



Dexter Township

planning commission

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John Shea,
Chair
Ken Tappe,
Vice Chair
Marcia Ottoman,
Twp brd rep. &
Secretary
Mary Adams
James Korcek
Molly Wade
Vacant
commissioners

Kim Jordan,
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, March 4, 2008 7:00 PM

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

Also present: Patrick Sloan, Director of Planning and Zoning

Absent: None

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

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

II. Approval of the Minutes - Motion by Ottoman, supported by Wade, to approve the minutes of February 26, 2008 as submitted. **Carried 6-0.**

III. Public Comment - None

IV. Action Items -

1) West Lake Hills, Final Site Plan-

Bob Wanty, representative for West Lake Hills, submitted a letter he received from Peter Flintoft, dated March 14, 2008, approving the form of the Master Deed and By-laws that were dated, February 13, 2008. Additionally, the letter noted that the two contaminated wells that tested with arsenic levels greater than what is allowed by current regulations do not have to be recorded in the Master Deed. These wells are going to be on the parcel sold to Washtenaw County and are more than 2000 feet from the nearest residential wells. will be monitored by the County Health Department.

Shea stated that the Township Engineer, OHM, had a number of issues in their February 28, 2008 review letter.

Wanty said that they are in the process of addressing the engineer's issues and will have a revised set of plans to them ASAP for further review. He noted that they were still waiting for their approval letter and permits from the Washtenaw County Road Commission and hoped to have it soon.

Shea noted that the letter and permits from WCRC are important documents and that OHM and the planning commission will need to review them before final approval is considered.

Commissioners reviewed Sloan's review letter, dated February 20, 2008.

Sloan stated that the sign height proposed would need to be revised.

Shea asked the developer if they obtained easement approval from Consumer Power?

Wanty said that the easement agreement from Consumers letter is in the mail. The easement agreement will not require these utilities to be located underground. They anticipate that the utilities will be underground. However, this is not clarified in the settlement agreement.

Shea stated that there are many outstanding issues that need to be resolved before the planning commission can move forward with its review process.

Copies of all letters and/or memos referenced above are on file at the township hall.

Motion by Ottoman, supported by Tappe to table West Lake Hills Site Plan to allow time for the applicant to address the following: remaining planning and zoning issues, resubmit revised site plans to OHM for review, and submittal of approval letters from WCRC and Consumer Powers. **Carried. 6-0**

2) Zoning Ordinance Amendments 34-5 –

Commissioners discussed Site Plan Review Procedures, Section 6.04 (H) Expiration of Approval. They concurred that three major issues need to be addressed.

- 1) Should a deadline be implemented for starting work on approved final site plans?
- 2) Should a fee be imposed for extending the deadline?
- 3) How should this apply to already approved plans ?existing plans?

Ron Cavallaro, representative for OHM, stated that most communities have regulatory permit deadlines in place.

Shea said he didn't think it was unreasonable to have permit deadlines.

Wade said that the County Health Department and other governing agencies have deadlines for permits that the developer would have to comply with.

Commissioners concurred that they would like to have a definite expiration date for commencement of work after final site plan approval, site plan completion because most state and county agencies have regulatory deadlines in place. They also concurred that a fee should be imposed on the developer for review of a requested extension to help defer the cost of meetings and administration. Additionally, they questioned how this would or should apply to already existing site plans.

Shea asked Sloan, Wade and other commissioners, to further research some of the state and county agencies and see what kind of regulatory deadlines and/or extension options they employ. Wade will also research what regulations are in place for community sewers and water supply.

Motion by Ottoman, supported by Wade to table until the to April 8, 2008 meeting. **Carried 6-0.**

2)3) Review General Development Plan-

Sloan informed the members that SEMCOG's Regional Development Forecast data should be received in March or April. He's seen the preliminary numbers and believes them to be consistent throughout the region.

Commissioners discussed how to better approach the review of the General Development Plan. They came to the conclusion that each member review the latest draft and put together a list of their issues and/or comments for discussion at the April 8, 2008 meeting.

Motion by Ottoman, supported by Wade, to table to April 8, 2008 meeting. **Carried 6-0**

V. Township Board Up-Date -

Ottoman reminded the commissioners the meeting dates for the planning commission have changed from the first Tuesday of the month to the second Tuesday of the month, starting in April. Additionally, the budget hearing meeting is scheduled for March 18, 2008.

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

Korcek asked if funds were available to participate in the Citizen Planner workshop.

Shea replied, yes. He needs to speak with supervisor Kelly.

Sloan noted that YMCA will not be ready for the March 25, 2008 meeting.

VII. Public Comment – None

VIII. Future Agenda Items -

Tuesday, March 25, 2008

- 1) Public Hearing for Bradshaw Re-zoning request
- 2) West Lake Hills, Final Site Plan
- 3) Review Verizon, Site Plan Application
- 4) Review Ron Jona, PUD Site Plan Application
- 5) Review Dexter Dental, Site Plan Application

Tuesday, April 8, 2008 – Work Session

- 1) Review Zoning Ordinance Amendments 34-5
- 2) Review General Development Plan

IX. Adjournment – Shea, Chair, declared meeting adjourned at 9:48 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Marcia Ottoman, Secretary