



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
TELEPHONE: 734-426-3767
FAX: 734-426-3833
WWW.DEXTERTOWNSHIP.ORG

MARTY STRAUB
CHAIR & ZBA REP.
BOB NESTER
VICE CHAIR
TOM LEWIS
SECRETARY
MARIS METZ
EX-OFFICIO TWP. Bd.
CHANDRA HURD
CHRISTINA MAIER
ALICIA ABBOTT
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 26, 2023

Present: Marty Straub, Chairperson; Tom Lewis, Secretary; Chandra Hurd, Christina Maier, Alicia Abbott, and Maris Metz. Absent: Vice Chair Bob Nester.

Also present: Janis Miller, Recording Secretary.

1. **Call to Order:** Chairperson Straub called the meeting to order at 6:00 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** No conflicts of interest.
4. **Approval of Agenda:**
With no additions or corrections, the Chair deemed the Agenda approved as presented.
5. **Public Comment:** (non-agenda items) Opened 6:01 PM. No public present.
6. **Action Items:** No actionable items tonight.
7. **Discussion Items:**
 - A. Discussion to clarify ZBA decision criteria – “Reasonable” vs. “Minimum” in Section 29.06(C)(4) of the Zoning Ordinance:
The ZBA has been struggling with this as the new 2020 Zoning Ordinance decision criteria #4 says “minimum” (amount necessary to mitigate the practical difficulty) whereas previously the ZO stated “reasonable”. “Minimum” is tighter language and leaves less to interpretation. The ZBA would like some direction/guidance from the Planning Commission as to what the interpretation should be and how it is implemented. Section 29.01 Intent and Purpose (B) states “Provide reasonable flexibility...”, although it was left out of the matrix sentence. Staff provided language from other jurisdictions in the PC packets. With staff in the Planning and Zoning department in transition, a new Planning Consultant, Megan Masson-Minock, AICP, from Carlisle Wortman has been hired and she will attend the next Planning Commission meeting to answer questions and help develop a plan to address this concern. No formal action from the Planning Commission tonight although PC Chair Straub will email ZBA Chair Smith of tonight’s discussion.

B. Discussion to correct inconsistency regarding the height of residential accessory buildings (Including small storage sheds) in Section 16.11(B) and 16.11(F) of the Zoning Ordinance: Chair Straub stated that there wasn't anything for the PC to do tonight but pointed out that Planning Staff has laid out the technicality of it and where there are conflicts in the Zoning Ordinance. The Planning Commission remands this to the new Planning Consultant.

C. Discussion of Master Plan public comment received to date:
Master Plan Consultant Rowan Brady, Beckett&Raeder, will be at the October 24, 2023 Planning Commission meeting to explain comments and issues. The biggest issue is with the Zoning Map. There is public confusion on the "land use" designation and the actual Zoning designation. The consensus was that Rowan did a great job answering the public who submitted comments but there needs to be more citizen involvement in the Master Plan process.

8. Approval of Planning Commission Minutes:

Moved by Metz, seconded by Lewis, to approve the meeting minutes of June 27, 2023 as presented.
Motion carried 6-0. (Nester absent)

9. Township Board of Trustees Update:

Handout summary of BOT September 19th meeting, read by BOT Rep. Maris Metz.

10. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary: None.

11. Public Comment: Opened 7:20 PM. No Public present.

13. Future Agenda Items: None currently.

14. Adjournment:

Motion by Metz, seconded by Maier, to adjourn. Meeting adjourned at 7:22 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary