



# Dexter Township

## planning commission

6880 Dexter-Pinckney Road  
Dexter, MI 48130

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

[www.twp-dexter.org](http://www.twp-dexter.org)

John Shea, Chair  
James Gorenflo,  
Vice Chair  
Marcia Ottoman ,  
Secretary  
Hank Byma  
Mary Adams  
Jim Dempsey  
Ken Tappe

Kim Jordan,  
Recording Secretary

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### REGULAR MEETING OF THE PLANNING COMMISSION

#### Tuesday, April 24, 2007 7:00 PM

Present: John Shea, Chair; Jamie Gorenflo, Vice Chair; Marcia Ottoman, Township Board Representative & Secretary; Hank Byma, Zoning Board of Appeals Representative; Mary Adams; Jim Dempsey and Ken Tappe.

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

Absent: None

The meeting was called to order at 7:09 PM.

**I. Approval of Agenda** - Motion by Gorenflo, supported by Byma, to approve agenda as submitted.  
**Carried 7-0.**

**II. Approval of the Minutes** - Motion by Tappe, supported by Ottoman, to approve the minutes of April 3, 2007 as submitted. **Carried 7-0.**

**III. Public Comment** - None

**IV. Action Items** -

**1) Wetlands Protection Ordinance –**

Commissioners discussed Sloan's memo, dated April 20, 2007, outlining his response to the comments made at the March 27, 2007 public hearing.

Shea stated that he believed two broad questions needed to be addressed. 1) Policy implication. Do we need a wetland protection ordinance? 2) Provisions implication; what is necessary?

Byma said he supported and liked what they currently have proposed and had no concerns.

Dempsey said he liked the plan and believes the planning commission should implement a plan for the future to insure water quality.

Gorenflo said he has not been in support of this protection ordinance from the beginning. He feels that the quality of water in the township is important, however, implementing this ordinance is an over kill of regulating and cost. He said he doesn't necessarily support any other township wetlands ordinance either. He believes the State is doing a good job in insuring the quality of water and thinks that regulating ½ acre is going to the extreme.

Adams said she didn't think the financial cost to the property owner should be an issue. That costs associated with regulation is a cost of doing business. She doesn't think the ordinance is too onerous and is supportive.

Jamie stated that infrastructure problems need to be kept at State and county levels he also believes that the State is adequately doing the job.

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Tappe supports regulating natural features and feels the township has the right to regulate. He doesn't believe the cost should be an issue. However, he believed that the allotted area of ½ to 5 acres could be a debatable discussion.

Ottoman said she was in support of the ordinance and believes that most of the farmers in the township support regulating natural features. However, they don't want to be restricted were it effects their seasonal farm operation. Ottoman stated that we need to protect what we have today for the future.

Byma said that regulating natural features is a necessary function. It's not about preventing development; it's about protecting what we have today. Preservation for the future.

Marcia stated that the ordinance we have before us today is a "living" working document and is a start in the right direction.

Shea stated that this proposed ordinance is not ground breaking news. In fact, the township is behind the times. He said that regulations are the norm and our township is under regulated. He is sensitive to the costs that are imposed on the property owner but concurs with Adams that this is just part of doing business. He believes for the most part that the State and county agencies engineer and regulate well but their not always in charge with protecting the environment. We as a township are bound to guide and implement environmental standards. This wetlands ordinance states that, "we shall minimize the wetland impact and protect the quality of water". He said lets stick with what we have and move forward.

Shea directed Sloan to re-draft a strike through version with proposed language and comments from this evening. Additionally, he asked that Sloan clarify with the township attorney the land division requirements regarding wetlands and minimum lot size. Also inquire if an amendment to the land division ordinance would need to be addressed.

Motion by Gorenflo, supported by Byma, to table Wetlands Protection Ordinance for further discussion.  
**Carried. 7-0**

Commissioners will re-visit and address the wetlands protection ordinance at the May 22, 2007 meeting.

## **2) Review Zoning Ordinance Amendments (34-5) –**

Commissioners discussed the draft summary of the proposed 77 amendments. They started with amendment 1 and worked their way through to amendment 11 this evening. Commissioners will pick-up on amendment 12 at their May 1, 2007 meeting. After all 77 amendments have been addressed; Sloan will submit a revised copy for final review by the commission prior to approval.

## **3) Discuss Planning Commission Meeting Schedule –**

Ottoman informed the members that Supervisor Kelly was requesting that the Planning Commission switch meeting dates with the Zoning Board of Appeals (ZBA).The ZBA would meet on the first Tuesday of the month and the Planning Commission would meet the second Tuesday of the month.

Commissioners agreed to switch the meeting dates and determined that the planning commission by-laws would have to be amended before their new meeting dates could be scheduled.

Motion by Gorenflo, supported by Byma, to amend Article V, Section 1 of the Planning Commission By-Laws to provide a notice of the proposed change to all commission members and put to a final vote at its May 22, 2007 meeting. **Carried 7-0**

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

Sloan informed the members that included in their packet this evening are two additional proposed zoning ordinance amendments that he has drafted and would like to include in Amendment 34-5. The first one addresses administrative approval for the collocation or attachment of antennas for wireless communication purposes. He stated that Wireless Washtenaw is expanding quickly throughout the county and he would like our ordinance to be proactive in addressing this issue. The second amendment proposes to revise Section 18.05: "Height Requirement Exceptions". Peter Flintoft recommends adding a sentence at the end that reads, "These exemptions from the height limit requirements shall not apply to a residential zoning district or residential use without a special land use permit." As it currently reads, this section makes no distinction between residential and non-residential uses.

**VI. Public Comment – None**

**VII. Future Agenda Items -**

Tuesday, May 1, 2007 – Work Session

- 1) Up date to the GDP (survey draft)
- 2) Review Zoning Ordinance Amendments (34-5)

Tuesday, May 22, 2007

- 1) Wetlands Protection Ordinance
- 2) Amend Planning Commission By-Laws per meeting schedule

**VIII. Adjournment –** Shea, Chair, declared meeting adjourned at 9:35 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Marcia Ottoman, Secretary**