



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, July 22, 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.

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

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

Shea said that Matt Schuster asked that the Dexter Dental Site Plan be tabled until they resolve their drainage issues.

I. Approval of Agenda - Motion by Tappe, supported by Wade, to approve agenda as amended. **Carried 7-0.**

Dexter Dental was taken off the agenda and tabled.

II. Approval of the Minutes - Motion by Kooyers, supported by Lewis, to approve the minutes of July 8, 2008 as amended. **Carried 7-0.**

III. Public Comment - None

IV. Action Items -

1) Public Hearing for Verizon Wireless, Review of Site Plan/Special Land Use Permit –

Shea opened the hearing to the public for their comments and/or concerns at 7:20 PM.

David Antoun, John Crane, Bill Rowe and Jack Erwin, Verizon representatives, were present to answer any questions.

Bruce Low, 9484 Spring Hollow Ct., Dexter – asked what the present status of the cell tower is.

Shea explained that they were before the commissioners for consideration of a special land use permit for a wireless communication tower.

Mr. Low said he is in support of the tower and feels that the area is in need of one. Additionally, he noted that he is a pilot and from the air a tower is a lot less obtrusive than some residential developments throughout the area.

John Langs, 3366 North Territorial, Dexter- said he was opposed to the communication tower, stating that they are a nuisance and obstruct views. He said that they should be in an industrial use area and not a rural residential area. Mr. Langs stated that he is the developer on behalf of Starhill.

Jim Kosteva, 503 Thompson Street, Ann Arbor – stated that he is director of community relations for the University of Michigan, ~~and is here this evening to speak in favor of the cell tower.~~ He said that the U of M has been in contact with Verizon and both are in agreement on compatibility issues between the cell tower

and the University's Radio Observatory. However, they would like to see the following conditions incorporated in the lease agreement.

- 1) The University of Michigan be provided an enforceable mechanism that would assure that any operation of a cellular tower will not interfere with the operation of the University's Radio Observatory.
- 2) To further insure a non-interfering installation, any antennas on a cellular tower that are pointed toward the observatory should be oriented to provide more shielding over the observatory area. That is, they should not be pointed directly at the Observatory. There should be no constant or strobe lights on the cellular tower. Finally, the University Radio Observatory should be notified when the tower goes into operation and when any user co-locating on a tower commences operations.

Jean Klark, 10240 North Territorial Road – asked what the tower would look like and where it would be built.

Mr. Antoun gave an overview of their plans. He noted that the tower would be monopole construction, 195 feet high with no wires. The pole will sit ¼ mile off the road, be grayish in color to minimize its visual appearance, and surrounded by trees. He believes it to be very un-intrusive.

Ms. Klark asked if there would be any noises or sounds coming from the tower.

Mr. Antoun replied, no there are no noticeable noises and/or sounds that would come from the tower. However, in the event of a power failure, there would be some noise emitted from the back-up generator. But given the towers set backs from adjacent property owners and the road, he highly doubts that anyone would hear the generator. He also stated that there would be no lights.

Bill Rowe, 10101 North Territorial Road – stated he is the president of the Moose Lodge Sportsman Club and he is in favor of the cellular tower and believes it is a good thing for the area.

Shea asked Mr. Rowe if ownership issues were resolved yet?

Mr. Rowe replied, yes. The deed is recorded and the Moose Lodge is now listed as the owner. He stated that all information will be provided to the Township.

Mr. Low asked what the Planning Commission's next procedural steps were.

Shea explained that Verizon was before the commissioners this evening for the purpose of a Public Hearing. The site plan will be tabled until the 4th Tuesday of August 26, 2008 to further discuss and exchange the consideration of public comments. As a general rule, after we've had adequate time for review, then we would vote on it.

Ms. Low asked if there was shooting going on at that Moose Lodge property.

Mr. Rowe answered, yes. The shooting ranges are open every Sunday morning and have been since 1957. However, the level of shooting is less than it has been in years past.

Ms. Low stated she believes a tower to be less obtrusive than a shooting range. She supports the cellular tower.

Jonathan Crane, Verizon representative, noted that they had submitted to the Planning Commission a very extensive and informative booklet titled "Supplemental Materials" dated, July 10, 2008. He encourages the public to review it and to please call him should they have any question.

The “Supplemental Materials” booklet is on file at the Township Hall for public review.

Professor George Catimer, Engineer at the observatory, said that the antennae orientation is simple and it can easily be tilted so as to point away from the Observatory.

Pat Kelly, Township Supervisor, asked what procedure a co-locator would have to go through.

Mr. Crane explained that they would have to first get permission from Verizon and then they would have to apply for an amendment to the special land use permit.

Shea, hearing no other comments, closed the public hearing at 7:45 PM.

A motion was made by Kooyers, supported by Tappe, to table Verizon Wireless, Site Plan/Special/Land use permit until the August 26, 2008 meeting. Carried 7-0.

Shea commented that he would like to see a written format of the conditions agreed upon between Verizon and the University Radio Observatory. Additionally, have the township attorney and the attorneys for Verizon and U of M review and agree upon the formal agreement between the parties.

Kosteva cited an example of an agreement between U of M, Superior Township, and the Humane Society.

Crane stated that he thought an agreement with U of M will be reached somehow.

3) YMCA, Site Plan Review –

Dan Munzel, representative for YMCA, was present and available to answer questions.

Tappe commented that there were numerous issues on page 13 of Sloan’s review letter, dated July 11, 2008, and asked what and how many still need to be addressed?

Mathew Parks, Township engineer, said he has spoken with Munzel and the majority of the conditions have been addressed including the grading issues.

Commissioner’s discussed the issues of dropping off the children on Cedar Street versus pulling into the property.

Mr. Munzell explained that this has been the bus route for years and that this same route (i.e. Backing into Cedar Street from Dexter Town Hall Road) is used by Pinckney Schools. At its Zoning Board of Appeals meeting, questions arose about the danger of the buses having to back up into Cedar Street to drop off the children. He said that this route allows the children to be dropped off on the shoulder versus having to cross the street. They have entertained other routes to no avail.

Josh Humbel, 400 W. Washtenaw, Ann Arbor – representative for YMCA stated that pick-up/drop-off has always been from Cedar Street, with the exception of a brief period last year where the driver had preferred doing it from Dexter Town hall Road. YMCA intervened, and now it is done exclusively from Cedar Street.

Lewis asked if they considered swapping the play area with the parking area.

Munzell said he doesn’t believe that would work and questions whether the Washtenaw County Road Commission would support it either. He thinks it would be time consuming and a huge expense that would require variances.

Parks concurred with Munzell. He said it would be difficult to do.

Shea asked if the rain gardens were replaced with infiltration trenches because of the environmental impact.

Munzel replied yes.

Commissioners discussed OHM letter, dated July 10, 2008, and Sloan's review letter, dated July 11, 2008.

Shea asked if the wetland had an outlet. Parks and Munzel said no, wetland is the low point.

Commissioner's adjourned to draft a resolution at 8:32 PM.

Commissioners reconvened at 8:47 PM

A motion was made by Tappe, supported Wade, to approve the YMCA Preliminary Site Plan application #08PC-129A. Carried 7-0.

A motion was made by Tappe, supported by Wade, to approve YMCA Final Site Plan Application #08PC-129B. Carried 7-0.

V. Township Board Up-Date -

Kooyers up-dated the commissioners on the following issues:

-The Township Supervisor met with Jim Haeussler about the watershed issues with Copper Meadows and the Gehringer property. The Township Board will take it up again at its August 19, 2008 meeting.

-The joint board meeting has been changed to Tuesday, September 30th instead of Tuesday, July 29th.

-The Township Board will hear its second reading of the draft ordinance to create a "Planning Commission"

-And last, Kooyers reminded the commissioners that the Primary Election polls would be held here at the Township Hall, August 5, 2008.

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

Adams asked if the commissioners would consider drafting a "Dead tree" ordinance.

Commissioners discussed a couple of provisions that they would like stipulated in the language.

Wade commented that she believes Ann Arbor has a tree ordinance and/or resolution. She will see if she can obtain a copy for the commissioner's review.

Sloan informed the members that in their packets this evening are the following documents:

-There is an e-mail from Matt Schuster requesting Dexter Dental be tabled this evening.

-There are two memos with regard to Verizon. One from Jonathan Crane, attorney for Verizon Wireless, dated June 26, 2008, and a letter from the Washtenaw County Road Commission (WCRC) dated, July 11, 2008.

-A letter from the Washtenaw County Department of Planning & Environment, dated July 16, 2008, acknowledging their wish to participate in the update of the Master Plan.

-A letter from WCRC with regard to Hanover Glens private road development.

-A draft copy of the proposed Dexter Township Ordinance Number 38.

-A letter from WCRC with regard to Faith Lutheran Church.

-An e-mail from Hartman Farms regarding their final site plan submittal.

Sloan commented that Lindemann Farms would like to request an extension of its final site plan approval.

Shea commented that he would like the developers to submit a formal written request for extensions. He said that the extension requests should state the projects status and reference ordinance standards.

VII. Public Comment – None

VIII. Future Agenda Items -

Tuesday, August 12, 2008 – Work Session

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

Tuesday, August 26, 2008

- 1) Verizon Wireless Site Plan, Review of Site Plan/Special Land Use
- 2) Extension for Lindeman Farms, Final Site Plan

IX. Adjournment – Shea, Chair, declared meeting adjourned at 9:32 PM.

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary