



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.
STEVE BURCH
VICE CHAIR
TOM LEWIS
SECRETARY
GRETCHEN DRISKELL
EX-OFFICIO TWP. BRD.
CHANDRA HURD
CHRISTINA MAIER
ALICIA ABBOTT
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, July 23, 2024

Present: Marty Straub, Chairperson; Steve Burch, Vice-Chair; Tom Lewis, Secretary; Chandra Hurd, Christina Maier, Alicia Abbott, and Gretchen Driskell. Absent: None.

Also present: Megan Masson-Minock, Planner 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:**
Commissioner Hurd stated she may have a conflict with 8.c Zoning Ordinance amendments for pools and hot tubs as she has an inground pool. PC consensus was she did not have a conflict of interest.
4. **Approval of Agenda:**
With no changes to the agenda, the Chair deemed the agenda approved as presented.
5. **Public Comment:** (non-agenda items) Opened 6:02 PM. No public present at the meeting.
6. **Public Hearings:** None.
7. **Action Items:** None.
8. **Discussion Items:**
 - A. Renewable Energy – Community Conversation & Zoning Ordinance Amendments
State Public Act PA 233 of 2023 will regulate renewable energy facilities with options for the Township in regulating large-scale and medium-sized renewable energy facilities. A Dexter Township public engagement event was held June 17th with discussion on priorities and focusing on decommissioning, screening/landscaping, setbacks, and safety. A township ordinance needs to be **approved by the Township Board** delivered to the state by November 29th.
Moved by Burch, supported by Driskell, that the Planning Commission hold a Special Meeting at the Dexter Township Hall on August 13th, at six pm, for the purpose of further exploring renewable energy ordinances within Dexter Township. All yeses. Motion carried.
 - B. Accessory Buildings – Zoning Ordinance amendments
When reviewing the Zoning Ordinance last year, the Ordinance Review Committee noted

changes in this section. Refer to the Planning Commission Board packet for details.
Consensus of Commissioners to move this to a Public Hearing on August 27, 2024.

C. Pools and Hot Tubs, Access – Zoning Ordinance amendments

When reviewing the Zoning Ordinance last year, the Ordinance Review Committee noted changes in this section. Refer to the Planning Commission Board packet for details.
Consensus of Commissioners to move this to a Public Hearing on August 27, 2024.

9. Approval of Planning Commission Minutes – June 25, 2025

Corrections to the minutes: #4 Change the vote from 7-0 to 4-0; # 6. Add an ‘s’ to Appeals; #14. Correct spelling error to read “renewable”.

*Moved by Maier, supported by Burch, to approve the meeting minutes of June 25, 2024, as amended. All yeases. **Voice vote.** Motion carried.*

10. Correspondence: Refer to what was in the Planning Commission Board packet.

11. Township Board of Trustees Update: Gretchen Driskell, Township Board Rep to PC Driskell noted that the Board of Trustees was discussing if code enforcement and administration go together in one position. The Zoning Administrator position has been posted at 32 hours per week.

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

Planner Megan Masson-Minock – Planning/Zoning Department staffing; Megan will be in all day Tuesdays with Grayson in all day Mondays and Thursdays. On Wednesdays the township staff can call them at any time if there is a question or problem.

Maier – She thanked the Recording Secretary for suggesting a work session on August 13th.

Abbott – A resident approached her regarding a barn conversion to living space. Megan Said that was allowed as long as they complied with other applicable zoning requirements.

Driskell – She inquired as to the status of Natures Preserve. Megan said the site plan had expired, there was no escrow deposit, and they will have to restart the project from scratch.

Straub – He wanted to know status of the City Gate Station on N. Territorial. Megan said they had an approved administrative site plan to improve what was there with the understanding that everything would be underground. Unbeknown to the Township, Consumers Energy had gone through the State of Michigan Public Service Commission for the approval process. There was no authorization to do construction and the digging was not in compliance with their site plan. Chelsea Area Construction Agency (CACA) stated they had no soil erosion plan on file so last Thursday a stop work order was issued. They will have a chain link fence surrounding the site but there will be no landscaping.

13. Public Comment: Opened 7:10 PM. No public present the meeting.

14. Future Agenda Items:

A) August 13 Special meeting to address legislation regarding renewable energy.

15. Adjournment:

Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: www.dextertownship.org and can be viewed on ew.livestream.com/dextertownship.org.

Motion by Maier, supported by Abbott, to adjourn. Meeting adjourned at 7:11 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary