



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 December 27, 2005 7:30 PM

Present: John Shea, Chairman; Michael Howard, Township Board Representative; Anne Williams, Secretary and Norwin Lesser.

Also Present: Mark Eidelson, Land Plan, Inc.

Absent: James Gorenflo, Vice Chair and Hank Byma

The meeting was called to order at 7:36 PM

- I. **Approval of Agenda** - Motion by Williams, supported by Howard to approve agenda as submitted. Carried.
- II. **Approval of the Minutes for** December 6, 2005 - Motion by Williams, supported by Lesser, to approve as amended. Carried.
- III. **Public Comment** - None
- IV. **Action Items** -
 - 1) **Lindemann Farms Site Condominium, Final Site Plan and Special Use Community Sewer System**

Jim Haeussler, owner, and Todd Pascoe, Atwell- Hicks, Inc. were on hand to answer questions and/or concerns.

John Shea noted that there were still a lot of unresolved issues. There are pertinent reports that need to be further reviewed before any final resolution could be proposed this evening. Mr. Shea stated that, the Planning Commission intent this evening was to further discuss these issues and concerns. And in retrospect, give the developer some guidelines for resolving these issues.

Mr. Shea noted that the township engineers report was unsatisfactory and he would be requesting a more detailed and revised report. Mr. Shea gave a statement of analysis to date.

Questions and comments were exchanged. The developer agreed to come back to the Planning Commission for final review on February 28, 2006.

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

Norwin Lesser had traffic impact issues with respect to private roads. Stating that he felt some of the congestion in the morning and afternoons was due to the fact that school buses will not travel down private roads to pick-up students. There fore the parents are now taking and picking up their children. Mr. Lesser will follow-up on this with the school districts and get back with the commissioners.
- VI. **Public Comment** - None

VII. Future Agenda Items -

Tuesday, January 3, 2006 - Work Session

- 1) Election of the Planning Commission Officers, Article IV
- 2) Review Provision of Dexter Township Planning By-Laws, Article IX
- 3) Natural Features Ordinance Discussion
- 4) Consideration of Zoning Ordinance Revisions

Tuesday, January 24, 2006

- 1) Hanover Glen Site Condominium/OSC Final Site Plan
- 2) Hartman Farms OSC, Preliminary Site Plan/Community Sewer Special Land Use

VIII. Adjournment - Motion by Williams, supported by Lesser, to adjourn at 9:45 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary