



DEXTER TOWNSHIP

PLANNING COMMISSION

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RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Meeting conducted via video conferencing
Tuesday, April 13, 2021

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

Also present: David Rohr, Director of Zoning and Planning; and Janis Miller, Recording Secretary.

- 1. Call to Order:** Mr. Straub called the meeting to order at 7:00 PM.
- 2. Pledge of Allegiance:** Omitted due to teleconferencing.
- 3. Conflict of Interest:** No conflicts.
- 4. Approval of Agenda:**
Without corrections or additions, Mr. Straub declared the agenda approved as presented.
- 5. Public Comment:** (non-agenda items) No public comments.
- 6. Action Items:**

Item A:

Public hearing for **(20-PC-200) Doletzky** at 11677 N. Territorial Rd., Open Space Community/Preliminary Site Plan Approval

Chairperson Straub started by outlining tonight's possible outcomes as: 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.

DPZ Rohr summarized the staff report noting that this was the fourth iteration before the Planning Commission. An Open Space Community allows for greater density and with the density bonus calculations the preliminary site plan has 48 homes.

Applicant representative Todd Pascoe stated the sewer/no sewer debate prolonged the application process. The bonus calculations add up to 50 sites but they are only building on 48. Mr. Pascoe then answered questions of the Commissioners.

Open Public Comment: 7:31 pm

Kari Stroschein, 6322 Dexter Townhall Road

She asked how the original plan of 44 homes became a total of 48 homes.

Mr. Straub stated that with the Superior Design Bonus', and elimination of septic tanks, they were allowed the extra homes.

She then asked about the test wells and level of arsenic in the water.

Mr. Pascoe said the water testing was with the Washtenaw County Health Department for review and as part of the final site plan there would be a hydrological study.

Brandon Johnson, 5866 Tyler Ct.

As a resident of Hartman Farms, he experiences arsenic in his water and is concerned about arsenic in this new development. He wanted the township to make sure the developer was held accountable. He also wanted to know about whole house remediation.

DPZ Rohr said the township engineer would be involved with the assessment and it could be part of the Development Agreement with the Dexter Township Board.

Stephanie Smith, 11726 Quigley Rd.

She also is concerned about the local wells having arsenic and stated there is no safe level of arsenic, and it accumulates in the body over time. Her whole house remediation was to purchase an expensive resin-based system.

Brandon Johnson, 5866 Tyler Ct.

He wanted to know when the new development's water would be tested and if each lot well would be tested individually. He also asked about what would be done to inform/educate the new homeowners regarding mitigation of the arsenic.

Mr. Pascoe said the County refers to the EPA guidelines and the developer would follow those guidelines.

Tara Guenther, 5170 Dexter Townhall Rd.

She understands the concerns of the residents but also stated that no one should tell farmers what to do with their property after they retire from farming.

Michelle Stamboulellis, 5985 Madden Road

Her concern is the development entrance proximity to N. Territorial Road, with a posted speed of 50 mph, and the stopping distance needed for large trucks and trucks with trailers.

Mr. Pascoe stated the development entrance was about 1,500 feet from both Quigley and N. Territorial, with the entrance aligned across from Castleton Court.

Close Public Comment 8:13 pm

Commissioners Discussion Summary:

Need for an updated traffic study, with only one entrance on Dexter Townhall Rd., and correct speed limit of 50 mph. This Open Space Community is being developed under the 2003 Zoning Ordinance, Section 17.05 Design Standards. Discussion regarding bonuses in Section 17.05(A, B, C, D, E, F, G, H) and the impact on the number of homes. Concern is to preserve the rural character. Concern that the Master Deed or Homeowners Association address the 6.5 acres dedicated to farmland and what happens to land if it is not farmed. The

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.

pipeline is not configured into the open space, and whether the area over the pipeline is usable by the residents. Wetland gets a fifty (50) percent bonus. Trees as buffer along both N. Territorial and Dexter Townhall Rd., and only removing those need for a clear site view at the entrance. Dedication of open space and lack of community wide usage used for animals to migrate. Water study and traffic study will be part of final site plan review.

Motion by Mr. Nester, seconded by Ms. Sikkenga, to approve the Resolution for an Open Space Community/Preliminary Site Plan Approval, (20-PC-200.1) RSG Development (Doletzky).

**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 Ms. Maier, seconded by Mr. Nester, to approve the meeting minutes of March 23, 2021, as amended.

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

8. Election of Officers: No action

9. Township Board of Trustees Update: No update.

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

Lewis: From the resident comments, it appears that the Planning Commission needs to take a closer look at Open Space Communities in the new 2021 Zoning Ordinance.

DPZ Rohr: Suggests that all Planning Commissioners familiarize themselves with OSC in Ordinance 43.

Supervisor Ratkovich: Commented it was a good meeting and it appeared the Planning Commission needs to take a closer look and see if the new Ordinance meets the needs of the community.

11. Review of Bylaws: No action.

12. Public Comment: No public comment.

13. Future Agenda Items:

- A) TowerCo
- B) Review of Bylaws

14. Adjournment:

Motion by Ms. Maier, seconded by Ms. Sikkenga, to adjourn the meeting. **Motion carried by voice vote.** Meeting adjourned at 10:01 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary

approved 07 27 2021