



Dexter Township

planning commission

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

Kim Jordan,
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, June 5, 2007 7:00 PM

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

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

Absent: Hank Byma.

Gorenflo, acting Chair, called meeting to order at 7:07 PM

I. Approval of Agenda - Motion by Dempsey, supported by Tappe, to approve agenda as submitted.
Carried 6-0.

Shea arrived at 7:12 PM and took over the meeting.

II. Approval of the Minutes - Motion by Gorenflo, supported by Ottoman, to approve the minutes of May 22, 2007 as amended. **Carried 6-0.**

III. Public Comment –

Kathy Bakula, 12694 Oak Hill Dr. – Stated she was the acting president and spokes person for the Oak Hill association and that she was here tonight to voice concerns about the ITC expansion that has recently been completed. She had contacted Jamie Kryscynsk, community representative for ITC, and had him come out and listen to the high pitch hum that is constant day and night to the extent that they can't sleep with their windows opened or enjoy the outdoors. Kryscynski agreed that the hum was unacceptable but wasn't sure that it could be eliminated. He said that he would set up a monitor to test the levels which could take a couple months before any results could be evaluated.

Bakula stated several times that at a previous meeting of the planning commission, Mr. Kryscynski had stated and the approved minutes of the planning commission reflect that he stated that the added expansion would not generate any more noise. She feels that ITC is ignoring their concerns and is asking the planning commission to step in and enforce the conditions set fourth in the final site plan.

Dana Swanson, 12655 Oak Hill Dr. – Said she concurs with everything Bakula has told the commissioners this evening but would also like to add that there is still lighting and landscaping issues. The lights are on 24/7 and the trees that were supposed to be planted per the conditions in the approved final site plan still haven't been planted.

Shea sympathized with the residence and stated that these concerns were enforcement issues and that they would need to determine what they could enforce. He asked Sloan to read from the minutes the conditions set forth in the approved resolution.

Sloan read the conditions from the June 27, 2006 approved minutes and found no conditions regarding noise.

Shea asked Sloan to review all imperative data, reports and/or actions, recorded in the ITC file and report his findings back to him. Then they could better determine what the planning commission can and can't enforce.

Shea suggested to the concern residence they might want to consider pooling together and purchasing a sound meter themselves to track the levels of noise. Additionally, monitor and track when lighting is on.

IV. Action Items -

1) Review General Development Plan Community Survey-

Sloan brought the commissioners up to date on the progress of the community survey, dated May 23, 2007.

Commissioners concurred that the survey was acceptable and that they felt confident moving forward to the next step by mailing the survey out to the property owners.

Shea asked Sloan if he would send a copy of the community survey to the Washtenaw County Department of Environmental and Planning and to Chelsea Area Regional Planning. Additionally, any other entity Sloan felt we should oblige too.

No further discussion. Sloan will send out surveys by June 15th and up date commissioners as needed.

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

Motion by Gorneflo supported by Dempsey to schedule a Public Hearing for proposed Zoning Ordinance Amendments (34-5), to include its minor edits discussed at its June 5, 2007 meeting. **Carried. 6-0**

Public Hearing is set for the July 24, 2007, Planning Commissions meeting. Meeting will be noticed in the local news paper 15 days prior and again 1 week before meeting date.

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

Gorneflo, inquired on the status on approved site plan for F & J.

Sloan said that they were moving forwarded with renovations.

Sloan informed the members that Inverness Woods had been purchased and he suspects a site plan will be coming soon to the commission for review.

VI. Public Comment – None

VII. Future Agenda Items -

Tuesday, June 26, 2007

- 1) Review the Up-dates to the General Development Plan
- 2) Review the 2007 Planning Commission agenda Items

Tuesday, July 3, 2007 – Work Session

- 1) Canceled

Tuesday, July 24, 2007

- 1) Public Hearing of Proposed Zoning Ordinance Amendments (34-5)

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 8:04 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary