



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, May 26, 2009 7:00 PM

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

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

Absent: Molly Wade

The meeting was called to order at 7:02 PM.

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

Wade arrived at 7:05 PM

II. Approval of the Meeting Minutes - Motion by Korcek, supported by Lewis, to approve the minutes, for April 28, 2009, as amended. **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 revised plans.

Shea asked Sloan if he had any outstanding issues that needed addressed.

Sloan said that there were a few minor issues that he addressed in his report dated, May 20, 2009. These issues have been addressed as conditions in his proposed draft resolution this evening.

Shea asked if the members had any question.

Korcek commented that he didn't think any additional landscaping and/or screening should be required. He said he would like to see it kept in its natural state.

Matt Parks, of OHM Engineering Advisors, recommend that the Planning Commission get copies of all the required permits and check to make sure that Washtenaw County Road Commission agrees with the permits.

OHM report dated, May 18, 2009 can be obtained at the Township Hall.

Members discussed and recessed to draft a resolution at 7:18 PM

Members reconvened at 7:30 PM

Motion by Wade, supported by Tappe, to approve Washtenaw County Parks & Recreation Commission, Preliminary Site Plan with conditions.

Wade read resolution #09-PC-137-A into the record.

Motion Carried 7-0.

Motion by Tappe, supported by Korcek, to approve Washtenaw County Parks & Recreation Commission Final Site Plan.

Tappe read resolution #PC-137-B into the record.

Motion Carried 7-0.

Resolution #09-PC-137-A & B are on file at the Township Hall with the final approved meeting minutes.

No further discussion.

2) Review Master Plan-

The commissioners reviewed the Master Plan, dated April 3, 2009. They worked their way through Chapter 4; Physical Characteristics, with a few suggested minor edits.

Sloan will research further on obtaining more data on groundwater recharge areas, floodplains, groundwater quality, wetlands, woodlands, public transportation, non-motorized transportation, and land use.

Shea commented that the Township Board previously was not inclined to support the adoption of a local wetland ordinance that regulated wetlands less than 5 acres.

Sloan will make the suggested text edits and revision to the maps as directed by the members.

The Planning Commissioners will prepare to review Chapter 5 at its June 9, 2009 meeting.

(Note: This is the first run-through of edits and revision to the draft Master Plan. The suggested edits and comments will be made throughout the review process and then an updated draft will be presented to the commissioners for their review).

No further discussion.

3) Review Zoning Ordinance Amendments 34-7 –

Commissioners elected to take-up 34-7 at their June 9, 2009 meeting.

V. Township Board Up-Date –

Kooyers informed the members that the following items were addressed at the April 19, 2009 Township Board meeting:

- 1) Public comment was heard from Michael Dwyer, 9061 N. Territorial Rd., asking for a reduction or waiver from ZBA fees for a project he started without a zoning permit that extends into the front yard setback. Supervisor Kelly suggested that the appropriate course of action was to start at the ZBA.
- 2) Public comment was heard from Jackie Gehringer, 10877 N. Territorial Rd. She stated that representatives from the Washtenaw County Water Resources Commissioner's office and OHM have been out to the property, so progress is being made.

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- 3) Public comment was heard from Tom Bell, 9068 N. Territorial Rd., requesting the consideration of the purchase of a decibel meter to better enforce the noise ordinance. He also expressed concern about the abundance of signs at the Dexter-Pinckney /N. Territorial Rd. corner and spoke in favor of Mr. Dwyer's request.
 - 4) In an effort to alleviate another situation similar to Copper Meadows, the Board took action to direct Patrick to ask OHM for an estimate on the cost to review the Hanover Glen drainage plan.
 - 5) Zoning Ordinance 34-6 was correctly published in the April 30th edition of the Heritage Newspapers with an effective date of May 7, 2009; the updated Zoning Ordinance is available on the website.

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

Sloan updated the members on the following items:

- 1) The last scheduled By-Laws committee meeting was postponed. They do not plan to meet again until June and more than likely won't finish the draft until months thereafter.
- 2) According to Guenther has they have been approved by MDEQ to construct the wetland mitigation area at Hartman Farms.

VII. Public Comment – None

VIII. Future Agenda Items –

Tuesday, June 9, 2009 – Work Session

- 1) Review the Master Plan
- 2) Review 34-7

Tuesday, June 23, 2009

- 1) To Be Determined

IX. Adjournment – Shea, Chair, declared meeting adjourned at 9:24PM

Respectfully submitted,

Kimberly Jordan, Recording Secretary

Mary Adams, Secretary