



DEXTER TOWNSHIP

PLANNING COMMISSION

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REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, July 27, 2021

Present: Marty Straub, Chair; Tom Lewis, Secretary; Bob Nester, Christina Maier, Kimberly Marinelli and Karen Sikkenga. Absent: Chandra Hurd.

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 7:03 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** No members had a conflict of interest.
4. **Approval of Agenda:**
With no additions or correction Chairperson Straub deemed the agenda approved as presented.
5. **Public Comment:** (non-agenda items)
Opened 7:07PM. No comments. Closed 7:07PM.
6. **Action Items:**
Item A:
Approval of Planning Commission Bylaws
Motion by Maier, seconded by Nester, to approve/adopt the Bylaws as presented.

Roll Call Vote: Yeas – Lewis, Nester, Sikkenga, Maier, Marinelli, Straub; Nays - None;
Absent - Hurd. Motion carried 6-0.

Item B:
Public hearing for (20-PC-200.1) Doletzky, 11677 N. Territorial Road, Final Site Plan approval for a residential housing subdivision.

Chairperson Straub outlined tonight's possible outcomes as: A) grant approval of the preliminary site plan, with possible conditions; B) deny approval of the preliminary site plan as not complying with the Zoning Ordinance (2003 amended 2018); or C) postpone to a time certain, to allow for receipt of further requested information.

DPZ Rohr summarized the staff report noting there will be 48 homes with 60% open space. There is an updated traffic study as well as comments from Dexter Area Fire and OHM. Mr. Pascoe has answered all the Planning Commission's concerns and has presented a complete application.

Applicant representative Todd Pascoe stated they had completed the application and addressed the Planning Commission concerns. Mr. Pascoe then answered questions of the Commissioners.

Open Public Comment: 7:25 pm

Laura Sanders, 11774 Quigley Rd.

Her ten-acre property juts into the south end of the Doletzky property and she is concerned about the well water, roadways, and the intersection at Dexter Townhall and N. Territorial. She noted the documents did not include a prototype of the proposed homes and was concerned that the developer wasn't taking the Planning Commission seriously.

Closed Public Comments: 7:28 pm

Commissioners Discussion Summary:

The pond in Hartman Farms would be used for fire protection. Engineering firms (OHM) don't give recommendations on buildings or road right-of-way, they look at the technical issues. Entrance on N. Territorial will be used for emergency vehicles only, gated with a lock box. Map on (Guenther) engineering report needs to reflect 48 homes, not 51. Hydrogeological study completed. The number of wells would not affect the aquifer. Updated traffic study and discussion about a turn lane and acceleration lane (County Road Commission action) on Dexter Townhall. Only on-site traffic circulation is the concern of the Planning Commission. Non-Township traffic on N. Territorial and Dexter Townhall. The need for a summer and fall traffic count for the intersection of Dexter Townhall and N. Territorial. Population growth and the number of school age children per dwelling.

Motion by Maier, seconded by Lewis, to approve a Resolution for Final Site Plan Approval for (20-PC-200.1) RSG Development (Doletzky).

Discussion: Adding "and the Washtenaw County Environmental Health Department" to condition (c). Attorney Roberts recommends adding (g) approval shall not be effective for the project until the Washtenaw County Environmental Health Department approves the on-site wells; and adding (h) approval shall not be effective until OHM approves the revisions of the final site plan addressed July 20, 2021. Correction, change (g) to (f) and (h) to (g). Adding details regarding remediation of arsenic in wells. Attorney Roberts said condition (f) covers it. Seller obligation, not Township obligation, to reveal arsenic in the wells to potential buyers. Condition (d) is a catchall for all permits and approvals issued to developers. Recap of (g) approval shall not be effective until resolution of findings in the OHM engineering report of July 20, 2021. Added condition (h) landscape plans do not include plants that fall under Michigan State University College of Agriculture's Midwestern Invasive Species Information Network; reworded Developer agrees to remove any invasive species from the landscape plans. Side driveways not shown on plan.

Maier and Lewis agree to the addition of conditions (f), (g), and (h).

**Roll Call Vote: Yeas – Lewis, Maier, Nester, Sikkenga, Straub; Nays - Marinelli;
Absent - Hurd. Motion carried 5-1.**

7. Approval of Planning Commission Minutes:

Motion by Sikkenga, seconded by Nester, to approve the meeting minutes of April 13, 2021, as amended. Motion carried 6-0.

Motion by Maier, seconded by Lewis, to approve the meeting minutes of May 11, 2021, as amended. Motion carried 6-0.

8. Election of Officers: No action

9. Township Board of Trustees Update:

Karen Sikkenga, Township Board Representative gave a report on the July 20, 2021 regular Township Board Meeting.

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

DPZ Rohr thanked the Planning Commission and Attorney Roberts for approval of the Doletzky project.

11. Review of Bylaws: See Action Item A above.

12. Public Comment:

Opened 8:46 PM. No comments. Closed 8:47 PM.

13. Future Agenda Items: August 23, 2020 None at tis time.

14. Adjournment:

Motion by Marinelli, seconded by Sikkenga, to adjourn the meeting. Motion carried 6-0.
Meeting adjourned at 8:48 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary