



Dexter Township

PLANNING COMMISSION

6880 Dexter-Pinckney Road
Dexter, MI 48130

Telephone: 734-426-3767
Fax: 734-426-3833

www.twp-dexter.org

John Shea
Chair
Kenneth Tappe
Vice-Chair
Mary Adams
Secretary
Vickie Kooyers
Twp Board Rep.
James Korcek
Thomas Lewis
Molly Wade
Commissioners
Kim Jordan
Recording Secretary

"A Community For All Seasons"

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, April 28, 2009 7:00 PM

Present: John Shea, Chair; Ken Tappe, Vice 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: None

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

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

II. Approval of the Meeting Minutes - Motion by Tappe, supported by Wade, to approve the minutes for April 14, 2009 as amended. **Motion Carried 7-0.**

III. Public Comment - None

IV. Action Items –

1) Washtenaw Parks Recreation & Commission, Preliminary & Final Site Plan -

Coy Vaughn, Superintendent of Park Planning for the Washtenaw County Parks & Recreation Commission, gave a brief overview of their proposed relocation of the existing driveway to the west of its current location. He stated that they were seeking direction from the planning commissioners on their views as to which driveway location they preferred.

Sloan gave an overview and outlined a sketch of the existing and proposed driveway locations. He said that all the variances were approved by the Dexter Township Zoning Board of Appeals, without conditions, at its January 6, 2009 meeting.

Sloan referenced the following letters that are on file at the Township Hall:

OHM Engineering Advisors, January 19, 2009, and the Washtenaw County Road Commission dated, December 17, 2008, January 26, 2009, and March 24, 2009.

Lewis asked Marty Ruikka, who was in attendance, where his house was in relation to the driveway entrance.

Marty Ruikka, 13833 Waterloo Road, Dexter- stated that his house was directly across from the existing driveway and that headlights could be seen from his kitchen windows. He said he would like to see the driveway moved to the west. He thanked the commissioners for all their time and expense with the consideration of the driveway location. He asked for their concurrence to move the driveway location to the west and to condition the width of the driveway as small as it would allow.

Wade asked if there would be any grade change.

Vaughn said that the grade is comparable to the rest of the site.

Wade asked how many park visitors the park expects.

Vaughn said that Washtenaw County has 12 such nature preserves and these passive parks do not get a lot of traffic. However, there are group events from time to time that would generate more people.

Tappe asked what the width of the driveway needs to be.

Sloan said that the Zoning Ordinance requires a minimum driveway width of thirty (30) feet; however, a width of 24 feet should be sufficient.

Shea noted that TriMedia Consultants review letter, dated March, 19, 2009, disagrees with the assertion that Washtenaw County Road Commission (WCRC) has taken a position on safety and their preference for location. Shea also noted for the record that WCRC approved the alternate driveway with no more clearing than was required by the original drive.

Shea asked if the commissioners had any more questions and if anyone was opposed to moving the driveway to the alternate location reviewed by the WCRC.

Commissioners concurred the driveway should be move to the alternate location to the west, which has already been reviewed and approved by the WCRC.

Vaughn asked what the commissioners recommend he do with the existing site. Can he possibly rope and/or chain it off?

Sloan said that if entrance does not cause a nuisance, he likely wouldn't do anything since there is no signage or advertising for the site at present.

Vaughn will revise the plans and contact Sloan when they are ready for review.

No further discussion.

2) Verizon Wireless, Final Site Plan Review-

Jonathan Crane, representative for Verizon Wireless, stated that they were here tonight to ask for Final Site Plan approval and if their land division application was approved yet.

Pat Kelly, Supervisor, stated the Land Division application will be approved. However, it needed to be signed and that she would be happy to meet with Mr. Crane after the meeting.

Sloan stated that the applicants' Shared Driveway application has also been approved. He recommends the commissioners move forward and grant final approval with conditions.

Sloan's memo, dated April 20, 2009, is on file at the Township Hall.

Robert Wilkins, 9672 Daisy Lane, Dexter – asked if there would be a standby generator on site.

Crane replied yes. There would be a generator on site.

Shea called a brief recess at 7:40 PM to draft a resolution.

Shea called the meeting back to order at 7:55 PM.

Motion was made by Korcek, supported by Tappe, to approve resolution #09-PC-138 of the Final Site Plan application submitted by Jonathan R. Crane, PC. (For New Par, a Delaware Partnership, d/b/a Verizon Wireless).

Shea opened the motion up for discussion.

Shea wanted to know who the true applicant was because Jonathan Crane's name is on the application and New Par, A Delaware Partnership, is on the site plans.

Crane said that New Par, A Delaware Partnership d/b/a Verizon Wireless is the applicant.

Shea said that all the documents need to reflect the same and suggest an amendment.

Amendment was accepted by Korcek and the **motion was carried 7-0.**

Shea called a brief recess at 8:09 PM so that the applicant could correct the applicant's name on the Final Site Plan application.

Shea called the meeting back to order at 8:15 PM.

No further discussion.

3) Review Zoning Ordinance Amendment 34-7

Commissioners took up where they left off at their last meeting starting with item number three (3) and working their way through to item number seven (7). A copy of the Proposed Amendments (34-7), dated April 3, 2009, can be obtained at the Township Hall. Following are some of the comments and concerns of the commissioners.

Item 3, 4 & 5, Section 2.02(B) Farm - Sloan said that the language is more or less verbatim to the "Right to Farm Act". He basically cut and pasted from their document. Commissioners agreed that they should follow the guide lines of the "Right to Farm Act".

Item 6, Section 2.02(B), Impervious Surfaces - Sloan stated that this Zoning Ordinance amendment would help the township in regards to the storm water management standards that are currently being applied to prospective applicants. Commissioners discussed at length what they thought defined an impervious surface and what defined pervious materials. Sloan will revisit the language and bring back a revised draft for the commissioners' review.

Item 7, Section 2.02(C), Lot Area - Commissioners questioned if the term "lot area" should be excluded from the list of definitions in the Ordinance. They flagged it and will revisit it after Sloan speaks to the township attorney.

Sloan will take the commissioners comments and suggested revision and edit the language. The commissioners will revisit the (34-7) amendments at their next scheduled work session.

V. Township Board Up-Date –

Kooyers informed the members that the following items were addressed at the April 21, 2009 Township Board meeting.

- 1) Public comment was heard from Jackie Gehringer - 10877 N. Territorial Road – regarding the inadequacy of the temporary mitigation solution in place at Copper Meadows. The flooding continues

and she states that water damage is occurring to her home. OHM's correspondence regarding this ongoing issue and their status update on the Copper Meadows drainage district is in the PC folders.

- 2) Due to the fact that Zoning Ordinance 34-6 was not published in the Heritage Newspaper after approval at the March 31, 2009 meeting, the Township Board approved for the fourth time Zoning Ordinance amendment 34-6 as presented and recommended by the PC. Clerk Rider has received an accurate production proof copy from Heritage Newspaper and hopefully this is how it will appear in the April 30, 2009 edition.
- 3) Kooyers reminded everyone that school elections for Dexter and Chelsea schools will be held on Tuesday, May 5th.

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

No concerns.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, May 12, 2009

- 1) Review Zoning Ordinance Amendments 34-7
- 2) Review Master Plan

Tuesday, May 26, 2009

- 1) To Be Determined

IX. Adjournment – Shea, Chair, declared meeting adjourned at 9:20 PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary