



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, September 5, 2006 7:30 PM

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

Also Present: Patrick Sloan, Director of Planning and Zoning.

Absent: Norwin lesser

The meeting was called to order at 7:30 PM.

I. Approval of Agenda - Motion by Byma, supported by Ottoman, to approve agenda as amended. Add item number four (4), Discuss the Zoning Ordinance 34-03, that was remanded back to the Planning Commission to address the concern with proposed 20.05(B)(3). **Carried 6-0**

II. Approval of the Minutes - of August 22, 2006 - Motion by Williams, supported by Gorenflo, to approve the minutes as submitted. **Carried 6-0**

III. Public Comment – None

IV. Action Items -

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

Commission reviewed Sloan's memo, dated, August 29, 2006, and discussed the rationale and merit of their previous findings that said property should revert back to an Recreation Conservation zoning classification.

The following comments and revision to Sloan's memo are as follows:

Page 4, (1) (a), Commissioners concurred that the only change was an error that occurred outside of the Planning Commission and that there are no identifiable changes that would support the proposed amendment.

Page 4, (1) (b), Shea said that he was concerned about the Planning Commission setting precedence if they did not correct the error. Similar mistakes could surface in the future and the commission needs to be consistent. The intent of the application was to correct the error and revert the zoning back to what it was intended to be, Recreation Conservation. He stated that it is not the job of the Planning Commission to deliberate on the merits of re-zoning. The applicant has the option to file for a re-zoning petition.

Gorenflo stated that Flintoft's memo, dated August 29, 2006, supports the process for correcting

previous zoning errors.

Page 4, (1) (c), members agreed that the impact on public services would likely be less if the parcel were developed under Recreation Conservation.

Page 4, (1) (d), members concur with the findings with the exception of two minor revisions. Second sentence, after the word "home" insert "under 5 acre zoning". Third sentence, after the words "in the" insert "proposed".

Page 4, (1) (e), members concur with findings.

Page 4, (1) (f), first sentence, after the words "put to a" take out the word "reasonable".

Motion by Gorenflo, supported by Byma, to forward Sloan's memo, dated August 29, 2006, back to the Township Board to approve the zoning amendment application for Thomas Bell, to correct the zoning district boundary changes to the Dexter Township adopted zoning map. Carried 6-0.

Sloan's memo, dated August 29, 2006 is on file with original minutes.

2) Natural Features Ordinance Discussion –

Eidelson memo, dated May 22, 2006, and Sloan's memo, dated August 29, 2006, was discussed and revisions were considered. Sloan will re-draft a new memo to be reviewed by the members at the October 3, 2006 meeting.

Motion by Gorenflo, supported by Williams, to table items three (3) and four (4) until the September 26, 2006 meeting. **Carried. 6-0**

3) Discuss Text Amendments to the Zoning ordinance per the Michigan Zoning Enabling Act -

Agenda item tabled to September 26, 2006 meeting.

4) Zoning Ordinance Amendment, 34-03 remanded back to the Planning Commission to address the concerns with proposed 20.05(B)(3) -

Agenda item tabled to September 26, 2006 meeting.

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

Shea stated that he may not be present at the September 26 and/or October 3, 2006, Planning Commission meetings.

Sloan informed the members that he was reviewing the General Development Plan for recommended changes as directed per the joint meeting on August 29, 2006. The first draft for commissioner's review will be distributed at the November 7, 2006, meeting.

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, September 26, 2006

- 1) Hanover Glen Final Site Plan
- 2) Zoning Ordinance Amendment, 34-03 remanded back to the Planning Commission to address the concern with the proposed 20.05(B)(3).
- 3) Review Text Amendments to the Zoning Ordinance per the Michigan Zoning Enabling Act.

Tuesday, October 3, 2006 – Work Session

- 1) Natural Features Ordinance Discussion

VIII. Adjournment – John Shea, Chair declared meeting adjourned at 9:49 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Acting Secretary