



DEXTER TOWNSHIP

PLANNING COMMISSION

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CHANDRA HURD
CHRISTINA MAIER
ALICIA ABBOTT
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, May 28, 2024

Present: Marty Straub, Chairperson; Steve Burch, Vice-Chair; Tom Lewis, Secretary; Chandra Hurd, Christina Maier, and Alicia Abbott. Absent: Gretchen Driskell.

Also present: Megan Masson-Minock, Planning Consultant, and Janis Miller, Recording Secretary.

1. **Call to Order:** Chairperson Straub called the meeting to order at 6:00 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** No conflicts of interest.
4. **Approval of Agenda:**
Chairperson Straub declared the agenda approved as presented.
5. **Public Comment:** (non-agenda items) Opened 6:05 PM. No public comments.
6. **Public Hearings:**
 - A. *None.*
7. **Action Items:**
 - A. *Motion to recognize the Ordinance Review Committee as a committee to the Planning Commission and to view the committee's recommendations as advisory.*

Discussion: Planning Consultant Megan Masson-Minock and Zoning Administrator Ashley Cepeda, completed a full review of the Zoning Ordinance. Some of the items before the Planning Commission are recommendations of the Planning and Zoning Department and others were discovered by the Zoning Board of Appeals. The process will be: a) the Ordinance Review Committee will research and present a Zoning Ordinance change recommendation to the Planning Commission, b) the Planning Commission will review and hold a public hearing, and c) the Planning Commission will deliver the recommended Zoning Ordinance change to the Dexter Township Board of Trustees for adoption. Change to the above motion: "recommendations as advisory only in nature."

Motion by Lewis, seconded by Burch, to approve the amended motion recognizing the Ordinance Review Committee. All yeases. Motion carried.

8. Discussion Items:

A. Zoning Ordinance Amendments and Ordinance Review Committee work plan.

Discussion: This ~~first~~-amendment review came from the Zoning Board of Appeals as they had before them a request from Wonderland Marina for a permanent ~~twenty-four~~ thirty-two square foot freestanding sign. The Marina is in a Lake Residential District and the Zoning Ordinance §19.06(A) allows only sixteen square foot signs. The Ordinance Review Committee will bring this before the Planning Commission for a Public Hearing in June.

9. Approval of Planning Commission Minutes:

Motion by Burch, seconded by Maier, to approve the meeting minutes of March 26 2024, as presented. All yeses. Motion carried.

10 Correspondence: None.

11 Township Board of Trustees Update: None.

12. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:

Planning Consultant Masson-Minock – She introduced Grayson Moore who will be working as an intern assisting the Planning and Zoning Department. She also mentioned the Board of Trustees was working on a Renewable Energy Ordinance.

Maier – Mentioned last month with no action so she noticed that there was no link from the Planning Commission webpage to the final Master Plan.

Hurd – She had no volume when listening to the April ZBA meeting.

13. Public Comment: Opened 6:52 PM. No public comments.

14. Future Agenda Items: None at present.

15. Adjournment:

Moved by Maier, seconded by Hurd, to adjourn. All yeses. Meeting adjourned at 6:54 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary