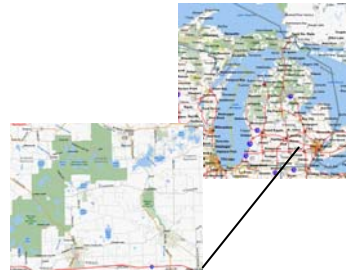


Pat A. Kelly
Supervisor
Harley B. Rider
Clerk
Julie A. Knight
Treasurer
Michael Howard
Trustee
Carl Lesser
Trustee
Marcia Ottoman
Trustee
Mark Wojno
Trustee

DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY RD.
DEXTER, MI 48130
(734) 426-3767



SCHEDULED JOINT MEETING OF THE DEXTER TOWNSHIP BOARD,
PLANNING COMMISSION & ZONING BOARD OF APPEALS
TUESDAY, AUGUST 29, 2006, 7:00 PM

Location: Dexter Township Hall, 6880 Dexter-Pinckney Rd., Dexter, MI

Meeting called to order by Supervisor Kelly at 7:05 PM with the Pledge of Allegiance to the American Flag.

Roll Call: Board – Present: Kelly, Rider, Howard, C. Lesser, Ottoman

Absent – Knight, Wojno

Roll Call: Planning Commission – Present: Adams, Gorenflo (Ottoman – Board Representative)

Absent – Shea, Byma, N. Lesser, Williams

Roll Call: Zoning Board of Appeals – Present: Burch, Gajewski (Kelly – Township Board Rep)

Absent – Cormier (Byma – PC Representative)

Also Present – Patrick Sloan, Director of Planning and Zoning; Ronald Cavallaro, OHM Engineering.

Public comment – None.

Motion by Gorenflo, second by Burch to approve the Agenda, as amended. **Carried 9-0**

Opening Comments by Pat Kelly and Steve Burch

General Development Plan Review

Shea arrived at 7:14 PM

- A. Value and importance of an updated plan – All agreed on the necessity of review of the GDP.
- B. Roles/Responsibilities – Director of Planning and Zoning Patrick Sloan will review and make time/cost recommendation to the Board. However, he still needs direction from Board, PC and ZBA as to areas of concern and general direction to proceed on those concerns.
- C. Action Plan/Timetable – Initial review and general recommendation by Sloan by early November.

Zoning Ordinance Amendments

- A. Procedure/Documentation – Request by Board for more thorough documentation on PC recommendations to the Board for amendments.
- B. Potential Amendments/Priorities – In general, the following are issues resulting from ZBA applications. As such, the ZBA needs to provide more information to PC in order for PC to take reasonable action. Also, PC should send proposed amendments, that are ZBA driven, to the ZBA for review and comment prior to holding a public hearing.
 - i. Definition of a “Lot” (contiguous vs. continuous)
 - ii. Definition of “Lot Area” (wetland/easement exclusions)
 - iii. “Sliding” Side Setbacks – Lakes Residential District
 - iv. Bulk standards – Lakes Residential District
 - v. Additional waterside front lines
 - vi. Swimming Pools – area (Lot Coverage and Accessory Building)
 - vii. Accessory Building Size Restrictions – Area (percentage of principal building)
 - viii. Definition of a “Farm”

- ix. Stormwater Management Standards – Shea acknowledged that this issue is a priority for the PC & ZBA. Gorenflo suggested that the Township engineering contractor evaluate plans to County Drain Commission standards, complete with maintenance schedule.

Wetlands/Natural Features Ordinances – Shea acknowledged that this issue is a priority for the PC.

Private Wastewater Treatment Ordinance – Shea acknowledged that this issue is a priority for the PC.

Public versus Private Roads

- A. What should be encouraged – The Township, together with other communities, should continue to work on the Road Commission to be more flexible with their standards for subdivision roads.
- B. Special Assessment Districts – This issue has been in front of the Board for many years without resolution. Kelly will re-check with the Township attorney.

Township Fee Schedule

The Township Director of Planning and Zoning will work with the Planning Commission and Zoning Board of Appeals to review the related fees and make recommendations to the Board.

There was no additional public comment.

The meeting was adjourned at 9:15 PM.

Respectfully Submitted,

Harley B. Rider, Clerk
Dexter Township

I, the undersigned, Harley B. Rider, the duly qualified Clerk for the Township of Dexter, Washtenaw County, Michigan, DO HEREBY CERTIFY that the forgoing is a true and complete copy of certain proceedings taken by the Dexter Township Board of Trustees at a scheduled joint meeting of the Township Board, Planning Commission and Zoning Board of Appeals held on the 29th day of August, 2006 and that the forgoing minutes have been approved by a majority vote of the Board at a regular meeting held on the 19th day of September, 2006.

Harley B. Rider, Clerk
Dexter Township