



DEXTER TOWNSHIP

PLANNING COMMISSION

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REGULAR MEETING OF THE PLANNING COMMISSION

Meeting conducted via video conferencing

Tuesday, February 23, 2021

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

Also present: Applicant representatives Todd Pascoe, Atwell, and Natalie Ciccolini, RSG Development; 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 7:08 PM.
- 2. Pledge of Allegiance:** Omitted due to teleconferencing.
- 3. Conflict of Interest:** None.
- 4. Approval of Agenda:**
Motion by Mr. Lewis, seconded by Ms. Sikkenga, to approve the agenda as amended [eliminate Action Item 6. 2. Call for a special meeting]. Motion carried 6-0
- 5. Public Comment:** (non-agenda items) None.
- 6. Action Items:**
Item A:
Public hearing for (20-PC-200) Doletzky at 11677 N. Territorial Rd., Open Space Community/Preliminary Site Plan Approval

Mr. Straub stated there were three possible outcomes from the meeting tonight: A) grant approval of the preliminary site plan, with possible conditions; B) deny approval of the preliminary site plan; or C) table or postpone to a time certain, to allow for receipt of further requested information.

7:12 Mr. Nester joins meeting.

DPZ Rohr stated that there were two residents of Castleton Court that had communicated their concern about traffic and the proposed entrance, on Dexter Townhall Rd., to the Guenther/Doletzky development. DPZ Rohr then summarized the staff report noting that this was the third time this was before the Planning Commission. He noted the number of units proposed has increased to fifty-two (52) and the subdivision will be on sewer and wells. This is a ninety-two-acre parcel on the south west corner of Dexter Townhall and N. Territorial, an open space community which is a permitted overlay in Agricultural (AG) Districts. The developer is asking for specific deviations: reduced parcel size to .4 acres, side setbacks of 10 feet on some parcels, and reduced parcel widths to 80/90 feet. There will be one entrance into the development on Dexter Townhall Rd.

Applicant representative Todd Pascoe stated the largest density bonus of 24 homes was computed from the open space plan. Smaller density bonus' were for dedication of open space, preservation of natural areas, maintaining rural character, farming, stormwater management, and others. The Doletzky home (2 acres) on N. Territorial will remain. A dry hydrant at Hartman Farms will be used by the fire department. There will be approximately twenty homes with side garage entrances for which they are requesting 10-foot side setbacks. The Dexter Township Board of Trustees approved the sewer taps at its January meeting, therefore allowing for more open space and more units. Mr. Pascoe then answered questions of the Commissioners.

Open Public Comment: 7:37 pm

Christopher Hinz, 11620 N. Territorial (participant in virtual meeting)

Concerned about well water supply with that many homes constructed in the neighborhood and would like to see a hydrogeological study done. Also concerned whether a recent traffic study had been done at the intersection of N. Territorial and Dexter Townhall Road.

Todd Pascoe stated there were test wells installed, finding no problems, and a traffic study had been conducted a year ago, which was approved by the County Road Commission.

Jeff & Mary Marine, 11495 Castleton Court (participant in virtual meeting)

Thanked the developer for not installing street lights in the development. Stated he was surprised it was an open space development and noted that the only beneficiaries of open space developments were the developers who could increase density, thereby increasing environmental footprint. Also shared his concern about traffic noting: 1) the speed of cars on Dexter Townhall and lack of a long sight line at entrance to Castleton Farm; 2) the elimination of the developments entrance on N. Territorial, and 3) the creation of a four-way intersection on Dexter Townhall with Castleton Farm and Doletzky development entrances.

Laura Sanders, 11774 Quigley Rd. (participant in virtual meeting)

Her ten-acre property juts into the south end of the Doletzky property so she stated she was glad the development would be hooked up to municipal sewer but was still concerned about the water table as each house will have its own well. She is concerned with the increase in the number of proposed homes in the Doletzky development and wanted to know if this was part of the earned open space and where the open space is located.

Kari Stroschein, 6322 Dexter Townhall Rd. (participant in virtual meeting)

She asked if the pipeline easement running through the Doletzky property was used in calculating the open space. She is also concerned with the water table and how to see the completed hydrogeological study. She wants to know the reason why the density was increased to 52 homes.

Todd Pascoe said utility easements and road rights-of-way were excluded from calculations.

Patty Anderson, 11474 Castleton Court (participant in virtual meeting)

She is also concerned with the water table and traffic as she has teen drivers in the family. Would like to see a recent traffic study. She is wondering how the project has gotten to this point without all the studies being completed.

Mr. Straub noted that this is a preliminary site plan approval process and the studies were not part of the preliminary but would be used in the final site plan process.

Matt Korn, 5711 Hartman Ct. (participant in virtual meeting)

He is concerned with traffic and the vertical drop on Dexter Townhall, towards N. Territorial, when approaching Castleton Farm. He asked who the providers of electric and gas would be in the new development. Also, he wanted to know who the internet provider would be as some in Hartman Farms have low quality connections and he wanted to know if it would be upgraded and the cost of the upgrades.

Todd Pascoe stated that DTE would supply electricity and Consumers Energy would supply gas. There would be new fiber optics in the proposed development.

Michelle Stamboulellis, 5985 Madden Road (participant in virtual meeting)

She noted the traffic study was out of date. She favored the sewers but not the increasing the number of homes. Asked if the pipeline is part of the open space?

Todd Pascoe said the pipeline easement is a utility and it, along with road-right-of-way is not used in calculating the open space. The most recent traffic study was completed on June 29, 2020 and thought she was looking at the MDOT Traffic Guidelines of August 2004.

Close Public Comment: 8:03 pm

Commissioners Discussion Summary:

Public concerns are traffic, water table, and density of homes. Reference to Master Plan [page 83, Community Facilities Objective #1] regarding sanitary sewers and higher residential density. Lack of septic fields allows space for more lots. Hooking up to sewer does not automatically increase density of homes. If the requested [Dec. 18, 2018] Zoning Map Amendment had been granted, from Agriculture (AG) to Rural Residential (RR), then density would have dramatically increased. Dexter Township Board voted on January 16, 2021 to allow the development taps into Multi-Lakes Sewer & Water. Pedestrian circulation. Retention basins. Fifty-foot buffer around wetlands is calculated to structures not lot lines. Lack of street lights and safely walking at night. The 2020 Traffic Study is not part of the preliminary site plan review and the new PC members had not seen it. Has the entrance to the Doletzky property been approved by the Washtenaw Road Commission? Question ten-foot side yard setbacks. Superior Design Bonus' are subjective. Test wells, how many and who determines that number (Washtenaw County Health Department). Impact statement from Dexter School District. Bus stop location for sub-division.

Motion by Mr. Lewis, second by Mr. Nester, to approve the preliminary site plan with the following conditions: A through E as stated in the (20-PC-200) RSG Development (Doletzky) Resolution, and adding 1) maximum of forty-four (44) sites, 2) minimum half acre parcels, 3) minimum ninety-foot (90) width, 4) minimum fifteen (15) feet setback both sides, and 5) understanding that an acceptable traffic impact study and acceptable water study will be supplied for final site plan.

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

Motion carried 5-2.

Item B: March 9th Special Meeting to be rescheduled at request of the applicant.

Item C: Election of Officers

Ms. Sikkenga nominates Mr. Straub as Planning Commission Chair & ZBA Representative, reappoint Mr. Lewis as Secretary, and leave the Vice-Chair nomination to a later date.

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

7. Approval of Planning Commission Minutes:

Motion by Mr. Nester, seconded by Ms. Hurd, to approve the meeting minutes of February 9, 2021, as presented.

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

8. Township Board of Trustees Update:

Chairperson Straub noted that, in the future, for those who didn't receive the written document he would ask Ms. Sikkenga to verbally read her report each meeting. Ms. Sikkenga, Township Board Representative, said she would give one report a month.

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

DPZ Rohr noted the next Planning Commission meeting would be March 23rd.
Supervisor Ratkovich congratulated Mr. Straub on taking the Chair position.

10. Review of Bylaws: No action.

11. Public Comment:

Jim Drolett

He agreed with the 44-lot density but noted procedurally this was a preliminary site plan with 51 lots, which was approved with 44 lots, so the approval was an idea. He said this should have been tabled and brought back with what the Planning Commission actually wanted. He said he didn't know of many sub-divisions where there was only one way to get in and out, there is a need for two entrances.

12. Future Agenda Item:

Review of Bylaws

13. Adjournment:

Motion by Mr. Lewis, second by Ms. Maier, to adjourn the meeting. Motion carried 7-0.

Meeting adjourned at 9:02 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary