



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 6, 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.

Absent: None

The meeting was called to order at 7:00 PM.

I. Approval of Agenda - Motion by Tappe, supported by Dempsey, to approve agenda as submitted. **Carried 5-0.**

II. Approval of the Minutes - Motion by Dempsey, supported by Tappe, to approve the minutes of October 23, 2007 as amended. **Carried 5-0.**

III. Public Comment –

IV. Action Items -

1) Public Hearing for Zoning Ordinance Amendments 34-5 –

Shea opened the meeting for public comment.

Jack Campbell, P.O. Box 649, Pinckney - Stated that he was strongly opposed to any changes to section 17.05(G0(2) (#48; Open Space Communities). He said that he speaks on behalf of all the developers here tonight and others that he has discussed the issue with. They (the developers) believe the proposed language places strong limitations on them and they do not support the amendments to section 17:05. Additionally, he said that they believe they should be given the consideration for extensions for whatever reason.

Jim Haeussler, P.O. Box 577, Saline – Concurs with Campbell and stated that previously approved plans were sought after to conform to conditions that existed at the time of final approval and should stay that way. He is concerned with specific projects being retroactively targeted. He suggested omitting the words “may not” and inserting the word “option” in the highlighted sentence of the proposed language of Section 17.05 (#48; Open Space Communities).

Campbell noted that phasing of a site plan could be another issue with regards to the proposed language regarding the expiration of a site plan.

Shaun Murray, 179 Little Lake Dr., Ann Arbor - Noted that he was here tonight on behalf of the Home Builders Association and is in support of the developers and their opposition to any changes to section 17.05. He said that they are concerned with projects that are already in the pipeline and asked what the average time frame for a project from start to finish would be? Is three (3) years a fair number for site plan expiration?

Additionally, he stated that the words “may not “sends out a big flag and the Planning Commission should re-consider the language.

Ottoman, Township Board Representative. Will relay back to the Township Board all of the comments and concerns discussed tonight and report back their comments to the Planning Commission at its next scheduled meeting.

No further discussion.

2) Extension of Approval for Hanover Glen, Final Site Plan –

Commissioners reviewed Sloan’s memo, October 17, 2007, “Extension of approval for Hanover Glen Final, Site Plan” and Marhofer/Campbells letter dated, October 11, 2007, “Request for thirty-six (36) months extension of approved Hanover Glen, Final Site Plan.

Shea informed the commissioners ~~of that a dispute regarding he was recently informed of~~ an outstanding financial responsibility between the Township and the developer. Shea said he is reluctant to consider approval for any extension until the financial issues are resolved between both parties. He suggests the Planning Commission tables until all financial obligations with the township are settled.

Motion was made by Ottoman, supported by Dempsey, to table the extension of approval request for Hanover Glen, Final Site Plan until all financial obligations with the Township are resolved. Extension of approval for Hanover Glen, Final Site Plan is tentatively scheduled for the Planning Commission December 4, 2007, meeting.

Roll Call Vote: Yeas – Adams, Dempsey, Ottoman, Shea; Nays – Tappe. Carried 4-1

3) Review of the General Development Plan-

Sloan reviewed his November 1, 2007, e-mail correspondence with the commissioners. He noted that SEMCOG updates their Regional Development Forecast (RDF) every 5 years to project out about 30 years into the future. He suggested that the Planning Commission hold off on scheduling their township district meetings until the new SEMCOG data is available in March of 2008. However, he did however; suggest that they still move forward with the goals and objectives of the General Development Plan.

Shea and the commissioners concurred with Sloan. The projected 2035 SEMCOG data is important and they agreed to wait for the new data and postpone the district meetings until they had a chance to further review SEMCOG’s new projections.

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

Adams commented that she was in support of the Wetland Protection Ordinance and would like to get direction from the Township Board to proceed.

Ottoman said she would update the commissioners at the next meeting as to which direction the Township Board is considering on moving with the Wetland Protection Ordinance.

Shea suggested that an additional agenda item be added to the Planning Commissions “Order Of Business”. Insert “Report from Township Board Representative” between items III. Public Comment and item IV. Action Items. This will allow the report from the Township Board Representative to be addressed during the majority of the public attendance verse waiting to the end of the meeting.

Sloan informed the members that they can expect the following site plans in the next couple of months. West Lake Hills; Verizon and Ron Jona's un-named proposed plan on the corner of Dexter-Pinckney and North Territorial Road.

VI. Public Comment – None

VII. Future Agenda Items -

Tuesday, November 27, 2007

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

Tuesday, December 4, 2007 – Work Session

1) Extension of Approval for Hanover Glen, Final Site Plan

2) Review of the General Development Plan

Tuesday, December 25, 2007

Christmas Day/Meeting Canceled

Tuesday, January 1, 2008

New Years Day/Meeting Canceled

VIII. Adjournment – Shea, Chair, declared meeting adjourned at 8:50 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary