



Dexter Township

planning commission

6880 Dexter-Pinckney Road
Dexter, MI 48130

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

www.twp-dexter.org

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, October 2, 2007 7:00 PM

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

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

Absent: None

Ken Tappe, Vice Chair served as acting Chair until Shea arrived at 7:10 PM.

The meeting was called to order at 7:04 PM.

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

II. Approval of the Minutes - Motion by Ottoman, supported by Dempsey, to approve the minutes of September 4, 2007, as submitted with the condition that Shea will be allowed to make comments and/or amendments. **Carried 4-0.**

Shea had no comments on the minutes.

III. Public Comment - None

IV. Action Items -

1) Review Zoning Ordinance Amendments 34-5 –

Commissioners reviewed sections of the proposed amendments pertaining to final site plan approval extensions and the criteria for its approvals.

Consensus from the commissioners was to tweak the language respectively regarding extensions for final site plan approval. Sloan will redraft to read "planning commission may not extend its final site plan approval more than three (3) years beyond the original date of approval".

Sloan informed the commissioners that the township auditor suggested changing our administrative procedures for the collection of deposits.

Commissioners discussed the ramification this would have on the applicant and the township. If the applicant's deposit was kept in a separate account would the township draw interest on money in the account and/or would they want to. Shea asked Sloan to review our options with Flintoft at their next meeting. Additionally, the commissioners agreed that the applicant's site plan deposit needed to be increased and the procedural terms revised. Shea stated that any adjustments in the amount of a deposit would be determined by the township board and suggest Sloan additionally review that with Flintoft.

No further discussion.

Shea, in consideration that Carl Lesser, Township Board Trustee was present, suggested jumping ahead to item three (3) Comments from the Township Board on the Wetland Protection Ordinance.

3) Review Comments from Township Board on Wetland Protection Ordinance –

Ottoman suggested scheduling another meeting and inviting the township board for an open discussion.

Tappe said his interpretation of the comments from the township board were that the majority of the board was against adopting the Wetland Protection Ordinance and suggests the planning commissioners get more input before they put any more time into the document.

Adams noted that the final tabulation from the community survey showed that eighty (80%) percent of the people were in favor of protecting ground water and she would like to move forward with the Wetland Protection Ordinance.

Dempsey commented that we should not over control or duplicate what is already in place by other entities He believes we should compliment not duplicate or replicate existing laws.

Commissioners agreed to further discuss the consideration to take up the Wetland Protection Ordinance at their October 23, 2007 meeting.

2) Review General Development Plan (Survey Results) –

Commissioners discussed the tabulated results of the 2007, Dexter Township Community Survey. Consensus was that the survey results were consistently agreeable throughout the survey.

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

Ottoman informed the members on up-coming training seminars that were available to them through the Michigan Township Association (MTA). She stated that more detailed information could be obtained from their web- site.

Shea up-dated the commissioners on the litigation of West Lake Hills. He stated that they were in the final stages of a settlement agreement which could include an approved preliminary site plan that would come before the planning commission as a final site plan application.

Sloan informed the commissioners that a lot of the issues with Inverness Inn's Special Land Use application have been resolved and that they are scheduled to meet with the Zoning Board of Appeals on October 9, 2007. He also informed the planning commission that he had received a call from Kathy Bakula, acting president and spokes person for the Oak Hill Homeowners Association, where the recent ITC Majestic Station expansion was completed. She stated that the noise levels have increased.

Sloan said he was going to visit the site again and will report back his findings as they develop.

VI. Public Comment – None

VII. Future Agenda Items -

Tuesday, October 23, 2007

- 1) Discuss Wetland Protection Ordinance
- 2) Set Public Hearing for Inverness Inn, Special Land Use

Tuesday, November 6, 2007 – Work Session

1) Public Hearing for Zoning Ordinance Amendments 34-5

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 8:38 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary