

Harley B. Rider
Supervisor
Debra A. Ceo
Clerk
Libby Brushaber
Treasurer
Michael Compton,
James Drolett,
William Gajewski,
Mark Mesko,
Trustees

DEXTER TOWNSHIP

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www.dextertownship.org

SPECIAL MEETING OF THE DEXTER TOWNSHIP BOARD WEDNESDAY, JUNE 10, 2020 9:00 AM

Location: In accordance with the provision and directives of Governor Whitmer's Executive Orders, the meeting was a "virtual" meeting held over Zoom videoconferencing and was properly noticed and open to the public via computer or phone.

Meeting **called to order** by Supervisor Rider at 9:06 AM.

ROLL CALL: Present – Supervisor Rider, Clerk Ceo, Treasurer Brushaber, Trustees Compton, Drolett, Gajewski and Mesko. Also, present: David Rohr, Director of Zoning and Planning. McKenna Consulting Planners Brian Keesey and Chris Madigan, Township Planning Commission Chair Steve Burch, and Janis Miller, Recording Secretary.

1ST CALL TO THE PUBLIC: None

APPROVAL of the AGENDA: Motion by Ceo to approve the agenda. Motion seconded by Brushaber. Roll call vote. **Motion carried (7-0).**

DISCUSSION/ACTION:

A. Huron River Drive Maintenance Cost-Share with Webster Township (zoom 5:53)

Motion by Mesko, second by Gajewski, to approve Dexter Township's cost of \$26,500, which is our portion for Huron River Drive Maintenance from North Territorial to Strawberry Lake Road, pending approval of same by the Webster Township Board.

Roll Call Vote: Yes – Ceo, Rider, Mesko, Gajewski, Drolett, Compton, No – Brushaber; Abstain – none; Absent – none. Motion carried (6-1). (zoom 8:32)

B. Draft Zoning Ordinance (zoom 8:50)

Presentation by Brian Keesey, AICP, Senior Principal Planner, McKenna Consulting with Chris Madigan, Associate Planner.

(zoom 11:27)

Questions and Discussion: Wylie Road and Island Lake (Section 36) Planning Commission recommended change to (AG) Agriculture. Cemetery at corner of Quigley Rd. and Dexter Townhall (Section 21) and the cemetery on North Lima Center Road (Section 33) should be color coded for Public Institutional. Huron Creek Party Store on Dexter Pinckney (RR) Rural Residential vs. (C) Commercial.

(zoom 26:52)

Motion by Drolett to rezone the Huron Creek Party Store from (RR) Rural Residential to (C) Commercial. Motion dies due to lack of a second.

Recommendation: Zoning Map - Lakes Residential Districts (zoom 28:13)

Recommend combining all LR Districts from the Zoning Ordinance Delta K draft into a single LR District. The setbacks, height standards, lot coverage standards, etc. were not significantly different between the 7 LR Districts. A single district accomplishes largely the same goal, but with less complication for Township residents, staff, and administration.

Discussion: Consistent waterbody setbacks. Maximum lot coverage (proposed Section 7.02). 30% Building Coverage and 45% Impervious surface coverage.

Recommendation: Graphic clarity updates throughout. (zoom 36:14)

Discussion: To better demonstrate what the text says. Example used was waterbody setbacks. In Figure 16.5 correct the diagram and add "not to scale". (zoom 40.:52)

Recommendation: Changing Article 4 – Schedule of Regulations (zoom 46:18)

Consolidating regulations from each section allows for quick reference.

Discussion: Accessory buildings. Amount of parking in (LR) Lakes Residential. Secondary dwelling on (LR) Lakes Residential lots. Article 17, hooking accessory buildings to water and sewer. Duplex is a two-family attached dwelling, not a second accessory dwelling. (zoom 1:10:03)

Motion by Drolett, second by Brushaber, to delete accessory dwellings in (LR) Lakes Residential draft ZO delta K in Table 5.15 (B)(1)(c) Schedule of Uses. (Reference McKenna draft ordinance Article 4, page 4-3, Other Land Use). Short term rentals of accessory buildings.

Roll Call Vote: Yes – Drolett, Brushaber, Ceo; No – Compton, Gajewski, Mesko, Rider; Abstain – none; Absent – none. Motion failed (3-4). (zoom 1:20:00)

Recommendation: Standardization of regulations (zoom 1:21:07)

For ease of use and consistency in application, recommendation is to standardize wherever possible, i.e. wetland setbacks standard across all districts, and i.e. clear vision heights standard for all bushes, fences and structures.

Recommendation: Front Yard Setbacks (zoom 1:23:14)

Instead of district-specific front yard setbacks, we understand it's the intent of the Board to have setbacks based on the road a parcel front's on. This concept is described in each district's footnotes, which list setbacks applicable to each road.

Discussion: Front-yard setbacks. Corner lots front, side & rear yards. Definition of front yard in draft ZO delta K. Why differentiation between side and rear yards? Figure 2.7 Lot Lines correction F/F/S/S to F/F/R/R.

Recommendation: Planned Unit Developments (PUDs) (zoom 1:49:48)

- A) Recommend that CPUD (Commercial Planned Unit Development) be renamed PUD.
- B) Recommend this function as an overlay on top of C General Commercial District rather than rezoning. This will also be considered a zoning map amendment necessitating a map update.
- C) Recommend allowing uses not listed in the C general Commercial District in an amount up to 20% of the developed land area – allowing the Township flexibility to determine compatibility.
- D) PUDs remain a predominately commercial development option.
- E) Recommend in the future the Township consider adding additional flexibility into the PUD mechanism.

Discussion: Mixed use. (OSC) Open Space Communities. Development Agreements. Land Use Agreement.

(zoom 2:03:35)

Recommendation: Open Space Community Overlay vs. Open Space Preservation

- A) Zoning Ordinance Delta K draft proposes two distinct districts that follow the same general approval process and serve the same function, to preserve open space.
- B) The Zoning Enabling Act allows residential PUDs and open space preservation options (also known as cluster developments) under the same mechanism, and that is what we propose.
- C) The proposed OSC is an overlay in which dedicated open space is preserved, with the developer's incentive being the option to cluster housing to lower development costs. The Township gains the ability to help dictate an open space network throughout new developments.
- D) In combining the two districts (OSP minimum 50% open space and OSC minimum 20% open space) it is the Township's decision on the appropriate preservation standard.

Discussion: Open Space Preservation follows State mandate. Open Space Preservation allows for more flexibility? Big developments in the Township gets to dictate how much open space a development preserves. Also, the Township can dictate how much clustering a developer can do.

Motion by Drolett, second by Mesko, to combine OSC and OSP into one section and eliminate the numbers under AG/RC, combining AG/RC under the RR numbers.

(zoom 2:18:49)

Discussion: Decision about minimum open space, between 20% and 50%. Switching to 40% would kill development and dramatically alter the scale of development. Twenty percent is a good baseline number. Consultant has reservation about the density bonus numbers being so high as they seem heavily tilted in the developers favor, capping at 40% is most reasonable.

Mesko withdraws second. Drolett withdraws motion. (zoom 2:29:20)

Discussion: Would like to see hard numbers as it is difficult to visualize. McKenna draft page 15-6, Section 15.08(B), word "shall" or use "may"? Developer needs to know what to expect in terms of density increase. Superior Design is subjective.

Motion by Brushaber, second by Compton, to accept the consultant's recommendations in Article 15 and change the word "shall" to "may" in Section 15.08(C). (zoom 2:43:34)

Roll Call Vote: Yes – Ceo, Brushaber, Rider, Mesko, Gajewski, Drolett, Compton; No – none; Abstain – none; Absent – none. Motion carried (7-0). (zoom 2:44:45)

11:54 AM Recess

12:03 PM Back on Record


Recommendation: Put common regulations in one place (zoom 2:46:42)

To improve consistency of regulations across the Township, it is recommended all regulation tables point to the same General Provision (in this case, Section 16.34).

Discussion: List uses, lot standards, projection tables. Simplifies each section and makes it more useable.

Motion by Compton, second by Mesko, to accept the consultant's recommendation to put common regulations in one place with the technical correction 16:18C change 41 to 4; 16:07C grass from 8 ft to 8 inches; Section 16.12 take out accessory buildings, the table applies to all buildings and correct wording on Table 16.3 to "Maximum Total Building Coverage". (zoom 2:49:15)

Roll Call Vote: Yes – Ceo, Rider, Mesko, Gajewski, Brushaber, Drolett, Compton; No – none; Abstain – none; Absent – none. Motion carried (7-0). (zoom 2:46:48)
(zoom 2:57:23)



Recommendation: Adding Section 28.08 – Special Use Amendments, Expansion

- A) Zoning Ordinance Delta K proposes a list of Administrative Adjustments that could be approved by the Zoning Administrator in coordination with the Planning Commission Chair.
- B) To improve transparency to the adjacent property owners, and public, and to minimize the chances for a seemingly minor change to have a substantial impact on development, we recommend all adjustments to an approved Special Land Use be made by the Planning Commission.

Discussion: Increased cost as this could slow the amendment process. Possibly eliminate (C) Minor Adjustments in Section 28.10.

Motion by Compton, second by Drolett, to accept the consultant's recommendation for Article 28. (zoom 3:01:27)

Roll Call Vote: Yes –Compton, Drolett, Brushaber, Gajewski, Mesko, Rider, Ceo; No – none; Abstain – none; Absent – none. Motion carried (7-0). (zoom 3:04:42)

Discussion: McKenna draft Table 17.1 – Keeping of Animals, density in regards to number of chickens.

Motion by Mesko, second by Compton, for chickens, turkeys, rabbits, or other fowl, in Table 17.1, to reduce the minimum lot area for the first animal to one acre, and reduce the maximum density per animal would be a quarter acre (1/4 acre) and, keeping the maximum number of animals at ten. (zoom 3:08:44)

Roll Call Vote: Yes – Rider, Mesko, Gajewski, Brushaber, Drolett, Compton; No – Ceo; Abstain – none; Absent – none. Motion carried (6-1). (zoom 3:20:27)

Discussion: Shared driveways. Impervious coverage.

Motion by Gajewski to delete (McKenna draft) Section 22.08(B)(4) Shared Driveways. Motion dies due to lack of a second. (zoom 3:32:20)

Discussion: Article 2(W)(3) Surface waterbody definition and the word "navigable".

Motion by Gajewski, second by Compton, to change the definition "Waterbody, surface" as: Any area of water that permanently has water flowing or standing



above ground to the extent that evidence of an ordinary high-water mark is established. Lakes, ponds, whether natural or artificial, rivers, streams, and other watercourses not confined to one lot or adjacent to common use property, and waters characterized by this definition shall be considered as surface water bodies. Private ponds are not waterbodies for the purpose of this ordinance.

(Zoom 3:47:57)

Roll Call Vote: Yes – Compton, Drolett, Brushaber, Gajewski, Mesko, Rider, Ceo; No – none; Abstain – none; Absent – none. Motion carried (7-0). (zoom 4:00:56)

Motion by Drolett, second by Mesko, to approve the Zoning Ordinance draft as reviewed by the Board, and to forward the approved draft to the Planning Commission for their review and a Public Hearing. Roll call vote. **Motion carried (7-0). (zoom 4:02:26)**

2ND CALL TO THE PUBLIC: None

Other Issues, Comments and Concerns of Board Members & Staff:

Compton: Thanked Brian Keesey and the Committee. Asked about the “Welcome to Dexter Township” signs.

Drolett: Noted that Chelsea Area Construction Agency meeting tomorrow is cancelled, the issues that were to be discussed have been resolved. Also questioned Compton WWRA Township about Putnam residents depositing recycling in Dexter Township.

Mesko: Noted he was happy that progress had been made in finalizing the new Zoning Ordinance.

Rider: Thanked Brian Keesey and Committee.

The meeting was **adjourned** at 1:38 PM


Respectfully Submitted,



Debra A. Ceo, Clerk

Dexter Township

I, THE UNDERSIGNED, DEBRA A. CEO, 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 SPECIAL BOARD MEETING HELD ON THE 10TH DAY OF JUNE 2020 AND THAT THE FORGOING MINUTES HAVE BEEN APPROVED BY A MAJORITY VOTE OF THE BOARD AT A SCHEDULED MEETING HELD ON THE 21ST DAY OF JULY 2020.


DEBRA A. CEO, CLERK, DEXTER TOWNSHIP