



DEXTER TOWNSHIP

PLANNING COMMISSION

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VACANT
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MARTY STRAUB
VICE CHAIR & ZBA REP.
TOM LEWIS
SECRETARY
KAREN SIKKENGA
EX-OFFICIO TWP. BRD.
CHANDRA HURD
CHRISTINA MAIER
KIMBERLY MARINELLI
BOB NESTER
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

SPECIAL MEETING OF THE PLANNING COMMISSION

Meeting conducted via video conferencing

Tuesday, February 9, 2021

Present: Marty Straub, Vice-Chair; Tom Lewis, Secretary; Chandra Hurd, Bob Nester, Christina Maier, Kimberly Marinelli, and Karen Sikkenga. Absent: None.

Also present: Applicants Penny Dec and Scott Paden; David Rohr, Director of Zoning and Planning; and Janis Miller, Recording Secretary.

- 1. Call to Order:** Vice-Chair Straub called the meeting to order at 7:02 PM.
- 2. Pledge of Allegiance:** Omitted due to teleconferencing.
- 3. Conflict of Interest:**
Vice-Chair Mr. Straub reviewed Bylaws Article 3(B) ex-parte contact and Article 3(D) conflicts of interest. No commissioners have a conflict of interest.
- 4. Approval of Agenda:**
Motion by Mr. Nester, seconded by Ms. Sikkenga, to invoke Planning Commission Bylaws Article 6(B)2 Special Meetings, and conduct tonight's business thereof.

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

Motion by Mr. Lewis, seconded by Ms. Maier, to approve the agenda as amended.
Motion carried by voice vote 7-0

- 5. Public Comment:** (non-agenda items) None.
- 6. Action Items:**
Item A: Election of Officers
Mr. Straub indicated he did not want to serve as Planning Commission Chair.
Mr. Nester nominates Mr. Lewis as Chair. Mr. Lewis declines nomination.
Mr. Nester then nominates Ms. Hurd for Chair and maintain the current officers Mr. Straub as Vice-Chair, Mr. Lewis as Secretary and Mr. Straub as ZBA Rep. Ms. Hurd declines nomination.
Mr. Nester stated it would be a difficult time commitment for him to serve as Chair.

Discussion of time commitments, experience, and the possibility of rotating Chair duties among all the Planning Commission members.

Motion by Mr. Lewis, seconded by Mr. Nester to defer election of officers to a later agenda.
Motion carried by voice vote 7-0.

Item B: Public hearing for (20-PC-207) Inverness Inn, amendment to an approved site plan to add a 30 x 20 deck for outdoor seating.

DPZ Rohr stated this is an amendment of a Special Land Use for the addition of an outdoor dining deck attached to the Inverness Inn. Inverness Inn property consists of three different adjacent parcels and the owners are working to combine them into one parcel. There is an east/west pedestrian easement on the back of the property used by Park Lawn Beach residents.

Applicant Scott Paden answered questions from the Commissioners.

Open Public Comment: 7:44 PM
Forty-seven (47) letters and emails received.

Joel Craig, 13995 Aberdeen Lane, Gregory, MI
He lives directly behind the Inverness Inn and stated his, and the neighbor's, concerns regarding lighting, noise, and landscaping. He asked how these issues would be monitored and enforced.
Close Public Comment: 7:48 PM

Commissioners Discussion Summary:

Why surrounding municipalities have outdoor dining but Dexter Township doesn't allow it. Dexter Township has few commercial properties and doesn't have an outdoor dining permit process. This property being a Special Land Use, it requires a Public Hearing to make any changes. A variance request on the application in 2013, reduced parking and added seating on the south side of the building, was denied. A major change, as noted in the staff report, is any structure that is more than five (5) feet from the original structure. Open Space is not part of Commercial Developments. Why the three lots were not combined earlier. Lighting plans. Increased parking. Outside speakers or music system. Deck usage limited April thru October; possibility of making it year-round usage. Deck will not be covered. Plans for under deck landscaping. Outdoor dining limited to 26 patrons.

Motion by Mr. Nester, seconded by Ms. Hurd, to approve Resolution (20-PC-207) Inverness Inn, with the conditions: 1) No net expansion of seating beyond the approved 26 seats; 2) No added external noise, live music or PA music; 3) No additional exterior lighting; and 4) Deck usage is approved for year-round.

Discussion of operating hours for the deck.

Motion amended by Mr. Nester, seconded by Ms. Hurd, to include condition 5) Deck usage hours approved for 11:00 AM to 9:00 PM.

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

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.

7. Approval of Planning Commission Minutes:

Vice-Chair Mr. Straub declared the amended meeting minutes of December 22, 2020 approved.

8. Township Board of Trustees Update:

Karen Sikkenga, Township Board Representative, reported on the January 19, 2021 regular Township Board Meeting.

6.A Revisit of Election of Officers. Ms. Sikkenga offered to contact the Michigan Township Association (MTA) regarding the lack of a Planning Commission Chair.

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

Sikkenga: Concerned that the Township does not have an attorney representing the Township when the applicants have an attorney presenting their case.

DPZ Rohr: Noted there will be two meetings a month for February and March.

Supervisor Ratkovich: Thanked Vice-Chair Straub for a good meeting. Also welcomed the two new appointments to the Planning Commission

10. Public Comment:

Steve Burch thanked the commissioners for their kind words regarding his service to the Planning Commission and the Township

11. Future Agenda Items: February 23, 2021

A) Doletzky

12. Adjournment:

Moved by Mr. Nester, seconded by Ms. Hurd, to adjourn the meeting. Motion carried 7-0.
Meeting adjourned at 8:31 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary