



Dexter Township

planning commission

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John Shea,
Chair
Ken Tappe,
Vice Chair
Vickie Kooyers
Twp. Brd. rep.
Mary Adams
Secretary
James Korcek
Molly Wade
Tom Lewis
Commissioners
Kim Jordan,
Recording Secretary

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, June 24, 2008 7:00 PM

Present: John Shea, Chair; Ken Tappe, Vice Chair; Vickie Kooyers, Township Board Representative; Mary Adams, Secretary; Molly Wade; James Korcek and Tom Lewis.

John Shea called earlier before the meeting and stated he would be running late.

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

Absent: None

Ken Tappe filled the position as chair in the absence of John Shea.

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

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

II. Approval of the Minutes - Motion by Lewis, supported by Kooyers, to approve the minutes of June 10, 2008 as submitted. **Carried 6-0.**

III. Public Comment - None

IV. Action Items -

1) Review Verizon Site Plan Application -

Tappe asked Sloan if he thought enough information was before the commissioners this evening to proceed to a Public Hearing?

Sloan replied that he felt comfortable moving forward. Noting that besides some minor outstanding issues, he has two concerns that he thinks will be brought up at the Public Hearing: The comments and/or concerns of the University of Michigan with regard to interference with the observatory and the potential opposition of lighting on the tower from adjacent property owners and/or astronomy observers.

Adams asked if engineering details should be included before the public hearing.

Ron Cavallaro, representative for OHM Engineering, stated that usually he doesn't require them before final site plan approval unless soils are a factor.

David Antoun, representative for the applicant Tele-Site, stated that the University of Michigan conducted a number of simulations to determine if Verizon Wireless' equipment would cause any interference with the operations at the Astronomy Observatory. He said that the test results were satisfactory at the Observatory in that there would be no interference. He also said that he was waiting for a response from U of M. Additionally, he stated that their attorneys were in the process of drafting a letter of "no objection" for U of M to sign, which would also include a legal draft between the lessor and lessee stating co-locators guidelines.

Ben Herrick, attorney and counselor representative for Verizon, stated that the attorney's letter would also address all code and federal regulations that applied. This includes not having a light on towers above 200 feet.

Shea arrived at 7:15 P.M.

Korcek asked about outstanding items from the Dexter Area Fire Department (DAFD) review letters.

Shea asked if U of M legal department has made any kind of response.

Mr. Herrick said. No.

George Latimer, project engineer for Peach Mountain Observatory, stated that there would be no adverse interference from the transmitters and said he was satisfied with the test results. He said he didn't have any problems with the lights on the tower. However, amateur observers want dark skies. He said he was in support of the site plan.

Shea asked if the planning commission could obtain a copy of the legal document that is being drafted.

Herrick said yes, he will have a copy sent to the Township as soon as it is received. Herrick read some of the text from the draft legal agreement.

Shea asked who has the right to lease the land and why isn't the Moose lodge listed as the owner.

Herrick said that when the Moose Lodge took possession of the property the deed was never recorded. He stated that their attorneys were working on proof of ownership.

Shea stated that proof of ownership will be required before final approval. He noted that it is important that they know that the grantor has the right to grant rights. The application should be amended to reflect that New Par is the applicant.

Herrick said that the attorneys will work out the issues and send the Planning Commission a copy of the final legal document.

Motion by Tappe, supported by Lewis, to set a public Hearing, July 22, 2008, for Verizon Site Plan.

Carried. 7-0

2) Review Dexter Dental Site Plan –

Shea stated that Dexter Dental was before the members this evening for review and consideration of amended final site plan review; this included the consideration of approved variances of the Zoning Board of Appeals.

Members discussed the approved variance driveway width and drainage issues that OHM flagged in their review letter dated, June 11, 2008. The commissioners concurred they would need to see certification of the outlet from an engineers perspective and/or Washtenaw County Drain Commission comments. Additionally, they would like the plans to reflect the "spot grade" for overflow purposes.

Shea stated that the applicant can either wait until July 22, 2008 and get drainage issued taken care of and Ron Cavallaro's comments revised or approve the amended site plan now and hold the site plan to the standard stated in item two of Cavallaro's letter dated, June 11, 2008.

Mr. Schuster opted to address the drainage and grade issues, and will revise the plans and come back before the commissioners at its meeting on July 22, 2008, versus making an amendment to a proposed resolution this evening.

Schuster asked if painting arrows on the parking lot was necessary.

Cavallaro said that it would be helpful, but not necessary.

Sloan said that 21.04(A), requires lots to be “designed and marked to provide order and safe movement of vehicles”. However, the design and striping should suffice and arrows probably are not essential.

Dexter Dental Site Plan was tabled until the Planning Commission meeting on July 22, 2008.

V. Township Board Up-Date -

Kooyers informed the members that a representative from Aflac came into the Township and gave a presentation on polices that they had to offer. Group rate prices would be at an approximate thirty (30) percent savings from individual rate prices. Premiums would be made via a pre-tax payroll deduction. Aflac would require a minimum of three participants in the group. She has brochures and contact numbers if any one is interested. Additionally, she informed the members that the Township Board has been diligently addressing the watershed issues that have arisen on the Gehringer property from runoff from Copper Meadows and adjacent properties. One of the options that has been explored to date is the establishment of a special assessment district for a county drain for the watershed area.

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

Sloan noted that YMCA will be ready for Planning Commission review at its July 22, 2008 meeting.

VII. Public Comment – None

VIII. Future Agenda Items -

Tuesday, July 8, 2008 – Work Session

- 1) Review Zoning Ordinance Amendments 34-6
- 2) Amendments to By-Laws
- 3) Review Master Plan

Tuesday, July 22, 2008

- 1) Public Hearing for Verizon Special land Use
- 2) Review YMCA Site Plan

IX. Adjournment – Shea, Chair, declared meeting adjourned at 8:25 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary