



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, October 3, 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: Patrick Sloan, Director of Planning and Zoning and Steven Burch, Chairman of the Zoning Board of Appeals.

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

The meeting was called to order at 7:32 PM

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

- I. **Approval of Agenda** - Motion by Byma, supported by Lesser, to approve agenda as submitted. **Carried 5-0**
- II. **Approval of the Minutes** - of September 26, 2006 - Motion by Ottoman, supported by Adams, to approve the minutes as submitted. **Carried 5-0**
- III. **Public Comment** – None
- IV. **Action Items** -
 - 1) **Discuss Natural Features Ordinance** –

Sloans' strike through copy of the proposed Natural Features/Wetland and Watercourse Protection and Restoration Ordinance was reviewed and discussed. The September 28, 2006 draft copy is on file at the Township Hall.

Shea suggested that the members discuss the substantive issues and forward their grammar and text edits via e-mail to Sloan.

Byma commented that the Planning Commission has made great strides with the Ordinance and concurs with Shea on discussing just the substantive issues.

The commissioner's discussed with Sloan the proposed language of the Natural Features Ordinance. Comments and suggestions were noted by Sloan and will be drafted into a revised copy of further review and comments at a later date.

Shea noted the following definition concerns in Section II Definitions:

1. Should "water" be included in the definition section under "material"?

Deleted: "Material" s

Deleted: ?

2. Should "remove" be defined and/or be allowed as a permitted activity?
3. How is this word "lot" interpreted through out different areas of the text?

- Deleted: "Remove"
- Deleted: s
- Deleted:
- Deleted: it
- Deleted: "Lot"
- Deleted: h

Sloan will search through areas of the ordinance text to clarify a more defined meaning for each of the definitions.

Lesser said he was concerned with how and who would police the regulations of the Natural Features Ordinance. He said that the county buried a pipeline that was six (6) inches or less in diameter on his property which ended up changing the water flow and no one has ever monitored how that would affect his land. Additionally, we have no control over the utility lines or the use of easements.

Byma stated that, the State regulates the pipelines and that the township has no jurisdiction over them.

Member's discussed, Section IV. (2): Permitted Activities, and concurred to add the word "existing" to items number eleven (11), twelve (12), and thirteen (13)'s context clarifying the conditions.

Shea said that, we are loosing wetlands at a remarkable and alarming rate. The planning commission is trying to minimize the loss of the habitat without indirectly affecting the natural features. He recognizes the policing issues but that is not a show stopper.

Lesser disagrees with the definition of "farm".

Commissioners agreed with Lesser and concurred that they need to strengthen all of the definitions and make sure they are consistent throughout the ordinances.

Shea tabled the Natural Features discussion until the October 24, 2006 meeting pending receipt of written comments and input from the commissioners to Sloan by October 17, 2006. Sloan will compile the member's comments from this evening and their email comments to draft a new copy for review at the October 24, 2006 meeting.

2) Discuss Zoning Ordinance Amendment 34-03 –

Sloan's memo, dated August 29, 2006, was reviewed and is on file at the Township Hall.

The commission recommended the approval of a series of Zoning Ordinance text amendments to the Township Board at its May 2, 2006 meeting. The Township Board reviewed the amendments and are asking for further rational regarding lowering the allowable building height restrictions and additionally they wanted further clarification from the commissioner's regarding Flintoft's memo, dated July 17, 2006, addressing the number of lots that a shared driveway can serve.

Shea stated that, the planning commissions objective and rational for lowering the allowable building height restrictions was because they wanted to omit "stories" and get away from building tall and narrow forty (40) foot homes that obstructed others views. The proposed 30 foot height restriction is measured at the mid-line and 35 feet at the peak. Additionally, he noted that the commissioners concurred that reducing the 100 foot height restriction in the agricultural district to 40 feet was because no one builds large farm building and/or silos anymore. The 40 foot restriction is sufficient.

Shea and the commissioners addressed Flintofts comments regarding the ambiguous language in subsection 20.05 (B)(3), Shared Driveways. The members concurred that the intent of the language was not to allow for more than four (4) dwelling units to share a driveway. Commissioners agreed to omit the words (*four (4) lots and*) from the proposed amendment. The revised amendment would read as follows:

3. The shared driveway shall not serve more than four (4) dwelling units.

Shea directed Sloan to re-draft a memo of rational and send it back to the Township Board for their consideration.

3) Review Village of Dexter Master Plan Amendments -

Shea asked Sloan if there were any substantive changes that would affect Dexter Township?

Sloan said that there were no substantive changes that would directly effect Dexter Township and that he would forward a response letter stating that the Dexter Planning Commission has reviewed the proposed Village of Dexter Master Plan and has no further comments other than what is stated in his memo, dated September 12, 2006.

4) Review Lima Township Master Plan Amendments -

Sloan and the members of the commission discussed and reviewed his memo dated September 15, 2006. They concurred to forward there encouragement and support for the proposed "Parker Road Extension/By Pass to Island Lake Road" and their support for the connection between the southern end of Dexter Townhall Road (Dexter Township) and Dancer Road to the south (Lima Township).

Sloan will forward a response letter with the member's comments to Lima Township and the Washtenaw County Department of Planning and Environment.

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

Sloan informed the commissioner's that, at their last meeting they set a date for a Public Hearing for the Zoning Ordinance amendments per the Michigan Enabling Act. He said that the date set was not within the current public notice time frame required per our Zoning Ordinance. He asked that they reset a new hearing for the November 28th, 2006 meeting.

Commissioner's concurred to reset a Public Hearing for the November 28, 2006 meeting.

Sloan informed the commissioner's that he has reviewed and accepted the application and site plans for Dexter Park, Planned Unit Development (PUD) and that the developer is hoping to be put the Planning Commissions agenda for November 28, 2006.

VI. Public Comment - None

VII. Future Agenda Items -

Tuesday, October 24, 2006

- 1) Hanover Glen, Final Site Plan
- 2) Discuss Natural Features Ordinance

Tuesday, November 7, 2006

Canceled Due to the Elections

Tuesday, November 28, 2006

- 1) Public Hearing Notice for Text Amendments to the Zoning Ordinance per the Michigan Enabling Act.

2) Dexter Park, PUD Preliminary Review

VIII. Adjournment – John Shea, Chair declared meeting adjourned at 9:13 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Acting Secretary