



DEXTER TOWNSHIP

PLANNING COMMISSION

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JOHN SHEA,
CHAIR
JAMES GORENFLO,
VICE CHAIR
ANNE WILLIAMS,
SECRETARY
HANK BYMA
MARY ADAMS
NORWIN LESSER
MARCIA OTTOMAN
KIM JORDAN,
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, July 25, 2006 7:30 PM

Present: John Shea, Chairman; Marcia Ottoman, Township Board Representative; Hank Byma, Zoning Board of Appeals Representative; Mary Adams and Norwin Lesser.

Also Present: Evan Pratt, Orchard, Hiltz & McCliment, Inc. and Patrick Slaon, Director of Planning and Zoning.

Absent: James Gorenflo, Vice Chair and Anne Williams, Secretary.

The meeting was called to order at 7: 34PM

- I. Approval of Agenda** - Motion by Byma, supported by Lesser, to approve agenda as amended.
Carried 5-0

Remove Hanover Glen from the Agenda till further data is received. Therefore Hanover Glens stays tabled.

- II. Approval of the Minutes of June 27, 2006** - Motion by Lesser, supported by Ottoman, to approve as submitted. **Carried 5-0**

- II. Public Comment** – None

Motion by Ottoman supported by, Lesser to nominate Byma as acting secretary. **Carried. 5-0**

- IV. Action Items** –

- 1) Hanover Glen was removed from the agenda.
- 2) **Dexter Township Estates, Final Site Plan**

Motion by Byma, supported by Adams, to approve Dexter Township Estate, Final Site Plan.
No discussion. The resolution was read into the minutes.

Whereas, Pursuant to the provisions of the Dexter Township Zoning Ordinance, Lou Iordanou, representative of Dexter Township Estates, LLC, has applied for approval of Final Condominium Site Plan (File# 06 PC 124) for a parcel of land located in Section 17, Dexter Township; and,

Whereas, the Dexter Township Board of Trustees, at a special meeting on July 18, 2003, granted preliminary approval, with conditions, of the private roads in the Dexter Township Estates Site Condominium and of variances from the Dexter Township Private Road standards, and;

Whereas, the Dexter Township Planning Commission granted conditional preliminary site plan approval on February 24, 2004, said approval granted under the provisions of the 1973, as amended, Dexter

Township Zoning Ordinance, and;

Whereas, pursuant to Section 6.06(B) of the current Dexter Township Zoning Ordinance, since the applicant did not submit a final site plan application within one (1) year of preliminary site plan approval by the Dexter Township Planning Commission, the approved preliminary site plan expired on February 24, 2005.

Whereas, on March 14, 2006 the Dexter Township Zoning Board of Appeals granted a variance for Section 6.09(B) of the current Dexter Township Zoning Ordinance, waiving the requirement for the applicant to resubmit a preliminary site plan application; and;

Whereas, because the preliminary site plan was reviewed and granted approval under the provisions of the 1973 Dexter Township Zoning Ordinance, the final site plan is reviewed under the same.

Whereas, the application calls for the construction of 18 homes on a 26.67 acre site and more specifically described in the applicant's drawings and plans dated June 1, 2006; and,

Whereas, the subject property is located in a Rural Residential District, which permits the proposed use; and,

Whereas, the site plan meets the requirements of the 1973 Dexter Township Zoning Ordinance, particularly sections 4.30.E, 5.15.D.1 through 3; 9.04.A through C, and 9.08.A through C; and,

Whereas, an agreement between the applicant and Dexter Township was signed on March 29, 2005 that addresses the impact issues along Madden Road; and,

Whereas, the site plan has received requisite approvals from the Washtenaw County Road Commission, subject to administrative conditions, letter dated January 31, 2006; and,

Whereas, in a letter dated May 18, 2006 from LandPlan, concerns were raised regarding Out lot A, the proposed clearing and grading boundaries, and drainage easements; and,

Whereas, the site plan has received comments and suggestions from the Dexter Area Fire Department, letter dated June 23, 2006, in which the Fire Inspector raised concern regarding the road widths; and,

Whereas, the final site plan has been reviewed and approved by the Township Engineer, letter dated June 15, 2006, except as to matters addressed in the conditions below; and,

Whereas, the Master Deed and Bylaws dated June 22, 2006 have been reviewed and approved by the Township Attorney, letter dated June 29, 2006, except as to matters addressed in the conditions below; and,

Be It Therefore resolved that the Dexter Township Planning Commission approves the Dexter Township Estates condominium subdivision final site plan, subject to the following conditions:

1. Pursuant to the June 15, 2006 letter from Orchard, Hiltz & McCliment, Inc., and prior to the Township issuing any permits necessary for the applicant to obtain before commencing work, the applicant shall:
 - a. Add a slotted drain between R5 and R5.1.
 - b. Move structures R2A and R3A west to be outside the entrance radius.
 - c. Add a note to the plans along the drainage easement on the northern property line on Lot 7 stating that additional ditching may be necessary when Lot 7 is developed.
 - d. Submit a detailed construction schedule.

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- e. Submit the inspection deposit of \$9,000.00 to Dexter Township prior to the pre-construction meeting. The amount of the inspection deposit is based on the expected amount of inspector days required.
 - f. Submit a Performance Bond of \$223,308.00 to Dexter Township. The amount of this bond is based on the petitioner's engineer's estimate (Dated 5/1/06).
 - g. Submit a Soil Erosion Bond of \$10,500.00 to Dexter Township. The amount of this bond is based on the petitioner's engineer's estimate (Dated 5/1/06).
2. Pursuant to the June 29, 2006 letter from Peter Flintoft, and prior to the Township issuing any permits necessary for the applicant to obtain before commencing work, the applicant shall:
 - a. Record the Development Agreement together with a full legal description and tax code numbers prior to the recording of the Master Deed.
 3. The applicant shall obtain, and provide to the Township a copy of, all permits or approvals required by the necessary governmental authorities, regulatory agencies, and oversight bodies prior to the commencement of construction.
 4. A grading plan for each site shall be submitted as part of its zoning permit application.
 5. All zoning permits shall be reviewed and issued under the current Dexter Township Zoning Ordinance.
 6. Planning Commission approval of the Dexter Township Estates final site plan shall not be interpreted as an opinion by the Dexter Township Planning Commission as to whether or not Out lot A is a buildable site
 7. All construction shall be performed in accordance with the approved site plan, and in compliance with all governing laws, regulations, permits and approvals.

Carried 4-1

3) Starhill Condominium/OSC Site Plan Review

Jamison Brown, Starhill representative, gave a brief overview of the site plan and commented that in their April 11, 2006 memo that they had addressed in some detail on the comments received by the Planner and Engineer prior to the public hearing.

Victor Lebeau and Robert Black were on hand to answer question.

Discussion ensued with regard to the conventional Plan being practical and reasonable in a manner as stated in section 17:03 (A)(5) of the Dexter Township Zoning Ordinance. Additionally, the following concerns surfaced and were discussed.

1. Density bonus calculation and superior design rational.
2. Lot configurations and dimensions.
3. Commissioner's voiced their individual concerns with the amount of wetlands being included within the lots and the amount of submerged wet lands.
4. Stormwater management was discussed. Shea suggested that an easy to read narrative explaining the terms and intent for stormwater management would be helpful to the commissioners.
5. Natural Features and buffers were discussed.
6. Grading issues and the extent of clearing to be done was discussed.
7. Traffic and road issues were some what addressed.
8. Community waste water treatment systems verse Multi Lakes availability. Applicant will pursue both options.
9. Pedestrian circulation.

Motion by Byrna supported, by Lesser to table Starhill Condominium/OSC Site Plan. **Carried 5-0**

Applicant will come back to the commission to discuss density bonus and conventional plan. All new data and/or correspondence should be submitted to the Township office no later than August 10, 2006 to assure being put on the August 22, 2006 Planning Commission Agenda.

Sloan will e-mail and up date the commissioners by August 18, 2006

4) Hartman Farms, Preliminary Site Plan

Tom Covert, Hartman Farms representative, gave a brief overview of the site plans. Todd Pasco and Todd Griffin were additionally on hand to answer questions.

Discussion ensued with regard to the conventional Plan being practical and reasonable in a manner as stated in section 17:03 (a)(5) of the Dexter Township Zoning Ordinance. Additionally, the following concerns surfaced and were discussed.

1. Density bonus calculation and superior design rational.
2. Stormwater management was discussed. More detail is needed.
3. Preservation of Natural Features.
4. Grading issues and wetland impacts.
5. Traffic and road issues.
6. Community waste water treatment systems verse Multi Lakes availability. Applicant will pursue both options.
7. Farming in open space. Include language in Master Deed.
8. Pedestrian circulation.

Motion by Byrna supported by Ottoman to table Hartman Farms, Preliminary Site Plan. **Carried 5-0**

Applicant will come back to the commission to discuss density bonus, superior design and the conventional plan. All new data and/or correspondence should be submitted to the Township office no later than August 10, 2006 to assure being put on the August 22, 2006 Planning Commission Agenda.

Sloan will e-mail and up date the commissioners by August 18, 2006.

9. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary-

Adams is concerned with the availability of Multi Lakes Sewer taps to the neighboring homes that sit between these large site condominium developments.

Ottoman informed the commission that the scheduled joint meeting of the Zoning Board of Appeals, Planning Commission and the Township Board is scheduled for August 29, 2006.

Byrna commented on private road standards diverting from the Washtenaw County Road standards.

Shea asked Jordan, Recording Secretary to include in the August 1, 2006 Planning Commission agenda the discussion for items to be addressed at the joint meeting.

Sloan informed the commission of the following:

1. A sign permit was pulled for the North West corner of Dexter-Pinckney and North Territorial Road and that plans are being consider.
2. He included in their packets this evening a memo with regard to the remand request from the Township Board on the Bell rezone.

3. He is waiting for a response from Flintofts office with regard to the new Michigan Enabling Act and will forward his findings to the commission at the August 1, 2006 meeting.
4. Slaon informed the commission that the Township know has Geographic Information Systems (GIS) capabilities

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, August 1, 2006 – Work Session

- 1) Bell Rezone Remanded back to PC for finding of fact.
- 2) Natural Features Ordinance Discussion
- 3) Discuss Joint meeting agenda

Tuesday, August 22, 2006

- 1) Hanover Glen Site Condominium/OSC Final Site Plan
- 2) StarHill, Condominium/OSC Site Plan Review
- 3) Hartman Farms, Preliminary Site Plan

VIII. Adjournment – John Shea, Chair declared meeting adjourned at 10:50 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Hank Byma, Acting Secretary