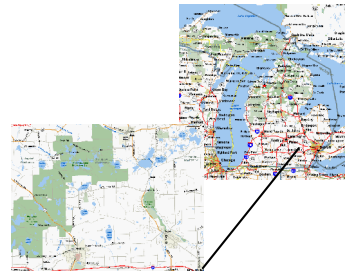


Pat A. Kelly
Supervisor
Harley B. Rider
Clerk
Vickie W. Kooyers
Treasurer
Michael Howard,
Carl Lesser,
Marcia Ottoman,
Mark Wojno
Trustees

DEXTER TOWNSHIP

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



JOINT MEETING OF THE DEXTER TOWNSHIP BOARD,
PLANNING COMMISSION AND ZONING BOARD OF APPEALS
TUESDAY, OCTOBER 30, 2007, 7:00 PM

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

Meeting called to order by Supervisor Kelly at 7:00 PM with the Pledge of Allegiance to the American Flag.

Roll Call: Present – From the Township Board: Kelly, Kooyers, Rider, Ottoman, Wojno; From the Planning Commission: Shea, Adams, Dempsey, Tappe; From the ZBA: Burch, Gajewski. Also present, Patrick Sloan, Director of Planning and Zoning.

Absent – From the Township Board: Howard, Lesser; From the ZBA: Cormier, Godek.

Public comment – Mr. John Sinanis thanked those present for their work in getting to this point.

APPROVAL of the AGENDA

Motion by Wojno, second by Ottoman to approve the Agenda. **Carried 5-0**

OLD BUSINESS (Township Board)

A. West Lake Hills v Dexter Township – Proposed Consent Judgment.

Motion by Rider, second by Kooyers to approve the proposed Consent Judgment in the matter of West Lake Hills, LLC, v Dexter Township, and to authorize the Township Supervisor to sign as approved. **Carried 5-0**

NEW BUSINESS (Township Board, Planning Commission and Zoning Board of Appeals)

A. Communication between Township Boards and Commissions.

Members present discussed communication between the Board, PC and ZBA. It was generally felt that written summary reports from the cross-representatives would be helpful. Members also generally agreed that the joint meetings are valuable.

B. Standards for detached accessory structures (*attachment 8-A*)

Members discussed the issue, with consideration for the summary prepared by Mr. Sloan. The members were in general agreement that balance and equity were issues, but were not necessarily in agreement that reduced restrictions would be appropriate.

C. Storm water management standards for Low Impact Development (*attachment 8-B*)

Members discussed the issue, with consideration for the summary prepared by Mr. Sloan. It was generally agreed that the ZBA will provide base-line data to the PC, as well as provide input on the effectiveness and enforceability of the proposal. It was also generally agreed that cost of compliance could be a concern.

D. Lot coverage – Zoning Ordinance Amendment 34-1 (*attachment 8-C*)

Members discussed the issue, with consideration for the summary prepared by Mr. Sloan. The members present also discussed whether or not to include impervious surfaces other than typical structures in lot coverage calculations and whether or not a sliding scale for lot coverage standards on all properties would be appropriate. No consensus was reached, though there was some feeling that storm water management regulations would help the problem. The PC will work on it.

E. Lake Residential District issues.

Supervisor Kelly opined that setback issues were a significant concern in the Lakes Residential district. It was generally agreed that more data is needed. The ZBA will provide more information to the PC.

F. General Development Plan Review Update. (Not discussed)

PUBLIC COMMENT

There was no additional public comment.

OTHER ISSUES, COMMENTS and CONCERNS of BOARD MEMBERS

Clerk Rider inquired if the PC and ZBA would have opportunity to have input into these minutes prior to being presented to the Township Board. It was felt by Shea and Burch that they would have opportunity.

The meeting was adjourned at 9:27 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 between the Township Board, Planning Commission and Zoning Board of Appeals held on the 30th day of October, 2007 and that the forgoing minutes have been approved by a majority vote of the Township Board at a regular meeting held on the 20th day of November, 2007.



Harley B. Rider, Clerk
Dexter Township