



Dexter Township

planning commission

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John Shea, Chair
Ken Tappe, Vice Chair
Marcia Ottoman, Secretary
Mary Adams
Jim Dempsey

Kim Jordan,
Recording Secretary

"A Community For All Seasons"

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, November 27, 7:00 PM

Present: John Shea, Chair; Ken Tappe, Vice Chair; Marcia Ottoman, Township Board Representative & Secretary and Mary Adams.

Also present: Patrick Sloan, Director of Planning and Zoning; Pat Kelly, Supervisor.

Absent: Jim Dempsey.

The meeting was called to order at 7:06 PM.

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

II. Approval of the Minutes - Motion by Tappe, supported by Ottoman, to approve the minutes of November 6, 2007 as amended. **Carried 4-0.**

III. Public Comment - None

IV. Action Items -

1) Public Hearing for Inverness Inn, Site Plan/Special Land Use-

Shea opened the meeting for public comment.

Kim Soule, 13787 Bramble Brae Dr., Dexter- president of the Park Lawn Beach Association said that the association was in support of opening the Inverness Inn. However, they had a few concerns that they would like to see addressed before any approval was given. These issues were stated in a letter, dated September 25, 2007, to the Planning Commission concerning parking, drainage issues, lighting and screening.

Bill Robertson, 13847 Bramble Brae Dr, Dexter. –said that the retention pond is at the highest point of the property which doesn't make any sense with regard to the water run-off. Additionally, he stated that the association would like to see fencing around the property.

David Hall, 7019 Circle Dr., Chelsea- has concerns with screening and lighting. He would like to see fencing put up around the Inn for the privacy of adjacent properties and additionally to help lessen the noise that property owners will have to endure. He also is concerned with water run off from the property which has been an on going problem with previous owners.

Jeff & Lynn Dils, 6372 Woodvine Dr., Chelsea- stated that they were in support of re-opening the Inverness Inn but agrees with the neighbors that their concerns should be addressed prior to the plans being approved.

Bill Robertson asked why the new site plans showed seating for fifty when the Inverness Inn use to seat one hundred?

Scott Padden, owner of Inverness Inn, said that the number of marked parking spaces dictates how many you can seat.

Shea noted that if they wanted more seating that they would have to come back to the planning commission for an amended site plan.

Bill Robertson said he was concerned about the possibility of an overflow of golf carts in the parking lot.

Scott Padden said that they would not allow the parking lot to be used for any golf cart overflow and that signs would be posted.

Scott Robertson, 13753 Bramble Brae Dr, Dexter.- stated that there has been long standing issues with drainage from this site and the planning commission should consider that and address it appropriately. Additionally, he noted that there is a small deck on the West side of the building that appears on the site plan to have changed in size and encroaches into the private road easement. And if so, will this deck be used as a loading area? He suggests it not be.

Padden, commented that the deck has not change in size. The site plan shows new railings around both decks. He stated that all loading will be done from the rear of the building and signs would be posted.

Bob Craigmite, OHM Engineering representative, explained the drainage concept. He stated that the present grading and proposed drainage addresses the needs of the existing site. All of the roof run-off and more than half of the parking surface run-off will be going to the basin. However, he noted that all the water flowing from the Southwest corner does not drain to the basin.

Robert Mida, 13745 Bramble Brae Dr., Dexter- stated that all the property slopes to the North West corner and would like to see the basin moved to the West. Water run-off has always ran right down Bramble Brae Dr. and the run-off from North Territorial has always been an issue. He would like to see the drainage issue addressed further.

Pat Kelly, Supervisor, stated that the owner of the property is not required to fix the problem that is caused by North Territorial Rd.

Craigmite stated that moving the basin further West still might not catch all the run-off. The size of the basin would not be large enough to handle the additional water and implementing a deeper basin could impose safety issues. One option would be to contour the grading on the West side of the building and create swales to better direct the water.

David Hall said he would like to see the North East end of property fenced to help aide the reduction of noise to all adjacent properties.

Harry Billar, 13995 Aberdeen, Gregory- said he lives right behind the Inverness Inn and feels that he is burden with the greatest impact from the water run-off.

Scott Robertson said he would like to see screening all the way down Bramble Brae Dr. and its access prohibited to Inverness Inn patrons.

Kim Soule again reiterated that Park Lawn Association was in support of the Inverness Inn re-opening. However, they would like to see the issues that were discussed here tonight and their comments in their September 25, 2007, letter addressed prior to any approval of the plans.

Shea closed the public hearing.

Shea asked Padden how long it would take to submit revised plans?

Padden replied, within a few days.

Shea asked Craigmite, OHM, how long they would need to re-evaluate plans?

Craigmite replied, two to three weeks. Boss engineering needs to come up with a plan. He needs more topography information to get a real scope of how much water there is.

Shea noted that they were not asking the applicant to accommodate the run-off from North Territorial Road. He would like to know how much the basin is capturing and how much it isn't.

Motion by Tappe, supported by Ottoman, to table Inverness Inn, Site Plan/Special Land Use till January 22, 2008. **Carried. 4-0**

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

Ottoman informed the commissioners that the Township Board has not resolved the dispute regarding the outstanding financial responsibility between the Township and Hanover Glen. She stated that the township board tentatively rescheduled for further discussion to their January 15, 2008 meeting.

Shea said the Planning Commission will tentatively add Hanover Glen to their February 5, 2008 agenda.

Sloan informed the commissioners that he would be sending them an up-dated copy of the General Development Plan for their review and asked if they would relay their comments back to him via e-mail. Additionally, he will be circulating a memo regarding the issues raised with section 17.00. He will be meeting with Flintoft on Monday for his comments and then compile the comments of the Township Board after their December 18th meeting.

VI. Public Comment – None

VII. Future Agenda Items –

Tuesday, December 4, 2007

1) Canceled

Tuesday, December 25, 2007

1) Christmas Day / Meeting Canceled

Tuesday, January 1, 2008

1) New Years Day / Meeting Canceled

Tuesday, January 22, 2008

- 1) Election of the Planning Commission Officers
- 2) Review the Provision of the By-Laws
- 3) Inverness Inn, Site Plan/Special Land Use

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 8:59 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary