



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, January 27, 2009 7:00 PM

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

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

Absent: Kooyers.

The meeting was called to order at 7:04 PM.

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

Remove item two (2), Washtenaw Parks & Recreation Commission, Preliminary Site Plan. Applicant is still working with Washtenaw County Road Commission on possibly relocating the entrance to the park.

II. Approval of the Meeting Minutes - Motion by Lewis, supported by Wade, to approve the minutes, for January 13, 2009, as amended. **Carried 6-0.**

III. Public Comment - None

IV. Action Items –

1) Public Hearing for John Kelly Landscaping, Preliminary Site Plan -

Shea opened the public hearing at 7:11 PM.

Shea welcomed everyone and explained that tonight's Public Hearing for John Kelly Landscaping was for the purpose of hearing public comments and feedback. He asked John Kelly if he would like to introduce himself and give the highlights on his site plan.

John Kelly stated that he was not changing anything and that the Township asked him to submit these plans. He is not acquiring any new equipment, no new signs, nor is he expanding in any way. He said he is just trying to make a living.

Dorothy Brooks, 9405 Huron River Drive, Dexter- stated that she has lived next door for several years and can't think of a better neighbor to have. He is great; she has never had any problems with noise, and stated that he is very generous and helpful. She couldn't say enough about him.

Linda Brooks-Smith, 9435 Huron River Drive, Dexter- stated that she is Dorothy Brook's daughter and has lived next door to the Kelly's for 16 ½ years. She has never had an issue with any kind of noise or traffic problems and spoke about how helpful, generous, and respectful Mr. Kelly is. He brings neighbors wood and helps plow and clear driveways when needed. He generously volunteered to host and educate her classroom students on tapping for syrup from maple trees at no expense. She supports his business and values him as a neighbor.

Shea said he wanted to clarify Mr. Kelly's reason for being here tonight. He stated that the Township has rules and as Commission members we have to apply them equally to all residents of the Township whether you're a good neighbor or not. There are standards for home occupations and special land uses. He said that viewpoints from the neighbors are part of the review process and we appreciate everyone's input and deem it important.

Sharon McGough, 8589 Bell Road, Dexter – said that she was concerned that his business was going to get bigger and that it would affect the surrounding property values.

Shea said that Mr. Kelly is here this evening because he doesn't have a permit to do what he has been doing. He is here to make that right and clarified that Kelly is not proposing anything different and/or expanding.

Jamie Bell, 9434 Huron River Drive, Dexter- said that in 2001, she purchased the property directly across the road from Mr. Kelly with the knowledge that his business was there. She stated that when he went before the Zoning Board of Appeals she had successfully taken a petition around to many of the neighbors in support of Mr. Kelly's business.

Shea noted that the Planning Commission received two (2) written comments from the general public that are on file with the property file for general review. One in support from Mr. Gaggi, dated January 27, 2009, stating he had no issues with John Kelly's business. And one opposed from Mr. VanVoorhis, dated January 26, 2009, which stated his concerns with the constant noise being heard from motors of various kinds and his concern for the potential danger from chemicals and/or fertilizers being stored so close to a stream that feeds into the Huron River.

Mr. Kelly commented that he does not have a license for any harmful chemicals, herbicides and/or pesticides and he does not use them.

Shea asked Kelly if he had any objections with a condition preventing a license for harmful chemicals.

Kelly replied, no objection.

Shea closed the public hearing at 7:20 PM.

Shea asked if the members had any comments.

Tappe asked Sloan if there were any outstanding issues that needed to be addressed.

Sloan said that the applicant dropped off drawings this afternoon and our engineer is seeing them for the first time this evening.

Matthew Parks, representative for OHM, said he reviewed the drawings and his only concern is the materials eroding into the buffer towards the road and between the trees. He said he would like to see the drawings sketched on the plans.

Shea asked Sloan what is required to be in compliance with the Zoning Ordinance.

Sloan replied, we have accepted revised site plans in the past that were sketched in. At the least, the drawings should be attached to the site plans somehow.

Shea suggested the members table John Kelly to February 10, 2009, to allow the member's time to reflect and deliberate on the new information before they make their final decision.

A motion was made by Tappe, supported by Wade, to table John Kelly Landscaping, Preliminary Site Plan until February 10, 2009. **Carried 6-0.**

V. Township Board Up-Date –

Shea reported on 34-6 Zoning Amendment. He said the Township Board committee is still reviewing the language.

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

Sloan said he would have the Commissioners 2009 work plan and its 2009 draft annual report ready for their review at the February 10, 2009 meeting. He asked if they wanted to add to the February 10 agenda an overview of the 3 Public Advisory Meetings. Additionally, he asked if the Planning Commission had any objection to combining John Kelly's Preliminary and Final Site Plan review.

Commissioners agreed to the February 10, 2009 meeting agenda and also agreed to the combining of John Kelly's Preliminary and Final Site Plan if he could have Washtenaw Engineering put graphics onto the plans. However, they will leave that decision to the applicant. If the plans are revised by Washtenaw Engineering, the next available meeting date for the application would likely be February 24, 2009.

VII. Public Comment –

Norm Koch, 14045 Island lake Road, Dexter – asked how the Washtenaw County Parks & Recreation plans to police the park area. He said that there are already a lot of people from out of the area using it for unauthorized activities. He would like to see signage posted that states, No Fishing, No Swimming, and No Hunting.

VIII. Future Agenda Items –

Thursday, February 5, 2009

1) Public Advisory Meeting to discuss future Development Policies in the Rural Residential and Commercial areas of Dexter Township

Tuesday, February 10, 2009 – Work Session

- 1) 34-6 Zoning Amendment Report & Discussion
- 2) Advisory Meeting Review & Discussion
- 3) 2009 Work Report
- 4) 2009 Annual Report

Tuesday, February 24, 2009

- 1) John Kelly Landscaping, Preliminary Site Plan

IX. Adjournment – Shea, Chair, declared meeting adjourned at 8:20PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary

