



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
TELEPHONE: 734-426-3767
FAX: 734-426-3833
WWW.DEXTERTOWNSHIP.ORG

MARTY STRAUB
CHAIR & ZBA REP.
BOB NESTER
VICE CHAIR
TOM LEWIS
SECRETARY
MARIS METZ
EX-OFFICIO TWP. BRD.
CHANDRA HURD
CHRISTINA MAIER
ALICIA ABBOTT
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, June 27, 2023

Present: Marty Straub, Chairperson, Bob Nester, Vice-Chair; Tom Lewis, Secretary; Chandra Hurd, Christina Maier, Alicia Abbott, and Maris Metz. Absent: None.

Also present: David Rohr, Director of Planning and Zoning; 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:** Marty Straub noted that David Straub, the representative with a development before the Chelsea City Planning, is no relationship so therefore Marty Straub has no interest in the development. No other commissioner had a conflict of interest.
4. **Approval of Agenda:**
With no additions or correction, the Chair deemed the agenda approved as presented.
5. **Public Comment:** (non-agenda items) Opened 6:05 PM. No public present.
6. **Action Items:**
 - 1: Recommendation to distribute the 2023 Dexter Township Draft Master Plan to the Dexter Township Board of Trustees.

Planning Commission Review:

Throughout the document the reference to “Dexter Village” should be changed to “Dexter City”.

Regarding the reference to Multi Lake Water and Sewer Authority: In one or more of the Cornerstones [where appropriate] add a bullet that states “Encourage through zoning, expand through Multi Lake Water and Sewer Authority unused capacity.

Rowan, you may want to listen to this conversation to get a better idea than what I captured. Go to [Livestream.com/dextertownship](https://www.livestream.com/dextertownship) – click on Planning Commission – click on the 6/27/2023 meeting and scroll to 12:38 where the discussion begins.

Page 85: Q14 – 30% is not a majority of anything. 30% might have been the most common response so it should be call “the most common response’ or the “most prevalent response”.

Page 89: Q26 – frame the response the same way the question was asked (how many days

do you work from home) not how many days do you commute which is a commuter summary.

Page 91: Q32 - better to say “The most common response was, by 40% who live on a non-subdivision residential lot”

Page 92: Q36 – “Most respondents don not live on farmed land.” Should be **do not**.

Page 96: The Youth Engagement Summary - S7 should be **Huron** River; W5 & W7 call out, in a negative way, a person, or an establishment. The wording should be stricken and replaced with an asterisk explaining them as “features not in Dexter Township”.

The note about the underpass (taken from the Sun Times News) should be credited to the Sun Times News.

Page 75: Zoning Plan; #1,3,4, & 5 reference specific parts of the Zoning Ordinance. #2 & 6 also need to reference parts of the Zoning Ordinance.

Page 89: Q26 – delete current verbiage and replace with “52% work from home 0 – 4 days, therefore commute at least one day.” The chart on the top of page 91 clearly answers the question.

Moved by Lewis, seconded by Metz, The Planning Commission recommends to the Township Board, pending changes that were discussed, authorizing Maier and Straub to review the document as to form after the changes have been made, and then Straub will transmit it [final draft Master Plan] to the Township Supervisor [Monday, June 10th].

Roll Call Vote: Yeas-Metz, Hurd, Abbott, Lewis, Maier, Nester, Straub; Nays-none; Absent-none. Motion carried 7-0.

7. Approval of Planning Commission Minutes:

Moved by Maier, seconded by Metz, to approve the meeting minutes of May 23, 2023, as presented. All ayes. Motion carried.

8. Township Board of Trustees Update: Treasurer Mets, Board of Trustees Representative to the Planning Commission gave a verbal review of the June 20th Board meeting.

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

Chair Straub passed out a document inviting Dexter Township personnel to an Ann Arbor 2030 District Workshop in Ann Arbor regarding townships working together.

Christy Maier elaborated on comments from previous meeting 1) Trees for removal on N. Territorial have been identified but it will be a while before they are addressed; 2) the Dexter Pinckney & Fleming Road intersection – the County Road Commission said the intersection needed a roundabout but there is lack of funds at this time.

Bob Nester was curious about the two opportunities for public comment and not recognizing those viewing Livestream as having comments. The answer was that Livestream is not a reciprocal conversation so we don't know who is watching and what their comments might be. The solution is, the minutes will reflect the public comment as "No public present".

Chair Straub thanked David Rohr for all his work, he was pleasant to work with, and David differentiated public service with his effective interaction with the public regarding ZBA variances.

DPZ Rohr stated that this group were really good stewards of the township and he enjoyed working with the Planning Commission.

10. Public Comment: Opened 7:32 PM. No public present.

11. Future Agenda Items:

- A) Return of the Master Plan in October
- B) Text amendments to the Zoning Ordinance
- C) Cornman Farms site plan amendments

12. Adjournment: Meeting adjourned at 7:34 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary