



"A Community For All Seasons"

# 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, February 24, 2009 7:00 PM

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

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

Absent: Ken Tappe, Vice Chair

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

**I. Approval of Agenda** - Motion by Wade, supported by Kooyers, to approve agenda as amended.

Remove item one (1), John Kelly Landscaping, Preliminary Site Plan, to allow for proper noticing of a combined Preliminary and Final Site Plan review.

Remove item two (2), Consider Extension of approval for Hanover Glen, Final Site Plan, in order to allow Jack Campbell time to review and respond to Sloan's memo dated February 18, 2009.

**Motion Carried 6-0.**

**II. Approval of the Meeting Minutes** - Motion by Wade, supported by Korcek, to approve the minutes for February 5, 2009 as amended. **Carried 6-0.**

A motion was made by Kooyers, supported by Lewis, to approve the minutes for February 10, 2009 as amended. **Carried 6-0.**

**III. Public Comment** - None

**IV. Action Items** –

**1) John Kelly Landscaping, Preliminary Site Plan** -

Removed from the agenda this evening per applicant's request.

**2) Consider Extension of approval for Hanover Glen, Final Site Plan** –

Removed from the agenda this evening per applicant's request.

**3) Advisory Meeting Review & Discussion** –

Sloan's memo from February 19, 2009, "Overview of the Master Plan Public Advisory Meetings," was reviewed and discussed.

Shea asked Sloan and the members if they thought there were any comments from the public that needed to be addressed that were not presently in the Master Plan.

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The following are a few ~~of~~ items the members agree should be further considered, ~~when drafting the Master Plan.~~

- The PC is aware of some of the conflicts between the farmers and developers with regard to buffers, habitat, and natural features. They will draft language that addresses “a balance” between the agricultural, environmental, and residential policies.
- Consider mentioning Concentrated Animal Feeding Operations (CAFOs) and spell out what Dexter Township’s policy is regarding state rules.
- Work in a map that shows all of the existing and potential open space and agricultural areas in Dexter Township.
- Address the issue of better educating the public on storm water management, drainage issues, engineering standards, and buffers along the lakes.
- Recommend buffer and water quality/storm water management standards and incentives for development and redevelopment around the lakes.
- Affordable housing.
- Address language with regard to the emphasis on infrastructure when reviewing site plans and plot plans.
- ~~Address development policy build-out and e~~ Consider school capacity when reviewing site plans and planning proposals.
- ~~Better address~~ Address public ~~safety~~ services with regard to emergency response time, adequate fire, police and coverage, better roads, ~~and how we could better improve it.~~

#### V. Township Board Up-Date –

Kooyers informed the members that at the February 17, 2009 Township Board meeting, members voted five (5) to two (2) to approve ~~the proposed batch of~~ Zoning Ordinance Amendments 34-6 as presented by the Planning Commission. Additionally, the board directed the Planning Commission to draft zoning ordinance language to provide for administrative review of expired site plans, possibly as a part of proposed Zoning Amenment Ordiance 34-7.

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

Shea informed the members that the Site Plan Review Committee for Minor Changes which consists of himself, Sloan, and Steve Burch (Chair of the ZBA) met on February 17, 2009. At this meeting, they approved some minor changes to the Copper Meadows development regarding the drainage issues. He said that the changes are only a short-term fix while the engineers and Drain Commission work out a better solution to the problem, such as a drainage district. He also informed the members that the Washtenaw County Parks & Recreation Commission has agreed to seek an alternative curb cut on Waterloo Road.

Sloan said that in their packets this evening is the revised February 19, 2009 memo, “Potential 2009 Agenda Items”. Additionally, he informed the members that a Guenther development in Ann Arbor, Fox Fire, is seeking to transfer some of its wetland mitigation obligation to Hartman Farms in Dexter Township.

Kelly reminded everyone that a Citizen Planner training workshop was coming up March 26, 2009 and another one in October that is scheduled to be in Ann Arbor if anyone is interested. She also noted that the

taxable value is down this year in Dexter Township and is asking every department to cut cost where they can.

**VII. Public Comment – None**

**VIII. Future Agenda Items –**

Tuesday, March 10, 2009

- 1) John Kelly Landscaping, Combined Preliminary and Final Site Plan Review
- 2) Review By-Laws
- 3) Review Master Plan
- 4) Review Zoning Ordinance Amendments 34-7

Tuesday, March 24, 2009

- 1) To Be Determined

**IX.** Adjournment – Shea, Chair, declared meeting adjourned at 9:00 PM

**Respectfully submitted,**

**Kimberly Jordan, Recording Secretary**

**Mary Adams, Secretary**