



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, December 23, 2008 7:00 PM

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

Also present: Patrick Sloan, Director of Planning.

Absent: None

The meeting was called to order at 7:05 PM.

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

Wade arrived.

II. Approval of the Minutes - Motion by Tappe, supported by Lewis, to approve the minutes of November 25, 2008 as amended. **Carried 7-0.**

III. Public Comment - None

IV. Action Items –

1) John Kelly Landscaping, Preliminary Site Plan/Special Land Use-

Shea explained that the applicant was before the commissioners this evening for application completeness and the scheduling of a Public Hearing.

Tappe commented that he thought it was important to note that there has never been any issues with the neighbors and/or complaints about Mr. Kelly's landscaping business.

Shea said that is important to know and any comments from neighbors would be welcome.

Mr. Kelly said he does have a petition from the neighbors showing their support. He will get a copy to the commissioners.

Lewis asked if a number of variances were being submitted.

Sloan replied, yes. He suggested the members review and deliberate on what they think is fair and reasonable and then forward their comments back to the Zoning Board of Appeals. He also suggested the members move forward and set a date for a public hearing.

Wade said she was concerned with the storm water issues stated in Sloan's and OHM's reports.

Shea suggested to Mr. Kelly that he talk to OHM and get their perspective with regard to storm water management concerns. Kelly might not have to incur further cost and/or draw new plans if OHM can address his concerns. He will need to take it up with them. The Planning Commission relies on the expertise of an engineer in these matters.

Mr. Kelly stated that obtaining a topography plan with 2-foot contours, as required by the Zoning Ordinance, would be costly. Wade said that if OHM can have its storm water management concerns addressed, the contours might not be necessary.

Motion by Tappe, supported by Korcek, to schedule John Kelly Landscaping, Preliminary Site Plan/Special Land Use for a Public Hearing, January 27, 2009. **Carried 7-0.**

2) Washtenaw Parks & Recreation Commission, Preliminary Site Plan –

Shea explained that the applicant was before the commissioners this evening for application completeness and scheduling for a Public Hearing.

Coy Vaughn, representative for the Washtenaw Parks & Recreation Commission, gave an overview of the proposed site. He said that the property was purchased with natural areas property monies for the purpose of developing a passive recreational park. He said that they started filling in a driveway with gravel where a previously existing curb-cut was approved by the Washtenaw County Road Commission (WCRC), with the knowledge that Dexter Township may require an alternate location. The WCRC granted a curb cut permit with variances, which included horizontal alignment variances to the west and vertical alignment variances to the east.

Martin Ruikka, 13833 Waterloo Road, Dexter- stated that he lives directly across the street from the proposed entrance, and he is pleased that the parks bought the property and its intended land use. However, he is concerned with the procedural process. He said that excavation and activity started on the site back in the fall without any approvals. Additionally, he has concerns with the location of the driveway and its safety. He questioned the large wide curb-cut being proposed for the purpose of four (4) parking spaces. He said that he thought that could be decreased in width so that you wouldn't be able to see the parking spaces from the road. He is not completely convinced that this is where the driveway has to be, and would prefer an alternate location. Again, he is surprised about the process.

Vaughn said that alternative sites were addressed and looked at further down Waterloo road to the west but numerous mature Locust trees interfered with site distance.

Shea said that the curb-cut was not an existing approved curb-cut. He would like WCRC to justify why they are so absolute about this entrance. He would like them to clarify the standards in which they support their data for site distance stating that traffic volume is very low. He asked Mr. Vaughn if the parks would be willing to do additional screening if necessary.

Vaughn replied, yes they would do additionally screening and will also try to get WCRC to approve an alternate location.

Shea stated that a tree count and location should be on the final site plans.

Sloan gave an overview of the six (6) variances that will be reviewed by the Zoning Board of Appeals on January 6, 2009.

Korcek confirmed that the Washtenaw County Parks & Recreation Commission [was willing to incur the cost of an alternative option.](#)~~will check with WCRC on alternative driveway locations.~~

Commissioners concurred that the applicant needs to have the variances addressed and know where the driveway is going to be before they review and/or set a Public Hearing.

Motion by Lewis, supported by Kooyers, to table Washtenaw Parks & Recreation Commission, Preliminary Site Plan to January 27, 2009. **Carried 7-0.**

3) Review Scio Township Master Plan –

Commissioners reviewed and discussed Sloan's report dated November 21, 2008.

Commissioners concurred with Sloan's review and comments. They asked that he reply back to Scio their unanimous concurrence with his concerns with WCRC road width and to also include his later report dated April, 2007.

No further discussion

V. Township Board Up-Date -

Kooyers informed the members on the following items that were approved and/or discussed at the Township Boards December 16, 2008 meeting.

- 1) Township board approved the reappointment of Mary Adams and Jim Korcek to the Township Planning Commission.
- 2) Board members discussed Zoning Ordinance amendments 34-6, specific to section 6.04(H), expiration of final site plan approval and [expressed interest in the idea of an its](#) administrative review. ~~procedure~~. The Board has organized a committee to discuss and review further the language [for a motion to and will](#) provide the Planning Commission with specific direction.
- 3) The Township board has directed the Planning Commission to address their own "[conflict of interest policy](#)" ~~Ethical Standards of Conduct Ordinance~~" as part of their Planning Commission By-Laws.

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

Sloan informed the members that at the October 30, 2008 Planning Commission/ZBA joint meeting, a lot of new information and questions were brought up regarding the zoning amendments in the Lakes Residential (LR) zoning district. He said that the Zoning Board of Appeals is still working and reviewing the proposed language of proposed amendment 34-6 and he will forward their comments back to the PC as soon as he receives them.

Sloan informed the members that post cards noticing the public advisory meetings regarding the Master Plan were sent out today to the printers.

Shea asked if the townships website was include on the notice.

Sloan replied no, but will try and see if it wasn't too late to add a sentence that stated that the proposed Master Plan could be reviewed via the web site.

Sloan informed the members that he was working on a Planning Commission annual report to the Township Board. He said that the Michigan Planning Enabling Act mandates a report be submitted to the Township Board for its review.

VII. Public Comment – None

VIII. Future Agenda Items -

Tuesday, January 13, 2009

- 1) Public Advisory Meeting to discuss future development policies in the Agricultural areas of Dexter Township

Saturday, January 24, 2009 (1:00 pm – 3:30pm)

1) Public Advisory Meeting to discuss future development policies in the Lakes Residential areas of Dexter Township.

Tuesday, January 27, 2009

- 1) Public Hearing for John Kelly Landscaping, Preliminary Site Plan
- 2) Washtenaw Parks & Recreation Commission, Preliminary Site Plan

Thursday, February 5, 2009

1) Public Advisory Meeting to discuss future development policies in the Rural Residential and Commercial areas of Dexter Township.

IX. Adjournment – Shea, Chair, declared meeting adjourned at 8:35 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary