI. Public Comment -

Bonnie Sroka, 5857 Ray Knight Dr. - Asked John Shea to explain Open Space Community (OSC).

VII. Future Agenda Items -

Tuesday, November 1, 2005

- 1) Public Hearing for Zoning Ordinance Amendments
- 2) Kids' Land, Inc. Site Plan/Special Land Use
- 3) West Lake Hills, Consideration for Denial

Tuesday, November 22, 2005

- 1) F & J Rentals Properties, Preliminary Site Plan

VIII. Adjournment - Motion by Byma, supported by Gorenflo, to adjourn at 10:15 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Hank Byma, Acting Secretary