



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, August 1, 2006 7:30 PM

Present: James Gorenflo, Vice Chair; Marcia Ottoman, Township Board Representative; Hank Byma, Zoning Board of Appeals Representative; Anne Williams, Secretary and Mary Adams.

Also Present: Mark Eidelson, LandPlan, Inc. and Patrick Sloan, Director of Planning and Zoning

Absent: John Shea, Chairman and Norwin Lesser.

The meeting was called to order at 7:35 PM

- I. Approval of Agenda** - Motion by Byma, supported by Williams, to approve agenda as submitted. **Carried 5-0**
- II. Approval of the Minutes of July 25, 2006** - Motion by Byma, supported by Ottoman, to approve as amended. **Carried 5-0**
- III. Public Comment** - None
- IV. Action Items** -

1) Bell Rezone Remanded back to PC for finding of facts

Pat Kelly clarified the Township Boards rationale for remanding the rezone back to the Planning Commission. She stated that, the zoning error happened three (3) years ago when the adopted zoning map was printed and that the township is just now getting around to considering the error. The Township Boards consensus is to let the mistake stand and keep the zoning C-1. They are seeking rationale as to why the Planning Commission recommend the zoning revert back to RC and is asking for additional supporting documentation for their findings.

Gorenflo stated that, the rezone application was reviewed by the Planning Commission as an error to the zoning map and not a rezone request. The commissioners acknowledge that an error was made and that it should be corrected as such. He asked if the other commissioners had any input?

Williams said that she wasn't comfortable making any decisions this evening because the property owner and two significant Planning Commissioners were not present. Additionally, only three out of five commissioners that were at the public hearing are present this evening. She said that, the findings of fact need to be further discussed when everyone is present.

Adams said that, if it was a mistake in the beginning then it should go back to what it should have been.

Eidelson informed the members that the application for the correction was sent by the Township Board and not the property owner. It is factual that an error was made; however, it might be of merit to keep it as C-1.

Sloan showed the commissioners some slide pictures of the Bell property and its adjacent parcels.

Byma commented that, the adjacent C-1 properties show support for letting the mistake stand and keeping it zoned C-1. Additionally, he wouldn't feel comfortable making a decision this evening without hearing what the property owners comments were and additional input from the absent Planning Commission members that were absent this evening. He recommended tabling.

Ottoman commented that, a mistake was made and it should be corrected. Additionally, there could possibly be other parcel that were missed and zoned in error. The planning commission needs to be concerned with fairness and setting precedence.

Gorenflo said he felt comfortable tabling until further clarification and discussion with the property owner and the absent planning commission members. Additionally, he would entertain the discussion if the Master Plans dictate.

Byma asked the commission if they should be concerned with liability issues? Sating that, the zoning map has been a legal document of record for three (3) years. He suggests that the Township attorney might need to review because of the length of time that this has been a recorded document.

Motion by Byma, supported by Williams, to table the issue for further discussion at the September 5, 2006 meeting. **Carried 5-0**

Patrick Sloan, Director of Planning and Zoning, will redraft his memo, dated July 14, 2006, to include additional documentation and supporting findings of facts.

2) Natural Features Ordinance Discussion

Gorenflo stated that, he wasn't sure how much the commissioners could accomplish this evening without the input from two significant members that were absent this evening.

Members reviewed and discussed Eidelsons memo, dated May 22, 2006.

Commissioners discussed the importance for implementing a natural features ordinance and the components in which it should dictate.

Sloan distributed two wetland maps for the members to review and gave a slide overview of the delineation of such maps. Members discussed the regulations for wetlands and to whom the burden of policing these standards would fall on.

Deleted: wet land

Byma said that, he supports the May 22, 2006 memo and suggests the commission move forward and scheduled a public hearing even though it is not a statutory. Public input would be welcomed and the commission could get a clearer understanding for what revisions need to be made.

Commissioners concurred to continue their discussion and further review of Eidelson memo, dated May 22, 2006, at the meeting scheduled for September 5, 2006 when Shea and Lesser would be present. No motion was entertained.

3) Discuss Joint Meeting Agenda Items

The following items were discussed and agreed upon for further discussion at the August 29, 2006 joint meeting.

1. Discuss the value of the General Development Plan and determine which updated revisions need to be addressed.
2. The importance of a Natural Features Ordinance and its standards.
3. Talk about some of the Zoning Ordinance amendments and/or flagged text. For example; definition of "Farm" and consideration to alternative paving material (impervious surfaces).
4. Discuss storm water run-off and sedimentation control and the consideration of setting up a workshop with OHM.
5. Entertain the consideration of including "non-motorized circulation systems" within a condominium site plan and meeting with the Washtenaw County Road Commission (WCRC) for their pedestrian circulation input and standards.
6. Private road issues. For example; private road standards verse public road standards; consideration of adding a clause within the zoning ordinance or creating a policy for road standards. Additionally, discuss maintenance responsibility.

Kelly stated that, the joint meeting would be an open format. She will try to distribute an agenda ahead of time.

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

Williams asked about the new gas station being built on the corner of North Territorial and Stoffer? She wondered if it was in Dexter Township.

Kelly replied, no. It is in Lyndon Township.

Sloan informed the commissioners that included in their planning commission packets this evening was a draft of the proposed text amendments to the Zoning Ordinance per the amendment made to the Michigan Enabling Act for their review. Additionally, he informed them on the submittal of a new site plan for a Planned Unit Development (PUD) on the corner of North Territorial and Dexter-Pinckney Road and that the plans were being reviewed for completeness.

Kelly commented on the zoning amendments that were forwarded to the Township Board for their consideration. Specifically, she addressed the zoning amendment to building heights regulations. She said that the board's consensus was that they needed a more detailed summarization from the planning commission for finding of facts.

Commissioners asked the Director of Planning and Zoning to draft a more detailed memo of rational of the planning commissions findings on building height regulations and additionally attend the Township Board meetings as needed to exchange dialogue and further up date the board as needed. Additional input would come from the Township Board Representative.

VI. Public Comment - None

VII. Future Agenda Items –

Tuesday, August 22, 2006

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

Tuesday, September 5, 2006 – Work Session

- 1) Bell Rezone Remanded back to the PC for finding of facts
- 2) Discuss Natural Features Ordinance
- 3) Discuss Text Amendments to the Zoning Ordinance per the Michigan Enabling Act.

VII. Adjournment – Motion by Byrna, supported by Williams, to adjourn at 9:58 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Acting Secretary