



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, November 25, 2008 7:00 PM

Present: 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.

Absent: John Shea

In the absence of John Shea, Chair, Ken Tappe, Vice Chair, will assume the Chair position.

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

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

II. Approval of the Minutes - Motion by Lewis, supported by Adams, to approve the minutes of November 13, 2008 as submitted. **Carried 6-0.**

III. Public Comment - None

IV. Action Items –

1) Ron Jona, Commercial PUD –

Tappe, acting Chair, stated that the applicant, Ron Jona, was not present and asked Sloan if he had heard from Mr. Jona.

Sloan said that he had not heard from Mr. Jona. He recommended tabling to allow the applicant to meet with him, OHM, and possibly John Shea to review further phasing and other outstanding issues that were flagged in his review memo, dated November 14, 2008 and OHM's review memo dated November 17, 2008. Sloan briefly summarized his 36 page report and stated that the applicant was before the members this evening for completeness of his application and scheduling of a Public Hearing. Sloan reiterated that the applicant was not ready or in a position to schedule a Public Hearing. Additionally, there are many issues that need to be addressed before another Planning Commission review.

Wade asked Sloan if the commission members were looking at the same plans that were before them prior to this evening. She said that there are many of the same zoning departure requests missing and incomplete information that needs to be addressed.

Korcek commented that since the proposed development to the west of Jona's property, Star Hill, may withdraw their site plan application soon and subsequently would not be hooking up to Multi-Lakes Sewers. Thus, Jona would have additional expenses to hook up and extend the sewer. He asked if that would be an issue and/or even feasible for the applicant.

Mathew Parks, OHM and engineering representative for the Township, stated that he believes that the concept is a good one and that it is not uncommon for PUD's to be built in phases. This as one might

expect will lead to numerous amendments throughout the process. He also stated that a PUD development agreement should be drafted. Such an agreement would outline all the major issues, including phasing. Overall, the plan looks workable, but there are more details required.

Commissioners discussed density concerns with regard to phasing of the project, egress and ingress, architectural design, and sewer issues. Everyone concurred that this first PUD before them is workable and is architecturally attractive. However, assurance measures need to be taken to guard against build out.

Sloan said that this Commercial PUD is the first of its kind ever considered for approval in the Township. It also proposes a density that is higher than any other site plan ever considered by the Township.

Tappe concluded that the applicant needs to perhaps meet with Sloan and our engineer prior to rescheduling any further review by the PC. The applicant needs to explain exactly what he is asking for, show more detail, and give an explanation for the consideration of phasing of the development. Additionally, Multi-Lakes sewer issues and its funding need to be discussed.

The commissioners voiced their concerns with other mixed use and commercial developments throughout Washtenaw County, pointing out that many of the developments/strip malls have empty buildings that are sitting idle. They don't want to see that in our community. They are looking for assurance that the phasing of this development takes into consideration the current economic conditions and Multi-Lakes Sewer concerns. They do not want to see failure and/or buildings standing empty. They all agreed that a performance guarantee is essential to have.

Tappe said he is disappointed that the applicant did not show or call this evening and is surprised that he didn't have a market study done. He believes that any financial institution would require a market study before approval of financing.

Motion by Wade, supported by Korcek, to table Ron Jona, Commercial PUD pending discussion and/or meeting with Sloan and OHM before planning commission reviews again. **Carried 6-0.**

V. Township Board Up-Date -

Kooyers said that at the November 18, 2008 meeting the Township Board tabled the following items:

1. Township Ordinances to Create Planning Commission (Tabled pending approval of Ethical Standards of Conduct Ordinances).
2. Zoning Ordinance Amendments 34-6 (Tabled pending for further discussion and to allow board members to draft language to provide more specific direction for PC review.).
3. Ethical Standards of Conduct Ordinance (Tabled pending attorney's review of the draft Ordinance and his comments).

Additionally, she stated that the storm water management issue in the Copper Meadows area was discussed on November 21, 2008. Temporary mitigation measures were discussed between the developer, the neighbor, and representatives of the Township.

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

Sloan informed the members that in their packet this evening was his report, dated November 28, 2008, on Scio Township's draft Master Plan.

VII. Public Comment –

Gordon Darr, 9500 Island Lake Road, Dexter – voiced his support for the consideration of the Harmony Park (PUD) Development that is proposed at the intersection of North Territorial Road and Dexter-Pinckney Road. He said that he believes that the Township is being proactive and moving forward in the right direction. He thinks that the design plans being proposed are nice.

VIII. Future Agenda Items -

Tuesday, December 9, 2008 - Work Session

1) Canceled

Tuesday, December 23, 2008

1) Review Zoning Ordinance Amendments 34-7

2) Review Scio Township Master Plan

IX. Adjournment – Tappe, Vice-Chair acting as Chair, declared meeting adjourned at 7:50 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary