



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD

DEXTER, MI 48130

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PLANNING COMMISSION MEETING AGENDA

September 26, 2023

6:00 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Conflict of Interest Review** (*Possible conflicts with agenda items*)
4. **Approval of Agenda**
5. **Public Comment** (*Comment on items that are not on the agenda. The Board will entertain public comments on agenda items as they come up for discussion.*)
6. **Action Items**
7. **Discussion Items**
 - A. Discussion to clarify ZBA decision criteria – “Reasonable” vs. “Minimum” in Section 29.06(C)(4) of the Zoning Ordinance
 - B. Discussion to correct inconsistency regarding the height of residential accessory buildings (including small storage sheds) in Sections 16.11(B) and 16.11(F) of the Zoning Ordinance.
 - C. Discussion of the Master Plan public comment received to date
8. **Approval of Planning Commission Minutes – June 27, 2023**
9. **Township Board of Trustees Update**
10. **Concerns of Planning Commission Members, Director of Planning & Zoning,**

Township Supervisor, & Recording Secretary

11. Public Comment (*non-agenda items*)

12. Future Agenda Items

13. Adjournment

Item 7A:
Proposed Zoning Text Amendment
Section 29.06

Variances



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PLANNING & ZONING

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ZACH MICHELS
DIRECTOR

BART HAMILTON
ORDINANCE OFFICER

DeNETTE Bolyard
OFFICE MANAGER

KIMBERLY JORDAN
OFFICE MANAGER

DATE: September 26, 2023
TO: Dexter Township Board of Trustees
CC: File
FROM: Adrianna Jordan, AICP
RE: Ordinance XX-XX (TBD after public noticing) - Variances

MEMORANDUM

The Township has initiated a proposed zoning ordinance text amendment to clarify the language used in Section 29.06(C)(4) of the Zoning Ordinance. The proposed language being presented at the September 26, 2023 Planning Commission meeting is for discussion purposes only. No action can be taken by the Planning Commission until the proposed text amendment is noticed in compliance with the Michigan Zoning Enabling Act (MZEA).

The Township has decided to clarify this language because the words “reasonable” and “minimum” are being used interchangeably in Section 29.06(C)(4) as criteria for the Zoning Board of Appeals (ZBA) to make decisions on variances. Currently, Section 29.06(C)(4) reads:

Reasonable Amount: The variance is the **minimum** amount necessary to mitigate the practical difficulty.

This creates confusion in interpreting the ordinance because “reasonable” and “minimum” have different meanings. Specifically, the Merriam-Webster dictionary defines the words as:

Reasonable: Being in accordance with reason; not extreme or excessive; moderate, fair; having the faculty of reason; possessing sound judgement.

Minimum: The least quantity assignable, admissible, or possible.

It is staff's understanding that the intent of the initial Planning Commission discussion is to clarify whether the Planning Commission would recommend moving forward with changing the language to “reasonable” or to “minimum”.



If the language is changed to reasonable it would read as follows (mark-up first followed by clean version):

4) **Reasonable Amount:** The variance is the ~~reasonable minimum~~ amount necessary to mitigate the practical difficulty.

4) **Reasonable Amount:** The variance is the reasonable amount necessary to mitigate the practical difficulty.

If the language is changed to minimum it would read as follows (mark-up first followed by clean version):

4) **Minimum Reasonable Amount:** The variance is the minimum amount necessary to mitigate the practical difficulty.

4) **Minimum Amount:** The variance is the minimum amount necessary to mitigate the practical difficulty.

Generally, it is best practices in Michigan to have language that the variance is the “minimum amount” necessary to remedy a practical difficulty, although “reasonable” is also used in regards to reasonable use of the land. Please see the following examples from neighboring communities:

City of Ann Arbor Section 5.29.13.C.6: The variance to be approved is the minimum variance that will make possible a reasonable use of the land or structure.

City of Chelsea Section 15.10(2)(c): “The variance is the minimum variance that will make possible a reasonable use of the land, building, or structure.”

Lima Township Section 13.10.3.F: “A variance granted shall be the minimum variance that will make possible the reasonable use of the land, building, or structure.”

Webster Township Section 6.10.B(3)(b)(ix): “The variance granted shall be the minimum variance that will permit a reasonable utilization of the land, building, or structure.”

