



Dexter Township

planning commission

6880 Dexter-Pinckney Road
Dexter, MI 48130

Telephone: 734-426-3767
Fax: 734-426-3833

www.twp-dexter.org

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, October 24, 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: Patrick Sloan, Director of Planning and Zoning.

Absent: John Shea, Chairman and Norwin Lesser

Gorenflo acting Chair in Shea's absence.

The meeting was called to order at 7 30 P.M.

- I. Approval of Agenda** - Motion by Byma, supported by Ottoman, to approve agenda as submitted. **Carried 5-0**
- II. Approval of the Minutes** - of October 3, 2006 - Motion by Byma, supported by Ottoman, to approve the minutes as amended. **Carried 5-0**
- III. Public Comment** – None
- IV. Action Items** –
 - 1) Hanover Glen, Final Site Plan** –

Jack Campbell was present and asked the commission if they would table Hanover Glens, final site plan, until further data was received from the Washtenaw County Environmental Health Department.

Commissioners agreed to table.

Hanover Glen, final site plan remains tabled.

- 2) Discuss Natural Features Ordinance** –

Gorenflo said that Sloan had spoken with Shea about the Natural Features Ordinance. ~~He~~Shea had no further issues other than minor text and editorial changes. Additionally, ~~he~~Shea would be meeting with Sloan to further discuss the proposed revisions and state his concerns.

Gorenflo asked the members if they had any new substantive issues they wanted to address this evening.

Adams asked if in section two (2) item seven (7) sand and soil should be defined as an organic material.

Byma replied, yes, they are considered organic.

Members discussed and concurred to revised section two (2), item seven (7) and take out “other organic material” and insert “any other naturally occurring vegetative material”.

Commissioner’s modified the Natural Features heading to read “Wetland Protection Ordinance”.

Ottoman concerned with section four (4), item one (1) Prohibited Activities. Stating that, if there is a wetland, a house should not be allowed and a permit should not be issued/granted because it alters and/or changes the regulations of the wetlands

Commissioner’s discussed and **rationalized** **reasoned** the intent in section six (6) item two (2)(D) stating that the Director of Planning and Zoning and/or consultants would over see the issuing of a wetlands permit and that no permits would be granted unless all State and local regulations were met. If the later parties were inconclusive and unable to make a formal decision they can forward to the Planning Commission for further review and action.

Byma suggested that stronger language be inserted in section seven (7) item (2)(D) stating that plans must be prepared by a licensed landscaping architect or qualified professional and that they must comply with the regulations of the ordinance.

Sloan will draft revised text within section six (6) and seven (7).

Adams concerned with section four (4) item two (2)(B)(5) Silviculture. She inquired on the policing of raising invasive species.

Ottoman said that the Michigan Farm Act regulates the stocking of ponds and their species.

Gorenflo suggested members forward any additional comments to Shea via e-mail and he will comply and discuss with Sloan at their meeting. He stated that the added language to section six (6) item two (2)(D) was another substantive change.

Ottoman stated that section five (5), Fess and Application, is an issue that the Township Board needs to address.

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

Byma commented that he hoped the commission could keep moving forward and get the Wetland Protection Ordinance passed by the end of the year so they could move on to another natural feature concern.

Gorenflo stated that storm water management was one of the natural features concerns discussed at the August 29, 2006, joint meeting. He suggested the planning commission get a list of those concerns to review and prioritize.

Sloan will obtain the joint meeting list and distribute to the commissioners.

Ottoman informed the members that she would be attending the Michigan Township Board Annual Conference in Detroit this year.

Sloan told the members that the proposed revisions to the General Development Plan will be ready for their review and comments prior to the meeting of December 26, 2006.

Commissioners discussed the Township Boards consensus from a year ago pertaining to updating the General Development Plan. Stating that the plan did not have a strong vision for what the Township envisioned ten (10) to fifteen (15) years from now. Various sections are out dated and need to be modified.

Sloan will have a draft ready for the commissioner's review prior to the meeting of December 26, 2006.

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, November 7, 2006

Canceled due to the Elections

Tuesday, November 28, 2006

- 1) Hanover Glen, Final Site Plan
- 2) Public Hearing for Text Amendments to the Zoning Ordinance per the Michigan Enabling Act.
- 3) Dexter Park, Planned Unit Development (PUD), Preliminary Site Plan Review

Tuesday, December 5, 2006 – Work Session

- 1) Discuss Wetland Protection Ordinance

VIII. Adjournment – Motion by Byrna, supported by Williams to adjourn at 8: 35 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Anne Williams, Acting Secretary