



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

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WWW.DEXTERTOWNSHIP.ORG

PLANNING COMMISSION MEETING AGENDA February 22, 2022 7:00 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**
 1. Election of Planning Commission Chair, Vice Chair, and Secretary.
 2. Discussion of changing all future Planning Commission meeting start times to 6pm.
7. **Approval of Planning Commission Minutes** – October 26, 2021.
8. **Township Board of Trustees Update**
9. **Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary**
10. **Public Comment** (*non-agenda items*)
11. **Future Agenda Items**
12. **Adjournment**



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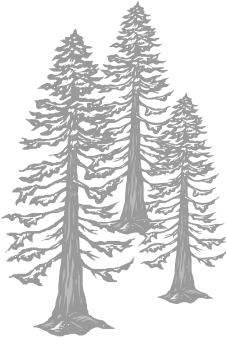
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Public Participation:

- 1) All public comment on non-agenda items or items not listed as "Action Items" on the agenda shall be presented at the beginning and end of the meeting, where provided in the agenda. All public comment on items listed as "Action Items" on the agenda shall be presented during consideration of that "Action Item."
- 2) Speakers are requested to identify themselves prior to speaking.
- 3) The amount of time allowed for each public comments of a person speaking at a Planning Commission meeting on a particular agenda item or during public comment shall be limited to three (3) minutes. This time may be extended by the Chair, unless there is an objection by any Planning Commission member.
- 4) Members of the public may each speak one (1) time per public hearing or public comment section. At the discretion of the Chair, a member of the public may speak additional times after all members of the public who wish to speak have been able to speak, unless there is an objection from the majority of the Planning Commission.
- 5) Any person may appear or be represented by authorized agents, such as attorneys, engineers, architects, etc. Such agents shall present evidence of the extent of their authorization, if requested by any member.
- 6) Members of the public shall not cross examine each other. All questions shall be directed to the Chair, who may request answers.





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MARTY STRAUB
CHAIR & ZBA REP
VACANT
VICE CHAIR
TOM LEWIS
SECRETARY
KAREN SIKKENGA
EX-OFFICIO TWP. BRD.
CHANDRA HURD
CHRISTINA MAIER
KIMBERLY MARINELLI
BOB NESTER
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, October 26, 2021

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

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 7:00 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** None.
4. **Approval of Agenda:**
Motion by Lewis, seconded by Nester, to approve the agenda as amended. All ayes. Motion carried.
 - a. For Budget planning, what training will the Planning Commissioners need in 2022? Supervisor Ratkovich expressed appreciation to the PC members for all the work they were doing and especially the review and recommendation regarding the Caregivers Marihuana Ordinance. She asked if there was any training that a Commissioner needed to enhance their job [cost covered by the township].
5. **Approval of Minutes:**
Motion by Nester, second by Maier, to approve the meeting minutes of September 28, 2021 as amended. All ayes. Motion carried.
6. **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.*)
Opened 7:18 pm No public comments. Closed 7:18 pm
7. **Action Items:**
Item A: Public hearing for Medical Marihuana Caregiver(s) draft Zoning Ordinance.

DPZ Rohr summarized: We used a Home Occupation classification instead of a Zoning District in the Zoning Ordinance. One Home Occupation permit per residence although there may be two licensed caregivers in the home. Moratorium on developing a Medical Marihuana Ordinance expires December 31st. Setbacks, from lot lines, and minimum acreage. Enforcement of number of plants grown is regulated by the State of Michigan.

Odor is the biggest deterrent in growing marihuana.

Commissioners Discussion Summary:

Home Occupation permit. Enforcement. Number of plants that can be grown. Buffers to churches, schools, childcare facilities, and fire stations. Hiking areas on public lands/parks. Growing cycles with limit of 12 plants per patient. Making a minimum of 5-acre parcel for a licensed caregiver is consistent with Zoning Ordinance Agricultural parcels. Inspections by Chelsea Area Construction Agency (CACA) and the Michigan Department of Licensing and Regulatory Affairs (LARA).

Motion by Sikkenga, second by Nester, to edit the draft Marihuana Ordinance, page 3, 2.A. General Regulations, inserting ii A maximum of one (1) home occupation permit will be issued per residence; and renumbering the current ii through xx. All ayes. Motion carried.

