



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

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, March 28, 2006 7:30 PM

Present: John Shea, Chairman; James Gorenflo, Vice Chair; Harley Rider, Township Board Representative; Anne Williams, Secretary; and Norwin Lesser.

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

Absent: Hank Byma

The meeting was called to order at 7:35 PM

- I. **Approval of Agenda** - Motion by Rider, supported by Gorenflo, to approve agenda as submitted. Carried.
- II. **Approval of the Minutes of March 7, 2006** - Motion by Gorenflo, supported by Williams, to approve as amended. Carried.
- III. **Public Comment** - None
- IV. **Action Items** -

1) **Lindemann Farms, Final Site Plan and Special Land Use-**

Todd Pascoe, Atwell-Hicks, and Jim Haeussler, Development Services Group, were on hand to answer questions and concerns.

Shea asked if the consultants had any other comments or concerns?

Barry Buschmann, Mannik & Smith, replied that all their concerns have been addressed to date with the exception of items four (4) and ten (10.a).

Mr. Pascoe said those items have been addressed.

Mark Eidelson, LandPlan, Inc., stated that the Master Deed and By-Laws did not include a forestry management plan. He questioned whether the current language is binding or not and would consider more guidelines within the language.

Shea asked if the commissioners had any additional comments?

Lesser asked who would own the right-of-way?

Mr. Haeussler replied, the association.

Gorenflo asked Mannik & Smith if they have seen all the APPROVED LETTERS FROM THE STATE AND COUNTY REGARDING PRIVATE SEWERS.

Deleted: required permits?

Buschmann replied, yes. THEY HAD SEEN THEM AND WERE ACCEPTABLE.

Rider noted the following concerns:

- 1) The Dexter Fire Department has issues with the shared driveway in the South East corner of the development and the turn-a-round at the treatment facility.
- 2) The Township would like the developer to consider a development agreement to address roads, along with compliance with performance guarantee regarding article 3.05.
- 3) He hasn't seen anything worked out with the township attorney regarding the Master Deed language and is not comfortable approving as a condition this evening.

Shea shared the same concerns as Rider and suggested they table until the Master Deed language is resolved.

Motion by Rider, supported by Gorenflo, to table Lindemann Farms, Final Site Plan and Special Land Use. Carried.

Shea slated Lindemann Farms to be put on the planning commission's agenda for April 4, 2006.

2) Hanover Glen Site Condominium/OSC Final Site Plan

Shea stated that, the planning commission was waiting on clarification from the attorneys regarding the ITC easement **AND PIPE LINE EASEMENT**.

Deleted: .

Motion by Rider, supported by Gorenflo, to table Hanover Glen Site Condominium/OSC Final Site Plan. Carried.

Shea slated Hanover Glen Site Condominium/OSC Final Plan to be put on the planning commission agenda for April 25, 2006.

3) F & J Rentals – Ulisse Restaurant Final Site Plan

Fred Ulisse, F & J Rental Properties owner, and Bill Goodreau, Civil Design Services, were on hand to answer questions and/or concerns.

Mr. Ulisse gave a brief overview of the proposed site plan noting that they had modified plans to distribute.

Commission members discussed proposed modification to the roof and comments from the consultant's reports. Members concurred that the applicant needs to apply to the zoning board of appeals for a variance then return to the planning commission with new site plans for review.

Motion by Gorenflo, supported by Williams, to table F & J Rentals. Carried.

Shea slated F & J Rentals to be put on the planning commission agenda for April 25, 2006, pending approval from the Zoning Board of Appeals.

4) H.C.P.S. Optima Oil Enterprises Amended Site Plan

Kate Bond, Washtenaw Engineering gave a synopsis of the proposed amended site plan.

Ms. Bond informed the commissioners that the Zoning Board of Appeals (ZBA) had remanded back their requested variances to the Planning Commission (PC) for consideration and report of findings.

Ms. Bond asked the PC for direction and guidelines.

Shea requested they submit a list of their proposed variances and give clarification for each request. Keeping in mind all the issues and/or comments within the consultants reports. Additionally, submit a revised set of site plans. After Consultants have reviewed and evaluated the global perspective. Present plans to the ZBA then come back to the PC with new site plan with what is allowed by the ZBA.

Motion by Gorenflo, supported by Williams, to table H.C.P.S.. Carried.

5) Appoint ZBA Representative

Lesser stated he was considering the position. But would like more time to think about it.

Motion by Rider, supported by Williams, to table appointing a ZBA representative. Carried.

6) Consider Building Height of Farm Buildings

Commission member Norwin Lesser was absent at the last meeting when building height restrictions of farm buildings was discussed. Members present at that latter meeting wanted to get Mr. Lessers prospective.

Shea asked Mr. Lesser if he thought forty (40) feet was a sufficient height for farm buildings.

Lesser concluded that forty feet was sufficient.

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

Lesser stated he didn't think forest management could be properly regulated in an open space community.

Additionally, he commented that H.C.P.S. already had numerous violations, and asked why they would be asking for more variances?

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, April 4, 2006

- 1) Lindemann Farms, Final Site Plan and Special Land Use-
- 2) Multi Lake Sewer Expansion Consideration
- 3) Natural Features Ordinance Discussion
- 4) Appoint ZBA Representative

Tuesday, April 25, 2006

- 1) Starhill Condominium/OSC Preliminary Site Plan Review
- 2) Hanover Glen Site Condominium/OSC Final Site Plan
- 3) F & J Rentals – Ulisse Restaurant Final Site Plan
- 4) ITC Amended Site Plan Special Land Use Application Review

VIII. Adjournment – John Shea, Chair declared meeting adjourned at 9: 30 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Secretary

