

Pat A. Kelly
Supervisor
Harley B. Rider
Clerk
Vickie W. Kooyers
Treasurer
Libby Brushaber,
Julie Knight,
Carl Lesser,
Jason Maciejewski
Trustees

DEXTER TOWNSHIP

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JOINT MEETING OF THE DEXTER TOWNSHIP BOARD OF TRUSTEES, PLANNING COMMISSION AND ZONING BOARD OF APPEALS

TUESDAY, AUGUST 31, 2010, 7:00 PM

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

Meeting **called to order** by Supervisor Kelly at 7:02 PM with the Pledge of Allegiance to the American Flag.

ROLL CALL:

Present –

Township Board of Trustees: Pat Kelly, Supervisor and ZBA Member; Vickie Kooyers, Treasurer and Board Representative to the Planning Commission; Harley Rider, Clerk; Trustees Libby Brushaber, Julie Knight, Carl Lesser and Jason Maciejewski;

Planning Commission: John Shea, Chair; Ken Tappe, Vice-Chair; Mary Adams, PC Representative to the ZBA; James Korcek; Tom Lewis; Molly Wade;

Zoning Board of Appeals: Steven Burch, Chair; William Gajewski, Vice-Chair; Mary Herda-Sprawka.

Absent – None

Also present: Patrick Sloan, Director of Planning & Zoning and Jackie Gehringer

PUBLIC COMMENT – None.

INTRODUCTIONS – The members present introduced themselves.

APPROVAL of the AGENDA

Motion by Board Member Knight, second by ZBA Chair Burch, to approve the Agenda. **Carried 16-0**

OLD BUSINESS

A. Master Plan update status

- i) Discussion regarding access management – It was the consensus that the potential for realignment of any public road is too far in the future to be of issue at this time.
 - (1) Future extension of Dexter Townhall Road
 - (2) Other extensions and/or realignments
- ii) Discussion regarding future Capital Improvement Program (CIP) process – It was the consensus that language could include the provision that the Planning Commission could participate as directed by the Township Board.

B. A Selection of Proposed Zoning Ordinance Amendment 34-9 (based on latest draft, dated July 16, 2010) – Mr. Sloan highlighted the proposed amendment changes and members of the various bodies offered input, recognizing that discussion items are preliminary and that the Planning Commission will continue to discuss and possibly refine the various issues prior to submitting them to the hearing and Board review process.

- i) #21 – Amendments to Sec. 4.05(C)(1) to Revise Required Findings of the ZBA
- ii) #25 – Amendments to Sec. 6.03(A)(1) to Revise Required Information for Plot Plans
- iii) #26 – New Sec. 6.04(I) to Adopt a Reinstatement Process for Expired Final Site Plans
- iv) #29 – Amendments to Sec. 6.06 to Add Pre- and Post-Development Standards

- v) Ordinance Amendments to Reduce Variance Requests – The consensus was that this area is a priority issue.
 - (1) #38 – Amendments to Sec. 12.02(E) to Revise Site Development Requirements in the LR Zoning District
 - (2) #44 – Amendments to Sec. 18.18(C) to Revise Accessory Structure Placement Standards
 - (3) #48 – Amendments to Sec. 18.23(A) to Revise Front Yard Setback Standards
- vi) #52 – Amendment to Sec. 19.04(B) to put an expiration date on when a nonconforming structure can be rebuilt
- vii) #66 – New Sec. 24.06 to Adopt More Detailed Storm Water Management Standards

NEW BUSINESS

A. Public Safety Advisory Committee Update by Supervisor Kelly. She advised that efforts are underway to provide 24/7 fire service operation working out of the Multi-Lakes Sewer Authority facility in the near future, though no recommendations yet on the longevity of fire service out of that facility.

B. Schedule for next Joint Meeting

Target for next meeting is April 12, 2011.

PUBLIC COMMENT

There was no additional public comment.

OTHER ISSUES, COMMENTS and CONCERNS of BOARD/COMMISSION MEMBERS and STAFF

Trustee Maciejewski thanked all members present, and the members of the Public Safety Advisory Committee for the dedication and their thoroughness in the work put in on the various boards/commissions.

Clerk Rider expressed concern about the timing of review and approval of these minutes by the PC and ZBA due to the statutory requirements for Board approval.

Mr. Sloan provided an update on the proposed County drain project for the Copper Meadows area.

Supervisor Kelly informed the members that there was a meeting scheduled for later in September of various municipalities regarding fire service. The meeting is now scheduled for Thursday, September 23 at 7:00 PM.

The meeting was **adjourned** at 9:37 PM.

Respectfully Submitted,



Harley B. Rider, Clerk
Dexter Township
clerk-dexter@twp-dexter.org

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 JOINT meeting with the Township Planning Commission and the Township Zoning Board of Appeals, held on the 31st day of August, 2010 and that the forgoing minutes have been approved by a majority vote of the Board at a regular meeting held on the 21st day of September, 2010; the Zoning Board of Appeals at a regular meeting held on the 14th day of September, 2010; and the Planning Commission at a regular meeting held on the 28th day of September, 2010.



Harley B. Rider, Clerk, Dexter Township