



# 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  
Tom Lewis  
Commissioners  
Kim Jordan,  
Recording Secretary

### REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, April 22, 2008 7:00 PM

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

Also present: Patrick Sloan, Director of Planning and Zoning; Bob Craigmile and Matthew, OHM representatives.

Absent: Mary Adams.

The meeting was called to order at 7:06 PM.

Shea introduced and welcomed Tom Lewis to the Planning Commission.

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

**II. Approval of the Minutes** - Motion by Tappe, supported by Korcek, to approve the minutes of April 8, 2008 as amended. **Carried 6-0.**

**III. Public Comment** - None

**IV. Action Items** -

**1) Dexter Dental, Site Plan Application –**

Shea stated that the Dexter Dental Site plan application was before the commissioners this evening to review the application for completeness. Shea requested that the planning commission submit their comments, views, and recommendations back to the zoning board of appeals regarding the proposed nineteen (19) foot driveway width variance.

Bob Craigmile stated that the stormwater plan needed some minor changes and a certifiable outlet.

The OHM review letter, dated April 18, 2008, and Sloan's review letter, dated April 16, 2008, does not support the proposed nineteen foot (19) driveway width variance. Their recommendation is a minimum driveway width of twenty four (24) feet.

Some of the commissioners agreed that a 19 foot driveway width would work and some agreed it should be at least 24 feet in width. No commissioners recommended a minimum width of thirty (30) foot.

Review letters referenced above are on file at the Township Hall.

Motion by Ottoman, supported by Tappe, to recommend to the Zoning Board of Appeals, the consideration of variances in the Dexter Dentals site plan application for consideration with the planning commission approving Sloan's recommendation of support for all except 21.04 (B), on which the commissioners were split. ~~support to include Sloan's review letter dated, April 16, 2008.~~ **Carried. 6-0.**

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**2) YMCA, Site Plan Application –**

Shea stated that the YMCA site plan application was before the commissioners this evening to review the application for completeness.

Kate Bond, representative for YMCA, commented that they would need to seek variances from the zoning board of appeals for coverage and signage set backs.

Sloan's review letter dated April 11, 2008 supports Bonds comments.

Craigmile stated that the variance items should not affect the engineering report.

Motion by Tappe, supported by Wade, to recommend to the ~~Z~~oning ~~B~~oard of ~~A~~ppeals, consideration of the YMCA site plan application for proposed variances, together with Patrick Sloan's recommendations as contained in his April 11, 2008 memo to the Planning Commission. -Carried 6-0

**3) Sylvan Township Master Plan Review-**

Sloan gave an overview of his review memo dated, April 18, 2008.

Commissioners discussed the proposed road changes for I-94 and M-52. They thought that it was rather ambiguous in nature and that the changes could have a significant impact on traffic flow in the future. Also, discussion of the strengths and weaknesses of private roads ~~verses~~ versus public roads

Commissioners reviewed and discussed the items noted in Sloan's memo and asked him to forward same to Sylvan Township draft a cover letter along with a copy of these minutes and to noting the planning commissioner's general observation and overview of their proposed master plan. ~~Additionally, the members would like to~~ request a response from the Sylvan Township Board on our comments to the proposed changes.

**V. Township Board Up-Date -**

Ottoman reported that the Township Board discussed the consideration of the Planning Commission revisiting the wetland ordinance. It was determined that the wetland ordinance is not an issue the Board wants the Planning Commission to take up this year. They will revisit the issue at its ~~year~~ annual ~~end joint~~ meeting.

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

Sloan gave an overview of the OHM review letter, dated April 9, 2008, regarding the drainage of Copper Meadows and the surrounding area into a nearby wetland. A copy of the letter is on file at the township hall.

Sloan reminded the members of the citizen planner workshop at the Farm Council grounds, June 3, 2008.

**VII. Public Comment – None**

**VIII. Future Agenda Items -**

Tuesday, May 13, 2008 – Work Session

- 1) Zoning Ordinance Amendments 34-6
- 2) General Development Plan

Tuesday, May 27, 2008

- 1) To Be Determined

**IX.** Adjournment – Shea, Chair, declared meeting adjourned at 9:05 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Marcia Ottoman, Secretary**