

Karen Sikkenga
Supervisor
Michelle Stamboulellis
Clerk
Maris Metz
Treasurer,
Gretchen Driskell
Karen Nolte,
Laura Sanders,
Lonnie Scott
Trustees

DEXTER TOWNSHIP
6880 DEXTER-PINCKNEY RD.
DEXTER, MI 48130
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www.dextertownship.org

REGULAR MEETING OF THE DEXTER TOWNSHIP BOARD
TUESDAY FEBRUARY 20, 2024 6:00PM

Location: Dexter Township Hall, 6880 Dexter-Pinckney Rd., Dexter, MI

\ CALL to ORDER: Supervisor Sikkenga called the meeting to order at 6:01 PM.

ROLL CALL: Present – Stamboulellis, Metz, Sanders, Nolte, Driskell, Scott, and Sikkenga. Absent – None. Also present: Janis Miller, Recording Secretary. No Board members have a conflict of Interest.

APPROVAL OF AGENDA:

Discussion: Adding a Table of Contents to the Board Packets.

Motion by Treasurer Metz to approve the agenda. Motion seconded by Trustee Scott.

All ayes. Motion carried.

PUBLIC HEARING on CAPITAL and OPERATING BUDGET, all funds (General, Fire Services, Police Services, Farmland & Open Space, Capital):

Opened 6:03 PM

Nothing has changed in the budget. This item is to cover the January 2024 Public Hearing which was not published in the local newspaper. No public questions or concerns.

CALL for PUBLIC COMMENT on AGENDA ITEMS: Opened 6:03 PM. No public comments.

CONSENT AGENDA:

a) Approval of Minutes: Board of Trustees, January 8, 2024, Budget Workshop; and January 16, 2024 Budget Public Hearing and Regular Meeting.

b) Approval of committee appointments.

c) Authorize Supervisor to sign purchase agreement with DTE for street light at [corner of] Dexter- Pinckney Rd. and Flemming Rd.

Discussion: New copy of committee appointments as Trustee Driskell was added as alternate to the WWRA Board. Trustee Driskell asked if the dates [and times] of the meetings could be

included in the committee appointments.

Motion by Trustee Scott to approve the Consent Agenda with the updated materials. Motion seconded by Trustee Nolte. All ayes. Motion carried.

Motion by Trustee Driskell to approve the consent agenda. Motion seconded by Trustee Nolte. All ayes. Motion carried.

ACTION ITEMS:

a) Approval of changes to the Zoning Ordinance.

Planning Commission Chair Marty Straub, and Zoning Board of Appeals Chair Brook Smith were present to address the changes and answer questions. The Planning Commission, over the next year, will be addressing changes to the Zoning Ordinance and bringing them to the Board of Trustees for approval. Chairperson Straub explained that the new Zoning Ordinance conflicts from area to area and is difficult to apply in real life situations. Staff is going through proactively to find inconsistencies that need to be addressed. Tonight's request is to change the wording, in the ZBA Decision Criteria for variances, that was not transferred from the old Zoning Ordinance. Before the Board tonight is changing the wording to "a reasonable amount" instead of "a minimum amount" as "a reasonable amount" is one unique and special solution to the problem. Chairperson Smith reiterated that until the new Zoning Ordinance with the wording "a minimum amount", the ZBA worked with the wording "a reasonable amount."

Motion formulated by Planning Consultant Megan Masson-Minock.

Motion put forth by Trustee Driskell and seconded by Trustee Sanders.

Based on the information provided by staff, the input at the public hearing held on January 23, 2024, and the favorable recommendation of the Planning Commission on January 23, 2024, the Township Board adopts the proposed text amendment for Article 29, Section 29.06(C) of the Zoning Ordinance, with the following minor grammatical correction, so item 4 reads as follows: "*Reasonable Amount: The variance is ~~the minimum~~ a reasonable amount necessary to mitigate the practical difficulty.*" for the following reasons: 1. The zoning text amendment is compatible with the goals and policies of the Master Plan. 2. The zoning text amendment is consistent with state and federal law.

Roll Call Vote: Yea – Trustee Nolte, Trustee Scott, Treasurer Metz, Clerk Stamboulellis, Trustee Driskell, Trustee Sanders, and Supervisor Sikkenga; Nays – None; Absent – None. Motion carried 7-0.

Discussion: This Zoning Ordinance amendment came to light because an applicant was unable to build due to the inconsistency in Section 16.2, Table 16.3 – Building Coverage in RR and RC Districts and for residential used in AG Districts.

Motion formulated by Planning Consultant Megan Masson-Minock.

Motion put forth by Trustee Driskell and seconded by Trustee Scott.

Based on the information provided by staff, the input at the public hearing held on January 23, 2024, and the favorable recommendation of the Planning Commission on January 23, 2024, the Township Board adopts the proposed text amendment [*specifically deleting Table 16.3 and replacing it with a maximum building coverage of ten percent (10%) in the Rural Residential Zoning District and for residential uses in Agricultural Zoning District and five percent (5%) in the Resource Conservation Zoning District*] for Article 16, Table 16.3 in Section 16.12 of the Zoning Ordinance for the following reasons: 1. The zoning text amendment is compatible with the goals and policies of the Master Plan. 2. The zoning text amendment is consistent with state and federal law.

Roll Call Vote: Yea – Clerk Stamboulellis, Treasurer Metz, Trustee Driskell, Trustee Scott, Trustee Sanders, Trustee Nolte, and Supervisor Sikkenga; Nays – None; Absent – None. Motion carried 7-0.

- b) FY25 General Appropriations Act – Supervisor Sikkenga
 Discussion: Included in packets are job descriptions, and time studies, for the Administrative Manager and Office Assistant. Also included is a job description for a Deputy Supervisor/Project Coordinator to oversee the multiple projects the Board has initiated. If the Board is not comfortable with the Project Coordinator position, the overall general fund expenditure budget could be reduced by 38K. Also, discussion of lack of training for office staff; Strategic Plan Core Functions, Mandated Functions, and Permissive functions.

Motion as stated by Supervisor Sikkenga:

To approve the General Appropriations Act [Budget] with the Budget reduction from \$1,238,345.00 to \$1,200,000.00, by eliminating the new position.

Motion so moved by Trustee Driskell. Motion seconded by Treasurer Metz.

Discussion: Trustee Nolte suggests approving the Budget, including the \$38,000 and [in the future] readdress the project. This means the Budget is in place and we're not making changes. Treasurer Metz stated that the budget could be passed without it and then add it later.

Roll Call Vote: Yea – Treasurer Metz, Clerk Stamboulellis, Trustee Driskell; Nays – Trustee Scott, Trustee Nolte, Trustee Sanders, and Supervisor Sikkenga; Absent – None.

Motion failed 3 - 4.

Motion by Trustee Nolte to pass Resolution #24 – 2, as presented. Motion seconded by Trustee Driskell.

Roll Call Vote: Yea – Trustee Scott, Trustee Nolte, Trustee Driskell, Trustee Sanders, and Supervisor Sikkenga; Nays – Treasurer Metz, Clerk Stamboulellis; Absent – None.

Motion carried 5 – 2.

- c) Approval of contract with AmeriScan.

*** Motion by Trustee Driskell to [approve the contract] with AmeriScan.

Motion seconded by

Clerk Stamboulellis.

Roll Call Vote: Yea – Trustee Driskell, Trustee Sanders, Clerk Stamboulellis, Trustee Nolte, Trustee Scott, Treasurer Metz, and Supervisor Sikkenga; Nays – None; Absent – None.

Motion carried 7-0.

DISCUSSION ITEMS:

- a) Financial Status and Transactions - Supervisor Sikkenga
 Supervisor Sikkenga reviewed the documents in the Board packet and answered questions from the Board.
- b) Waterways Committee – Trustee Nolte
 Trustee Nolte noted that stewardship of our lakes and waterways in Dexter Township was our responsibility. There are many groups throughout the township working on similar projects and she wanted to know if the board wanted to form a township committee to be the organization for residents who live on the water and therefore encourage resident suggestions on a Waterways Ordinance. The Strategic Plan included protection of our waterways.

Consensus was that a formal township committee was not needed but the chairs of the various lake associations should take the lead together.

- c) Pledge of Allegiance – Trustee Driskell
Trustee Driskell would like the Pledge of Allegiance returned to the Board of Trustees Agenda. The Pledge of Allegiance will be included on the Board of Trustee Agenda and those not wishing to voice it can choose to stay seated or stand and stay silent.
- d) Dexter Bicentennial - Supervisor Sikkenga
Supervisor Sikkenga asked if the Board would like to participate in this summer's Dexter Bicentennial. Trustees Sanders and Driskell were in favor of participation in the parade. Board consensus was to add it to the township community calendar with more discussion in the future. Trustee Scott agreed to be the point person for action.
- e) Solar Legislation – Trustee Driskell
Trustee Driskell recommended the Township develop an ordinance to address large scale solar operations. Maybe integrate solar into the ongoing land preservation. There needs to be community education to understand and talk about what is possible. MTA (Michigan Townships Association) favors repeal of the legislation.

Q & A STAFF REPORTS: Reports in Board packets – no questions asked

- a) Township Report – Sam Edwards, Administrative Manager
b) Planning Commission – Megan Masson-Minock, Planning Consultant

BOARD and COMMITTEE REPORTS:

- a) Huron River Watershed Council – Sue Bade, Dexter Township Representative
Report in board packet.
- b) FOSP Board – Trustee Sanders
Trustee Sanders addressed Supervisor Sikkenga's concern regarding the \$283,000 from the Township budget.

DATA and PERFORMANCE METRICS: Both reports enclosed in the Board packets.

- a) Sheriff's Department activities
b) Dexter Area Fire Department calls for service

CALL FOR PUBLIC COMMENT ON NON-AGENDA ITEMS:

Opened 8:19 PM

Monica, from Ypsilanti Township.

She is representing the Citizens for Local Choice Ballot Initiative. Due to the signing of Michigan House Bills, local decision making regarding large scale solar and wind projects are taken out of the hands of local government. She strongly believes in PA 233, the Zoning Enabling Act, and she is not against clean energy. They are looking to put this initiative, endorsed by the MTA (Michigan Township Association), on the ballot.

Lois Beerbaum

She had volunteered to get the Ballot Applications and Ballots assigned/mailed prior to the Feb. 27th election. She wanted to bring to the Board her support for a coordinator to look into grants.

Aaron Worsham

He said he was available to volunteer for a committee or board.

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

Supervisor Sikkenga said that any board member who wanted to attend the MTA conference in May should speak with Administrative Manager Sam Edwards. She asked that everyone bring their Budget books back for updating.

Trustee Scott handed out a memo he sent to the Michigan Public Service Commission.

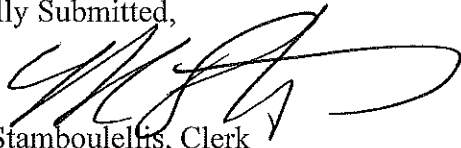
Clerk Stamboulellis reported about the early voting site and number of Absent Voter Ballots that have been returned.

Trustee Nolte needs to change the date for the single hauler coffee chat on March 6th. With single hauler, those living on private roads could share a vendor and save money.

ADJOURNMENT:

With business completed, Supervisor Sikkenga declared the meeting adjourned at 8:30 PM.

Respectfully Submitted,



Michelle Stamboulellis, Clerk

Dexter Township

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 SCHEDULED MEETING HELD ON THE 20TH DAY OF FEBRUARY AND THAT THE FORGOING MINUTES ARE THE APPROVED MINUTES FOR THE MEETING HELD ON THE 20TH, DAY OF FEBRUARY 2024.

MICHELLE STAMBOULELLIS, CLERK, DEXTER TOWNSHIP