Once the Planning Commission has made a decision on the direction it would like to take in terms of this language, the Planning & Zoning Department will publicly notice the proposed text amendment and formally draft the mark-up and clean versions of the ordinance language for consideration. At an upcoming Planning Commission meeting the Commission will then either table action or make a formal recommendation to the Township Board to approve or deny the proposed language.



- 2) **Other Decisions:** An appeal of decision, interpretation, or other decision may be revoked if the Zoning Board of Appeals determines the following to be true:
 - a) *The appeal of decision, interpretation, or other decision was the result of fraud or misrepresentation of facts.*
- 3) **Review Limitations:** A variance, appeal of decision, interpretation, or other decision shall not be reviewed for revocation for the same cause more than once in any one (1) year period.

SECTION 29.06

Variances

- (A) **Limitations:** Variances shall only be granted when the applicant demonstrates, and the Zoning Board of Appeals determines, that a practical difficulty would result from a failure to grant the requested variance.
- (B) **Stay of Proceedings:** Filing of a completed variance application shall stay all proceedings related to the variance unless the Director of Planning and Zoning certifies to the Zoning Board of Appeals, after a variance application has been filed, that, by reason of facts, a stay would cause imminent peril to life or property, in which case, the proceedings shall only be stayed by a restraining order granted by the Zoning Board of Appeals or a court of record.
- (C) **Decision Criteria:** The Zoning Board of Appeals shall have the power to authorize specific variances from the developmental standards of this Ordinance if it finds, following a public hearing, that all the following are true:
 - 1) **Practical Difficulty:** The strict application of the terms of this Ordinance would constitute a practical difficulty.
 - 2) **Peculiar Physical Condition:** The practical difficulty is due to some physical condition peculiar to the property involved.
 - 3) **Self-created:** The practical difficulty is not self-created.
 - 4) **Reasonable Amount:** The variance is the minimum amount necessary to mitigate the practical difficulty.
 - 5) **Health, Safety, and Welfare:** Approval of the variance will not be injurious to the public health, safety, and welfare.
 - 6) **Adjacent Properties:** Approval of the variance will not affect the use of the adjacent properties or the area in a substantially adverse manner; and
 - 7) **Intent and Purpose:** Approval of the variance is consistent with the intent and purpose of this Ordinance.
- (D) **Conditions:** The Zoning Board of Appeals may place conditions and safeguards on variance approvals, as outlined in Section 31.09 Conditions of Approval, as it determines necessary to observe the intent and purpose of this Ordinance, secure public safety, and do substantial justice. Violations of such conditions and safeguards, that are made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and shall automatically invalidate the variance and any zoning permit issued based on that variance.
- (E) **Variance Runs with Land:** Variances shall run with the land, unless otherwise noted. Future owners shall enjoy the benefits of and be obliged to follow and comply with the approval and any conditions placed on the approval.
- (F) **Recording:** The Township shall prepare the approved notice of variance and conditions, which shall be recorded with the Register of Deeds at the applicant's expense.
- (G) **Amendment:** The Zoning Board of Appeals may amend an approved variance or conditions of an approved variance upon request of the applicant and following a public hearing if it determines the amendment would continue to meet the decision criteria for granting the original variance. Granting of an amendment shall not



extend the period of approval beyond the original period unless an extension is granted.

- (H) **Expiration:** A variance shall be good for one (1) year from the date of final decision. A completed application for a zoning permit must be submitted within this period or the variance shall expire unless an extension is granted.
- (I) **Extension:** The Zoning Board of Appeals may grant a single extension for a variance approval of up to one (1) year if it finds all the following are true:
 - 1) **Submission Date:** An administratively complete application for extension has been submitted before the expiration date;
 - 2) **Good-faith Effort:** The project has been diligently pursued or conditions have prevented such action; and
 - 3) **No Changes in Conditions:** Conditions in the area have not changed, including zoning text and zoning map amendments, that affect the original reasons for approval.
- (J) **Right to Enter Property:** Filing of a variance application shall constitute permission for the Township to access the property to complete an onsite investigation for purposes of administering this Article.
- (K) **Zoning Permit Necessary:** Zoning permits shall be required, as outlined in Article 25, shall not be issued until the decision becomes final. If a zoning permit is issued and construction begins before the deadline for filing a judicial appeal of the Zoning Board of Appeals decision has passed, the applicant must sign an acknowledgement that all work must stop if an appeal has been filed with the court of jurisdiction and that any work completed may need to be removed at the applicant's expense.
- (L) **Site Plans Requiring a Variance:** All site plans requiring a variance shall be reviewed by the Planning Commission and shall require both a preliminary and final site plan. The preliminary site plan shall be approved before the Zoning Board of Appeals holds a public hearing for any variances. Any variances shall be approved before the Planning Commission holds a public hearing for the final site plan.
- (M) **Decision Final:** The decision of the Zoning Board of Appeals shall be final. However, appeals may be made from the Zoning Board of Appeals decision to an appropriate court of record, as outlined in state law.

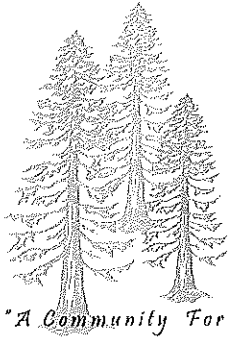
SECTION 29.07

Appeals of Decision

- (A) **Standing:** An appeal of decision may be made by any person, firm, or corporation or by any office, department, board, or bureau aggrieved by a decision of or action by the Director of Planning and Zoning, any other official, or the Planning Commission in administering or enforcing the provisions of this Ordinance, unless otherwise noted.
- (B) **Filing Deadline:** An appeal of decision application shall be filed within 30 days of the decision or action being appealed, unless otherwise noted in this Ordinance.
- (C) **Stay of Proceedings:** Filing of an administratively complete appeal of decision application shall stay all proceedings related to the decision or action being appealed unless the Director of Planning and Zoning certifies to the Zoning Board of Appeals, after an appeal of decision application has been filed, that, by reason of facts, a stay would cause imminent peril to life or property, in which case, the proceedings shall only be stayed by a restraining order granted by the Zoning Board of Appeals or a court of record.
- (D) **Authority:** The Zoning Board of Appeals may reverse, affirm, or modify, in whole or in part, the order, requirement, decision, determination, or action and may issue or direct the issuance of a zoning permit.
- (E) **Decision Criteria:** The Zoning Board of Appeals shall review the record and decision or action being appealed and determine whether the record supports the decision that was made, in light of the standards of this

Item 7B:
Proposed Zoning Text Amendment
Sections 16.11(B) and 16.11(F)

Accessory Buildings



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KIMBERLY JORDAN
OFFICE MANAGER

DATE: September 26, 2023
TO: Dexter Township Board of Trustees
CC: File
FROM: Adrianna Jordan, AICP
RE: Ordinance XX-XX (TBD after public noticing) – Accessory Structures

MEMORANDUM

The Township has initiated a proposed zoning ordinance text amendment to clarify the language used in Section 16.11(F) of the Zoning Ordinance. The proposed language being presented at the September 26, 2023 Planning Commission meeting is for discussion purposes only. No action can be taken by the Planning Commission until the proposed text amendment is noticed in compliance with the Michigan Zoning Enabling Act (MZEA).

Section 16.11(F) currently reads as follows:

(F) Accessory Buildings 200 square feet or less on lots of one (1) acre or more: On lots that are one (1) acre or greater, accessory buildings 200 square feet or less are subject to the following and any other applicable provisions of the ordinance:

- 1) Location: Buildings meeting the provisions of this section may be located in any yard.*
- 2) Setbacks: Setbacks for a building meeting the provisions of this section shall be set back a minimum of five (5) feet from the side and rear lot lines and a minimum of ten (10) feet from other residential structures.*
- 3) Height: Buildings meeting the provisions of this section shall have a maximum height of 8.5 feet.*

The Planning and Zoning department believes that the intent of this ordinance language was to allow reduced setbacks for smaller accessory structures (<200 sf), but the language was erroneously written in a manner that inadvertently includes all accessory structures regardless of their setbacks. There is also a question of whether the intention was truly to allow reduced setbacks on lots larger than two acres or whether that was a typo and the intent was actually to allow reduced setbacks on smaller lots. Therefore, we are providing proposed language for both scenarios.

