



DEXTER TOWNSHIP

PLANNING COMMISSION

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EX-OFFICIO TWP. BRD.
CHANDRA HURD
CHRISTINA MAIER
ALICIA ABBOTT
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, August 27, 2024

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

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:** No conflicts of interest.
4. **Approval of Agenda:**
With no additions or corrections, the Chair deemed the agenda approved as presented.
5. **Public Comment:** (non-agenda items) Opened 6:02 PM.
Billy Salamey
He introduced himself and stated he lives across the street. He was letting the Planning Commission know he wanted to develop the corner five acres [south-west corner of N. Territorial and Dexter Pinckney Road], of a total twelve acres, into a gas station, charging station, farm market, and an inside gathering place. He would like to work with the community and the Township to bring this to fruition.
Planner Masson-Minock stated a gas station is a special land use and a retail farm market would fall under the Right to Farm Act.
6. **Public Hearings:**
 - A. Public Hearing to amend relevant portions of Article 16, Section 16.11 of the Zoning Ordinance to delete specific provisions for accessory buildings 200 square feet or less on lots of one (1) acre or more.
Opened 6:06 PM
Discussion of Sub-section 16:11(F), regulations for accessory buildings 200 square feet or less on lots of one (1) acre or more.
*Moved by Maier, supported by Burch, based on the information provided by staff and during the public hearing held on August 27, 2024, the Planning Commission makes a favorable recommendation of the proposed text amendment for Section 16.11 of Article 16 of the Zoning Ordinance, specifically the text amendment **delete sub-section F of Section 16.11**, to the Township Board for the following reasons: 1. The zoning text amendment is compatible with the goals and policies of the Master Plan, and 2. The zoning text amendment is consistent with the state and federal law.*

Roll Call Vote: Yes - Hurd, Burch, Lewis, Abbott, Maier, Straub; No - none; Absent - Driskell. Motion carried.

- B. Public Hearing to amend relevant portions of Article 16, Section 16.17 of the Zoning Ordinance to cross reference the access restrictions on hot tubs and pools allowed under the International Swimming Pool and Spa Code.

Opened 6:14 PM

Discussion of tying the Zoning Ordinance to a living document, i.e. the International Swimming and Pool and Spa Code, by adding a #5 to Section 1(C).

Moved by Maier, supported by Abbott, based on the information provided by staff and during the public hearing held on August 27, 2024, the Planning Commission makes a favorable recommendation of the proposed text amendment for Section 16.17 of Article 16 of the Zoning Ordinance, specifically the text amendment **Section 1(C)5 Permitted by the International Swimming Pool and Spa Code: Methods to restrict access per the latest version of the International Swimming Pool and Spa Code adopted by the State of Michigan may be allowed, with approval from the Township Building Official.** to the Township Board for the following reasons: 1. The zoning text amendment is compatible with the goals and policies of the Master Plan, and 2. The zoning text amendment is consistent with the state and federal law.

Roll Call Vote: Yes - Hurd, Burch, Lewis, Abbott, Maier, Straub; No - none; Absent - Driskell. Motion carried.

7. Action Items:

- A. Recommendation to the Township Board to amend relevant portions of Article 16, Section 16.11 of the Zoning Ordinance to delete specific provisions for accessory buildings 200 square feet or less on lots one (1) acre or more.
See motion in 6A.
- B. Recommendation to the Township Board to amend relevant portions of Article 16, Section 16.17 of the Zoning Ordinance to cross reference the access restrictions on hot tubs and pools allowed under the International Swimming Pool and Spa Code.
See motion in 6B.

8. Discussion Items:

- A. Renewable Energy Systems Ordinance Options
Discussion: Advantages/disadvantages of doing nothing. Advantages and disadvantages of developing a Compatible Renewal Energy Ordinance (CREO). Advantages and disadvantages of developing a Workable but Incompatible Ordinance (WIO). The need for more understanding and discussion to form a consensus of what to recommend to the Township Board.
Moved by Maier, supported by Abbott, to hold a Special Meeting on Monday, September 16, 2024 at 6PM. Voice Vote. Motion Carried.

9. Approval of Planning Commission Minutes – July 23, 2024:

Change verbiage in 8A to read “A township ordinance needs to be **approved by the Township Board** delivered to the state by November 29th.” Change 9. Removing All yesses, replace

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.

with “Voice vote” and remove the number count so it is “Motion carried”.

Moved by Lewis, supported by Burch, to approve the meeting minutes of July 23, 2024, as amended. Voice vote. Motion carried.

10. Correspondence:

Report in the packet. Planner Masson-Minock stated the township has hired an interim Zoning Officer.

11. Township Board of Trustees Update:

No report as Township Trustee Gretchen Driskell is absent.

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

Abbott – She asked if there was an update on the Consumers Energy new pipeline on N. Territorial Road. Planner Masson-Minock responded that the township has no jurisdiction over the installation of the pipe but Consumers Energy needs to meet the regulations in the Dexter Township zoning ordinance.

Hurd – She asked if there was a car dealership coming to Dexter Township. Planner Masson-Minock responded that they missed the filing deadline and she has not heard from them.

13. Public Comment: Opened 7:38 PM. No public comments.

13. Future Agenda Items: October 22, 2024

A) Applicant has requested a change in the Zoning Ordinance for short term rentals.

14. Adjournment:

Motion by Maier, supported by Hurd, to adjourn at 7:56 PM. Voice vote. Motion carried.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary