



# Dexter Township

## planning commission

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John Shea,  
Chair  
James Gorenflo,  
Vice Chair  
Marcia Ottoman,  
Secretary  
Hank Byma  
Mary Adams

Kim Jordan,  
Recording Secretary

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### REGULAR MEETING OF THE PLANNING COMMISSION

#### Tuesday, December 26, 2006 7:30 PM

Present: John Shea, Chair; Marcia Ottoman, Township Board Representative & Secretary; Hank Byma, Zoning Board of Appeals Representative; and Mary Adams.

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

Absent: James Gorenflo.

The meeting was called to order at 7:39 PM.

**I. Approval of Agenda** - Motion by Byma, supported by Ottoman, to approve agenda as submitted. **Carried 4-0**

**II. Approval of the Minutes** - Motion by Byma, supported by Adams, to approve the minutes of December 5, 2006 as amended. **Carried 4-0**

**III. Public Comment** - None

**IV. Action Items** -

**1) Birmingham, Shared Driveway Application** -

Shea asked Mr. Birmingham why he was applying for a shared driveway?

Mr. Birmingham replied that his intentions are to split the parent parcel into 3 parcels and put in a shared driveway to get more value out of the land.

Commissioner's discussed and a motion was entertained.

Motion by Byma, supported by, Adams to grant approval for a shared driveway to serve four (4) parcels to be created by land division of parcel D-04-23-400-017.

**Whereas**, the applicants, James & Christine Birmingham, have submitted an application for a shared driveway (File# 04-SD-003) to access a total of four (4) parcels of property for residential use that are the subject of a pending land division application (File# 06-LD-145), and;

**Whereas**, the application is accompanied by a plot plan as required by Section 20.05.A.1.a of the Dexter township Zoning Ordinance, and;

**Whereas**, the application is accompanied by a maintenance agreement as required by Section 20.05.A.1.b of the Dexter Township Zoning Ordinance, and;

**Whereas**, the application is accompanied by the legal description of the easement as required by Section 20.05.A.1.c of the Dexter Township Zoning Ordinance, and;

**Whereas**, the Dexter Township Attorney has approved, in principle, the maintenance agreement and easement, which were recorded on August 30, 2006 by the Washtenaw County Register of Deeds (Liber 4579, Page 25-26), and :

**Whereas**, the Dexter Area Fire Department has provided a letter of review, and;

**Whereas**, the Washtenaw County Road Commission has granted the appropriate permit, and;

**Whereas**, the application documents comply with Section 20.05.B.1 through 20.05.B.6 of the Dexter Township Zoning Ordinance;

Be It Therefore Resolved that the Dexter Township Planning Commission, by a vote of the majority at a regularly scheduled and duly noticed meeting held this 26<sup>th</sup> day of December, 2006, grants approval of the shared driveway permit, subject to the following conditions:

1. The Township Attorney shall provide written approval of the recorded easement and maintenance agreement.

2.The applicant shall reference the recorded easement and maintenance agreement in the title and legal description for each parcel to receive access from the shared driveway.

3.The addresses for each residence served by the shared driveway shall be posted where the driveway meets Alice Hill Drive and at the entrance to each driveway from the shared driveway.

4.The driveway shall be constructed per the Land Surveying Consultants survey drawing of November 15, 2006.

5.The driveway shall be constructed per the conditions of the Dexter Area Fire Department letter of October 13, 2006.

6.The driveway shall be constructed consistent with the Washtenaw County Road Commission driveway permit of November 1, 2006.

~~6. The Township Attorney shall provide written approval of the recorded easement and maintenance agreement.~~

The Planning Commission further resolves that this approval shall not be finalized until the driveway receives final approval by the Dexter Township Director of Planning and Zoning, and all costs incurred by Dexter Township are paid in full.

**Motion Carried. 4-0**

Approved signed resolution attached to the original minutes and on file at the Township Hall.

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

Byma passed along an article written in the November issue of the Michigan Township News that he felt was informative and worth reading addressing issues with Zoning Boards granting variances. He said he was concerned with what our Zoning Board of Appeals was reviewing and approving. He suggested inviting members of the ZBA to the Planning Commission work sessions when discussing any related Zoning Ordinance concerns. He stated that the Lake Residential district issues have been a major concern for the ZBA and feels that exchanging input between the two boards could be beneficial and help with improving the Zoning Ordinance language.

#### **VI. Public Comment – None**

#### **VII. Future Agenda Items –**

Tuesday, January 2, 2006 - Work Session

- 1) Election of the Planning Commission Officers
- 2) Review Provision of the Planning Commission By-Laws
- 3) Follow-up on GDP and Process
- 4) Discuss Wetlands Protection Ordinance

Tuesday, January 23, 2007

1) To Be Determined

**VIII. Adjournment** – Shea, Chair, declared meeting adjourned at 8:30 PM.

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Marcia Ottoman, Secretary**