Please see table of setbacks for accessory structures below:



YARD	ZONING DISTRICT	COMMERCIAL, INDUSTRIAL, AG MIN. ACCESSORY STRUCTURE SETBACKS (SECS. 16.11(C) AND 16.11(D))	RESIDENTIAL MIN. ACCESSORY STRUCTURE SETBACKS (SEC. 16.11(B))	MIN. SETBACKS FOR ACCESSORY BLDGS (COMMERICAL OR RESIDENTIAL) <200 SF (SEC. 16.11(F))
Front Yard	Lake Residential	N/A	20' from the front lot line for waterfront lots. Same as the front yard setback for non-waterfront lots.	20' from the front lot line for waterfront lots. Same as the front yard setback for non-waterfront lots.
	Other Residential	N/A	Same as the front yard setbacks.	Same as the front yard setbacks.
	Commercial/Indus Bldgs	See Sec. 16.11(D)	N/A	See Sec. 16.11(D)
	Agricultural Bldgs	See Sec. 16.11(C)	N/A	See Sec. 16.11(C)
Side Yard	Lake Residential	N/A	5'	5'
	Other Residential	N/A	10'	5'*
	Commercial/Indus Bldgs	See Sec. 16.11(D)	N/A	5'*
	Agricultural Bldgs	See Sec. 16.11(C)	N/A	5'*
Rear Yard	Lake Residential	N/A	10'	5'*
	Other Residential	N/A	10'	5'*
	Commercial/Indus Bldgs	See Sec. 16.11(D)	N/A	5'*
	Agricultural	See Sec. 16.11(C)	N/A	5'*

**Section 16.11(F) allows for reduced setbacks for accessory buildings for side and rear yards.*

Using the hypothetical example of a garden shed on a residential use property, the practical applicability of this ordinance therefore results in a situation where a 198 square foot shed complying with all setbacks on a two-acre lot has a maximum height of 8.5 feet (barely tall enough for human habitation), whereas a 208 square foot shed complying with all setbacks on a two-acre lot has a maximum height of 25 feet. If either the hypothetical 198 square foot or 208 square foot sheds were located on a lot that is less than one acre their height could be a maximum of 20 feet tall.

In order to restore this portion of the ordinance so that it functions as it was originally intended, the Planning and Zoning Department recommends the following proposed text amendment language for discussion purposes:



MARKED-UP VERSION – LOTS ONE ACRE OR MORE

(F) Accessory Buildings 200 square feet or less on lots of one (1) acre or more: In any zoning district, on lots that are one (1) acre or greater, accessory buildings 200 square feet or less may be built in the front yard in compliance with land use-specific front yard setbacks for accessory buildings, or between five feet and 10 feet away from the side and rear lot lines only if they have a maximum height of 8.5 feet and comply with any other applicable provisions of the ordinance. The intent of this section is to allow smaller scale accessory buildings in front yards and to reduce setback requirements for smaller scale accessory buildings in side and rear yards. ~~are subject to the following and any other applicable provisions of the ordinance:~~

~~1) Location: Buildings meeting the provisions of this section may be located in any yard.~~

~~2) Setbacks: Setbacks for a building meeting the provisions of this section shall be set back a minimum of five (5) feet from the side and rear lot lines and a minimum of ten (10) feet from other residential structures.~~

~~3) Height: Buildings meeting the provisions of this section shall have a maximum height of 8.5 feet~~

CLEAN VERSION - LOTS ONE ACRE OR MORE

(F) Accessory Buildings 200 square feet or less on lots of one (1) acre or more: In any zoning district, on lots that are one (1) acre or greater, accessory buildings 200 square feet or less may be built in the front yard in compliance with land use-specific front yard setbacks for accessory buildings, or between five feet and 10 feet away from the side and rear lot lines only if they have a maximum height of 8.5 feet and comply with any other applicable provisions of the ordinance. The intent of this section is to allow smaller scale accessory buildings in front yards and to reduce setback requirements for smaller scale accessory buildings in side and rear yards.

MARKED-UP VERSION – LOTS LESS THAN ONE ACRE

(F) Accessory Buildings 200 square feet or less on lots of less than one (1) acre ~~or more~~: In any zoning district, on lots that are less than one (1) acre ~~or greater~~, accessory buildings 200 square feet or less may be built in the front yard in compliance with land use-specific front yard setbacks for accessory buildings, or between five feet and 10 feet away from the side and rear lot lines only if they have a maximum height of 8.5 feet and comply with any other applicable provisions of the ordinance. The intent of this section is to allow smaller scale accessory buildings in front yards and to reduce setback requirements for smaller scale accessory buildings in side and rear yards. ~~are subject to the following and any other applicable provisions of the ordinance:~~

~~1) Location: Buildings meeting the provisions of this section may be located in any yard.~~



- ~~2) **Setbacks:** Setbacks for a building meeting the provisions of this section shall be set back a minimum of five~~
~~—(5) feet from the side and rear lot lines and a minimum of ten (10) feet from other residential structures.~~
~~3) **Height:** Buildings meeting the provisions of this section shall have a maximum height of 8.5 feet~~

CLEAN VERSION - LOTS LESS THAN ONE ACRE

(F) Accessory Buildings 200 square feet or less on lots of less than one (1) acre: In any zoning district, on lots that are less than one (1) acre, accessory buildings 200 square feet or less may be built in the front yard in compliance with land use-specific front yard setbacks for accessory buildings, or between five feet and 10 feet away from the side and rear lot lines only if they have a maximum height of 8.5 feet and comply with any other applicable provisions of the ordinance. The intent of this section is to allow smaller scale accessory buildings in front yards and to reduce setback requirements for smaller scale accessory buildings in side and rear yards.

Note that the proposed language states “in any zoning district” for Section 16.11(F) whereas Section 16.11(B) is solely dealing with residential land uses (which would primarily be located in residentially zoned districts unless some sort of existing non-confirming residential use in a commercial district). An important note: rather than regulating accessory building setbacks based on zoning district, with exception to calling out the Lakes Residential Zoning District the rest of Section 16.11 regulates accessory structure setback requirements based on land use type (See Sections 16.11(C), 16.11(D), 16.11(E), and 16.11(F). Additionally, the language in Section 16.11(F)(2) regarding the setback from other buildings is redundant to Section 16.11(A) so we suggest removing it completely.

Once the Planning Commission has made a decision on the direction it would like to take in terms of this language, the Planning & Zoning Department will publicly notice the proposed text amendment and formally draft the mark-up and clean versions of the ordinance language for consideration. At an upcoming Planning Commission meeting the Commission will then either table action or make a formal recommendation to the Township Board to approve or deny the proposed language.



SECTION 16.10

Minor Accessory Structures

Minor accessory structures, including, but not limited to, arbors, trellises, bird baths and houses, dog houses, lamp posts, mail boxes, sidewalks, and utility installations for local service, shall be permitted in any yard in all zoning districts.

SECTION 16.11

Accessory Buildings

Accessory buildings shall meet the standards outlined below, in addition to other applicable standards of this Ordinance.

- (A) **Building-to-Building Setback:** Accessory buildings shall be at least ten (10) feet from any other building or structure.
- (B) **Residential Accessory Buildings:** Residential accessory buildings shall meet the standards outlined below.
- 1) **Relation to Principal Building:** Residential accessory buildings shall only be constructed and maintained on lots with or near a principal dwelling unit, as outlined below.
 - a) *Same Lot:* Residential accessory building shall only be permitted on a lot on which a principal dwelling unit exists or is under construction
 - b) *Adjacent:* Residential accessory buildings shall only be permitted on a lot contiguous or adjacent, and under the same ownership and control on which a principal dwelling unit exists or is under construction.
 - i) *Separability:* The lot with the principal building and the lot with the accessory building shall remain under single ownership and control.
 - ii) *Recording:* A declaration that the lots shall remain under single ownership and control, following approval by the Township, shall be recorded with the Register of Deeds at the property owner's expense, with a copy provided to the Township before a zoning permit shall be issued for the accessory building.
 - iii) *Transfer:* The lot with the accessory building may be transferred to another lot that meets the standards of this Section if that transfer does not create a nonconformity for the developmental standards of this Ordinance.
 - 2) **Location:** Residential accessory buildings shall only be located as outlined in the table below:

Table 16.1: Residential Accessory Building Location and Minimum Setbacks

YARD	ZONING DISTRICT	ALLOWED	MINIMUM SETBACKS
Front Yard	Lake Residential	Yes (*)	20 feet from front lot line for waterfront lots ^(*) Same as the front yard setback for non-waterfront lots
	All other Zoning Districts	Yes	Same as the front yard setback
Side Yard	Lake Residential	Yes	Five (5) feet from side lot lines
	All other Zoning Districts	Yes	Ten (10) feet from side lot lines
Rear Yard	Lake Residential	Yes	Ten (10) feet from rear lot lines
	All other Zoning Districts	Yes	Ten (10) feet from rear lot lines

* Residential accessory buildings located within the front yard shall be designed and constructed to complement the design of the principal building.



- 3) **Width:** The maximum façade width for accessory buildings in the front yard of waterfront lots with a lot width of 60 feet or less shall be 24 feet.
- 4) **Height:** The maximum height for residential accessory buildings shall be as outlined below.
 - a) *Smaller Lots: For lots with a lot area of less than one (1) acre, the maximum height for residential accessory buildings shall be 20 feet.*
 - b) *Larger Lots: For lots with a lot area of one (1) acre or more, the maximum height for residential accessory buildings shall be 25 feet.*
- 5) **Building Coverage:** Residential accessory buildings shall be included in the overall building coverage calculation for a lot, except in LR Lake Residential as follows:

Table 16.2: Residential Accessory Building Coverage in LR

LOT AREA	BUILDING COVERAGE
Less than one (1) acre	1,250 square feet
One (1) to less than two (2) acres	2,750 square feet
Two (2) to less than four (4) acres	3,500 square feet
More than four (4) acres	Three (3) percent of lot area

- 6) **Use:** Residential accessory building use shall be incidental and subordinate to the principal use of the property.
- (C) **Agricultural Accessory Buildings:** Accessory buildings used exclusively for commercial agriculture, including silos, shall meet the following standards.
- 1) **Location:** Agricultural accessory buildings may be located in any yard.
 - 2) **Setbacks:** The minimum setbacks for agricultural accessory buildings shall be the setbacks for the principal building or equal to the building height, whichever is greater. Agricultural accessory buildings housing animals shall be at least 50 feet from all lot lines.
 - 3) **Height:** There shall be no height limit for agricultural accessory buildings. Agricultural accessory buildings that are taller than 30 feet shall have minimum setbacks equal to the height.
 - 4) **Building Coverage:** Agricultural accessory buildings shall be included in the overall building coverage calculation for a lot.
- (D) **Commercial or Institutional Accessory Buildings:** Accessory buildings for commercial or institutional uses shall meet the developmental and use standards for the principal building for the zoning district in which they are located.
- (E) **Temporary Accessory Buildings:** Temporary accessory buildings shall require a permit and meet the following standards.
- 1) **Location:** Temporary accessory buildings shall be located within a side or rear yard. Temporary accessory buildings used exclusively for commercial agriculture may be located in any yard.
 - 2) **Setbacks:** Temporary accessory buildings shall be at least ten (10) feet from every lot line.
 - 3) **Height:** Temporary accessory buildings shall have a maximum height of 18 feet.
 - 4) **Duration:** Temporary accessory buildings shall be erected a maximum of six (6) months in any calendar year. This shall not apply to temporary accessory buildings used exclusively for commercial agriculture.
 - 5) **Condition:** Temporary accessory buildings shall be maintained in a good and safe condition at all times.



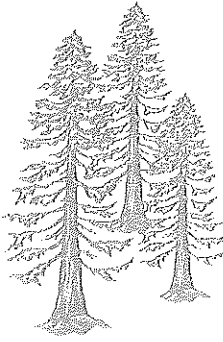
- 6) **Performance Guarantee:** A performance guarantee may be required, as outlined in Section 31.05 Performance Guarantee.
- (F) **Accessory Buildings 200 square feet or less on lots of one (1) acre or more:** On lots that are one (1) acre or greater, accessory buildings 200 square feet or less are subject to the following and any other applicable provisions of the ordinance:
 - 1) **Location:** Buildings meeting the provisions of this section may be located in any yard.
 - 2) **Setbacks:** Setbacks for a building meeting the provisions of this section shall be set back a minimum of five (5) feet from the side and rear lot lines and a minimum of ten (10) feet from other residential structures.
 - 3) **Height:** Buildings meeting the provisions of this section shall have a maximum height of 8.5 feet.

Item 7C:
Master Plan Public Comments

Item 8:

June 27, 2023

Planning Commission Minutes



DEXTER TOWNSHIP

PLANNING COMMISSION

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TOM LEWIS
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EX-OFFICIO TWP. BRD.
CHANDRA HURD
CHRISTINA MAIER
ALICIA ABBOTT
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, June 27, 2023

Present: Marty Straub, Chairperson, Bob Nester, Vice-Chair; Tom Lewis, Secretary; Chandra Hurd, Christina Maier, Alicia Abbott, and Maris Metz. Absent: None.

Also present: David Rohr, Director of Planning and Zoning; and 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:** Marty Straub noted that David Straub, the representative with a development before the Chelsea City Planning, is no relationship so therefore Marty Straub has no interest in the development. No other commissioner had a conflict of interest.
4. **Approval of Agenda:**
With no additions or correction, the Chair deemed the agenda approved as presented.
5. **Public Comment:** (non-agenda items) Opened 6:05 PM. No public present.
6. **Action Items:**
 - 1: Recommendation to distribute the 2023 Dexter Township Draft Master Plan to the Dexter Township Board of Trustees.

Planning Commission Review:

Throughout the document the reference to "Dexter Village" should be changed to "Dexter City".

Regarding the reference to Multi Lake Water and Sewer Authority: In one or more of the Cornerstones [where appropriate] add a bullet that states "Encourage through zoning, expand through Multi Lake Water and Sewer Authority unused capacity.

Rowan, you may want to listen to this conversation to get a better idea than what I captured. Go to Livestream.com/dextertownship – click on Planning Commission – click on the 6/27/2023 meeting and scroll to 12:38 where the discussion begins.

Page 85: Q14 – 30% is not a majority of anything. 30% might have been the most common response so it should be call "the most common response" or the "most prevalent response".

Page 89: Q26 – frame the response the same way the question was asked (how many days

do you work from home) not how many days do you commute which is a commuter summary.

Page 91: Q32 - better to say "The most common response was, by 40% who live on a non-subdivision residential lot"

Page 92: Q36 – "Most respondents don not live on farmed land." Should be **do not**.

Page 96: The Youth Engagement Summary - S7 should be **Huron** River; W5 & W7 call out, in a negative way, a person, or an establishment. The wording should be stricken and replaced with an asterisk explaining them as "features not in Dexter Township".

The note about the underpass (taken from the Sun Times News) should be credited to the Sun Times News.

Page 75: Zoning Plan; #1,3,4, & 5 reference specific parts of the Zoning Ordinance. #2 & 6 also need to reference parts of the Zoning Ordinance.

Page 89: Q26 – delete current verbiage and replace with "52% work from home 0 – 4 days, therefore commute at least one day." The chart on the top of page 91 clearly answers the question.

Moved by Lewis, seconded by Metz, The Planning Commission recommends to the Township Board, pending changes that were discussed, authorizing Maier and Straub to review the document as to form after the changes have been made, and then Straub will transmit it [final draft Master Plan] to the Township Supervisor [Monday, June 10th].

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

7. Approval of Planning Commission Minutes:

Moved by Maier, seconded by Metz, to approve the meeting minutes of May 23, 2023, as presented. All ayes. Motion carried.

8. Township Board of Trustees Update: Treasurer Metz, Board of Trustees Representative to the Planning Commission gave a verbal review of the June 20th Board meeting.

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

Chair Straub passed out a document inviting Dexter Township personnel to an Ann Arbor 2030 District Workshop in Ann Arbor regarding townships working together.

Christy Maier elaborated on comments from previous meeting 1) Trees for removal on N. Territorial have been identified but it will be a while before they are addressed; 2) the Dexter Pinckney & Fleming Road intersection – the County Road Commission said the intersection needed a roundabout but there is lack of funds at this time.

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.

Bob Nester was curious about the two opportunities for public comment and not recognizing those viewing Livestream as having comments. The answer was that Livestream is not a reciprocal conversation so we don't know who is watching and what their comments might be. The solution is, the minutes will reflect the public comment as "No public present".

Chair Straub thanked David Rohr for all his work, he was pleasant to work with, and David differentiated public service with his effective interaction with the public regarding ZBA variances.

DPZ Rohr stated that this group were really good stewards of the township and he enjoyed working with the Planning Commission.

10. Public Comment: Opened 7:32 PM. No public present.

11. Future Agenda Items:

- A) Return of the Master Plan in October
- B) Text amendments to the Zoning Ordinance
- C) Cornman Farms site plan amendments

12. Adjournment: Meeting adjourned at 7:34 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary