

Diane Ratkovich  
Supervisor  
Michelle Stamboullis  
Clerk  
Maris Metz  
Treasurer,  
Jeffrey McDole  
Karen Nolte,  
Laura Sanders,  
Karen Sikkenga,  
Trustees

# DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY RD.  
DEXTER, MI 48130  
(734) 426-3767



[www.dextertownship.org](http://www.dextertownship.org)

## **SPECIAL MEETING OF THE DEXTER TOWNSHIP BOARD WEDNESDAY JANUARY 19, 2022 6:00PM**

**Location:** In accordance with the provision of the amended Open Meetings Act, the meeting was a "virtual" meeting held over Zoom videoconferencing and was properly noticed and open to the public via computer or phone.

**CALL to ORDER:** Supervisor Ratkovich called the meeting to order at 6:00 PM.

**PLEDGE of ALLEGIANCE:** Recited by all.

**ROLL CALL:** Present – Ratkovich, Stamboullis, Metz, Sanders, Nolte, McDole, and Sikkenga. Absent – None.

Also present: Natalie Ceccolini, RSG Development; Alex Dieck, Attorney for Guenther Development; Todd Pascoe, Atwell Engineering; Township Attorney Mark Roberts; David Rohr, Director of Zoning and Planning, and Janis Miller, Recording Secretary.

**SUPERVISOR'S REMARK/CONFLICT OF INTEREST:** Trustee Sanders property is adjacent to the Guenther/Hillside Acres development and since there is no financial gain to her or her family, she said she could make a fair decision. No other Board members had a conflict of interest.

### **1<sup>st</sup> CALL TO THE PUBLIC:**

Opened 6:02 PM

Peter Moroz, 5700 Dexter Townhall Road

His concern was that when housing developments are built, the developments have all the amenities (natural gas, internet, sewer) but the surrounding homeowners do not have access to these amenities.

Closed 6:07 PM

Supervisor Ratkovich announcements:

1. Livestream is down and not recording video. Audio is being recorded and will be available on the website.
2. The Board of Trustees previously approved up to \$15,000.00 to support a third of the cost of the initial design for the southern leg of the Northwest Passage Trail linking Hudson Mills to Stinchfield Woods along Dexter Pinckney Road. After a competitive bidding process, the steering committee selected Beckett & Raeder as their consultant, with cost to the Township under \$6,000, much less than we approved.
3. Four free covid tests can be ordered at [www.Covidtests.gov](http://www.Covidtests.gov).

### **APPROVAL of the AGENDA:**

Motion by Sanders to approve the agenda as presented. Motion second by Metz. All ayes. Motion carried.

**PRESENTATION and DISCUSSION of DEVELOPOMENT AGREEMENT with HILLSIDE ACRES for APPROVAL:**

Attorney Roberts: The Dexter Township Zoning Ordinance provides for an option for development under the Open Space Agreement. An applicant must meet certain criteria in order to qualify. The Planning Commission reviews the application, and site plan, to make sure it meets the Ordinance criteria. If the site plan meets all the Ordinance requirements, the Planning Commission must approve it. Preliminary site plan approval was granted in April 2021, and after some requested refinement, the Final Site Plan was approved in July 2021. The Development Agreement is before the Board tonight, with the Master Deed and By-Laws included for information only. The Development Agreement is a description of how, and in what sequence, it will be developed as well as a mechanism to assure what is presented in the site plan is what ultimately gets developed. The developer will post a security deposit, to assure the development is completed, if the developer is negligent. Phase 1 are the tasks (installation of the roads, sanitary sewer, stormwater facilities and landscaping) required to be done up front before any sites can be constructed. Phase 2 construction of homes. Water source & quality are controlled by the Washtenaw County Health Department. **The well first provision requires each well to pass Washtenaw County standards before permits are issued for construction on site.**

Discussion: Restrictiveness of By-Laws. Hillside Acres is in an Agricultural Zoning (AG) district. The Master Deed and the By-Laws are State Statute required documents between the developer and residents, not for edit by the Township Board. Stormwater retention, and water contamination, in three basins, approved by engineers. Regarding the possible arsenic in the wells, the Township cannot regulate the wells as that is the responsibility of the County Health Department. A Zoning Permit and hence a Construction Permit cannot be issued unless the water quality (or its remediation) is approved by the County Health Department. Fire suppression, with dry hydrant certified by DAFD, is shared by Hartman Farms and Hillside Acres. Traffic egress into/out of development and congestion at N. Territorial. County Road Commission is not concerned about the traffic **volume exceeding County standards**. By-Laws can be amended by the homeowners in the development. Total of forty-eight (48) new homes will be built. When the development is completed, the HOA (Homeowners Association) will take responsibility of maintenance of common areas and enforcing the By-Laws.

Motion by Sikkenga to approve the [Development] Agreement confirming conditions of approval and for completion of improvements for Hillside Acres condominiums. Motion second by Nolte.

Roll Call Vote: Yeas – Sikkenga, Nolte, Metz, Ratkovich;  
Nays – Sanders, Stamboulellis, McDole; Absent-none.  
Motion carried 4-3.

**2nd CALL TO THE PUBLIC:**

Opened 7:50 PM

Peter Moroz, 5700 Dexter Townhall Road

He is disappointed with the vote to approve a development in a rural area of Dexter Township.

Julie Knight, 150 Jeffords, Dexter, MI

She thanked the Board for moving forward with the approval of the Hillside Acres Development.

Closed 7:56 PM



**OTHER ISSUES, COMMENTS and CONCERNS of BOARD MEMBERS & STAFF:**

**Stamboulellis:** She stated she has the utmost respect for the farming families and landowners. She wants to go on the record as showing no disrespect to our long-term residents by questioning the Doletzky development and the reason for her vote was she is not comfortable with this development, having expressed her concerns over the years for public safety and infrastructure.

**McDole:** The whole Board did the best we could, and that is what we're asked to do.

**Metz:** The Master Plan is under way and we will survey the residents to see what they want. It is unfair to stop the development at this time. She hopes the residents are looking forward to the land preservation initiative in the future.

**Sanders:** Over the years there has been little excitement about this development.

**Ratkovich:** Approval/disapproval of this development is not personal, as the wave of the future is development. She thanked Guenther, PC Chair Marty Straub, and the Board of Trustees.

**ADJOURNMENT:**

Motion by Nolte to adjourn the meeting. Motion second by Sikkenga. All ayes. Motion carried. The meeting was **adjourned** at 8:00 PM.

Respectfully Submitted,



Michelle Stamboulellis, Clerk

Dexter Township

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I, THE UNDERSIGNED, MICHELLE STAMBOULELLIS, THE DULY QUALIFIED CLERK FOR THE TOWNSHIP OF DEXTER, WASHTENAW COUNTY, MICHIGAN, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND COMPLETE COPY OF CERTAIN PROCEEDINGS TAKEN BY THE DEXTER TOWNSHIP BOARD OF TRUSTEES AT A REGULAR BOARD MEETING HELD ON THE 19<sup>TH</sup> DAY OF JANUARY AND THAT THE FORGOING MINUTES ARE THE APPROVED MINUTES FOR THE MEETING HELD ON THE 15, DAY OF FEBRUARY 2022.

MICHELLE STAMBOULELLIS, CLERK, DEXTER TOWNSHIP