



# DEXTER TOWNSHIP

## PLANNING COMMISSION

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JOHN SHEA,  
CHAIR  
JAMES GORENFLO,  
VICE CHAIR  
ANNE WILLIAMS,  
SECRETARY  
HARLEY RIDER  
HANK BYMA  
NORWIN LESSER  
KIM JORDAN,  
RECORDING SECRETARY

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### REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, February 7, 2006 7:30 PM

Present: John Shea, Chairman; Harley Rider, 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 7:32 PM.

- I. **Approval of Agenda** - Motion by Rider, supported by Williams, to approve agenda as amended. Table Item # 1, Hanover Glen Site Condominium/OSC Final Site Plan, to February 28, 2006. Carried.
- II. **Approval of the Minutes of January 24, 2006** - Motion by Lesser, supported by Rider, to approve as amended. Carried.
- III. **Public Comment** - None
- IV. **Action Items** -

#### 2) Review Provisions of Dexter Township Planning By-Laws, Article IX –

Commissioner's discussed Eidelson's letter dated January 30, 2006, regarding planning commission by-laws and attendance. John Shea directed Eidelson to draft a new proposal integrating option one (1), two (2) and five (5). Further consideration slated for the meeting on March 7, 2006.

#### 3) Review Proposed Revisions of Webster Township Master Plan -

In compliance with the requirements of Section 7(b) of the Township Planning Act, P.A. 168 of 1959 as amended, Mr. Eidelson reviewed and commented on the Webster Township Master Plan. Commissioner's discussed and concurred with Eidelson's review and findings.

Motion by Williams, supported by Rider, to accept and forward review letter, dated January 31, 2006 to the Webster Township Planning Commission. Carried.

#### 4) Natural Features Ordinance Discussion -

Motion by Williams, supported by Rider, to table for further consideration when a full commission is in attendance. Carried.

#### 5) Consideration of Zoning Ordinance Revisions –

Motion by Williams, supported by Lesser, to table for further consideration when a full commission is in attendance. Carried.

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

Anne Williams asked for clarification regarding Peter Flintoft's letter, dated January 26, 2006, regarding materials he reviewed at the Michigan Township Association municipal attorney's workshop.

Mr. Shea noted that the letter was distributed for informational purpose's and suggested members read.

Pat Kelly commented on the following:

1. Ms. Kelly asked whom from the commission would agree to met and put together a planning commission fiscal budget?

John Shea, Harley Rider and Anne Williams will meet on March 7, 2006, to draft the budget.

2. She asked the planning commission members and Mark Eidelson what the required procedures were with respect to corrections to the zoning map?

Mr. Eidelson replied, the township board would delegate a elected official to fill out a zoning amendment application with an attached list of errors found and their justification for the changes. Then forward onto the planning commission for review.

3. Ms. Kelly told the commissioner's that Peter Flintoft, Township attorney, suggested the planning commission consider making utility corridors their own district.
4. Ms. Kelly received a Michigan Department Equalization (MDEQ) packet from Atwell-Hicks regarding Hartmann Farms. She asked if any one would like a copy?

John replied yes and asked the recording secretary to distribute one each to Mark Eidelson, Nancy McClain, and himself.

5. Ms. Kelly reminded the commissioners that their was still time to enroll in the Planning and Zoning session, scheduled for Wednesday, March 22, 2006, at the Sylvan Township Hall.

**VI. Public Comment - None**

**VII. Future Agenda Items -**

Tuesday, February 28, 2006

- 1) Lindemann Farms, Final Site Plan and Special Land Use
- 2) Hanover Glen Site Condominium/OSC Final Site Plan

Tuesday, March 7, 2006 – Work Session

- 1) Public Hearing on Zoning Ordinance Amendments
- 2) Review proposed Dexter Township By-laws, Article IX
- 3) Natural Features Ordinance Discussion
- 4) Consideration of Zoning Ordinance Revisions

**VIII. Adjournment** – John Shea, Chair, declared meeting adjourned at 9:51 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Anne Williams, Secretary**