Motion by Sikkenga, second by Lewis, to strike “public parks” from (top of page) page 6, B. Location, i. b. All ayes. Motion carried.

Amendments to the draft Marihuana Ordinance:

1. Page 1: Section 2.1 Definitions, b. strike “Registration” and insert (Department) of Licensing and Regulatory Affairs (LARA).
2. Page 4: v. clarification of Department of Licensing and Regulatory Affairs with acronym (LARA).
3. Page 1; middle of the page, remove the word designated after “or rented by a person designated”, delete “department registration” and insert “Department of Licensing and Regulatory Affairs (LARA).
4. Page 1; paragraph Enclosed Locked Facility spell out MMMA as Michigan Medical Marijuana Act.
5. Page 2; clarification of MMMA as Michigan Medical Marijuana Act throughout and clarification of MRTMA as Michigan Regulation and Taxation of Marihuana Act.
6. Page 7; c and e change, Chelsea Area Construction Association to Chelsea Area Construction Agency.
7. Page 7; e. insert “Registered” before Primary Caregiver.

Motion by Sikkenga, second by Lewis, to approve the Resolution for a Zoning Ordinance Amendment for Medical Marihuana Caregivers in Dexter Township and forward the draft [Medical Marihuana Caregiver] Ordinance to the Dexter Township Board of Trustees.

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

Item B: Consider cancelling the December 12th Planning Commission meeting. Discussion regarding the meeting occurring during the holiday. DPZ Rohr stated that it was unlikely there would be anything on an agenda at that time on the calendar.

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.

Motion by Nester, second by Maier, to cancel the December 28, 2021 Planning Commission meeting. All ayes. Motion carried.

8. Election of Officers: No action

9. Township Board of Trustees Update:

Karen Sikkenga, Township Board Representative gave a report on the October 19th regular Township Board Meeting.

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

Hurd – Regarding Public comment, the Township should be encouraging public participation by letter, emails, and comment.

Sikkenga – Noted the Board of Trustees is developing an internal/external communications policy.

DPZ Rohr – Thanked the Commissioners for addressing the review/development of a Marihuana Caregivers Ordinance draft to forward to the Board of Trustees.

11. Review of Bylaws: No action.

12. Public Comment: Opened 8:54 pm No public in attendance. Closed 8:54 pm

13. Future Agenda Items:

A) Master Plan review by Beckett & Raeder

14. Adjournment:

Motion by Maier, second by Hurd, to adjourn the meeting. All ayes. Motion carried.

Meeting adjourned at 8:55 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary

Board of Trustees Update to Planning Commission

February 22, 2022

Submitted by Karen Sikkenga, Trustee

Planning Activities

Strategic Plan

The Board of Trustees completed the process of establishing and approving a strategic plan, which includes the following mission, vision and goals:

Mission: Dexter Township is a policy-driven, collaborative organization that maximizes its efficiency, equity, and effectiveness to achieve the community's vision.

Vision: In 2031, our township is an engaged community that preserves the natural beauty and ecology of sustainable farms, waterways, open space, and residential areas. We enjoy clean and plentiful water resources, quality roads, communications, and infrastructure that better our daily lives.

Goals:

Good Government: Conduct government operations with excellence and transparency

Environmental Stewardship: Be good stewards of the environment through township government operations and programs

Communication: Improve communication within the Township organization and with residents and stakeholders

Community Enrichment: Provide amenities and programs to increase the quality of life of residents

FY 2023 Budget

The approved strategic plan informs priorities for the Township's fund balances, its three-year operating budget, and its American Rescue Plan (ARPA) funds. Proposed budget items were ranked using a matrix that cross-references strategic planning goals and action steps, with items that accomplish multiple goals ranking as higher priorities.

Tax dollars are meant to be used for public benefit. The Board of Trustees approved a fund balance policy sufficient to ensure appropriate cash flow and rainy day/emergency funds, bringing Dexter Township into compliance with GASB. Fund balances not designated for another purpose are proposed to be expended for the benefit of the community, with the largest share proposed to support local road repair. Other items proposed for support include Dexter Township clean-up days, improved livestream technology, open space, and more. ARPA funds are proposed to support broadband, open space, and Multi Lakes Sewer District infrastructure.

The BOT has conducted three public work sessions to discuss the proposed multi-year budget and FY23 appropriation. The budget will be approved at a March Board of Trustees meeting.

Master Plan

The Master Plan committee began monthly meetings in December 2021. Subsequent to the last Planning Committee update, MP Committee membership was expanded to include a representative from the Open Space and Farmland Preservation Committee, Mark Teicher. To date, Beckett &

Raeder (our master planning consultant) has used the committee meetings to share its analysis and presentation of information about Dexter Township for review and comment. January materials included: land use; housing; land and water quality. December materials included: social characteristics; physical characteristics; prosperity indices.

Other Land Use Matters

Medical Marihuana Ordinance

The Board of Trustees conducted two special hearings on the Medical Marihuana Zoning Ordinance as proposed by the Planning Commission. The BOT discussed the 5-acre minimum and whether the ordinance pertains to outdoor production only. Several members of the public - including only one Dexter Township resident - spoke against the 5-acre minimum, stating (without evidence) that this requirement excludes people of limited means. The Board of Trustees approved the ordinance with minor clarifying edits and no substantive policy changes.

Hillside Acres

The Board of Trustees approved the development agreement for Hillside Acres (the Doletzky property). The development agreement addresses well water quality concerns with a “well first” requirement, i.e., requiring that wells be constructed prior to the homes. Public concerns regarding traffic impacts are not in scope for the development agreement. However, the Washtenaw County Road Commission previously approved the site plan and traffic studies, and subsequently obtained a traffic safety grant to reduce the slope of the hill approaching the corner of Dexter Town Hall Road from North Territorial. The development agreement further requires financial security from the developer to provide the means to address any issues.

Land Preservation and Open Space

At its January 2022 meeting, the Board of Trustees approved the Open Space Committee’s request to put forward a land preservation millage on the November 2022 ballot. At our December 2021 meeting, the BOT approved a \$30K contract with Treemore Ecology and Land Services, Inc. on a sole source basis for the purpose of submitting a grant application with a December deadline, with add’l funds for services as needed in CY2022. Sole source justification was based on two factors (1) time constraints due to the grant deadline; and (2) we were unable to identify any other entities that provide the needed service based on inquiries at three Washtenaw County entities (1 local gov’t, 1 non-profit land conservancy, 1 private sector land preservation company).

Local Collector Road Repair Schedule

The Board of Trustees approved the priority order of local collector road repair at its January 2022 meeting. The prioritization was based on three criteria: (1) accident rates; (2) daily traffic counts; and (3) recency of significant repair as a proxy for road condition. These criteria were established based on public feedback from a spring 2021 BOT meeting considering local road repair. We compared our prioritized list with the Washtenaw County Road Commission’s; our prioritization was almost the same. The prioritized list will drive the repair schedule, with the number of projects per year a factor of the total approved budget. The supervisor’s proposed budget includes an aggressive five-year repair schedule, subject to BOT approval.

I am the lead trustee on local road repairs. I have requested an agenda item for March 2022 to establish a Local Roads Committee. If approved, I will be recruiting qualified volunteers to serve on the committee and subcommittees and will be asking the Planning Commission to consider serving and to get the word out.

Northwest Passage

The Huron Waterloo Pathways Initiative (HWPI), a nonprofit dedicated to trail development in Washtenaw County selected Beckett & Raeder to develop a preliminary trail alignment for the length of the Northwest Passage trail connecting Hudson Mills to Stinchfield Woods near Stinchfield Road. This contract is funded 1/3 by Dexter Township, 1/3 by HWPI, and 1/3 by Washtenaw County Parks (WCPARC), at a cost of <\$6K per entity. Beckett & Raeder was selected based on a competitive bid. The project is proceeding; a preliminary walk-through with Beckett & Raeder, its subcontracted surveyor, the three funders took place on 2/15/2022. The Board of Trustees had previously approved up to \$15K for this purpose. The preliminary trail alignment will be used as a tool to begin project implementation, including fundraising/grant acquisition and land control. Materials for the trail (bituminous vs. gravel) and North T. crossing/location are TBD based on budget and policy decisions, with WCPARC and the MetroParks as the major stakeholders with decision-making authority.

HWPI separately contracted with Stantec to provide preliminary trail alignment for the section of trail connecting to the entrance of Stinchfield Woods on Stinchfield Road, and construction of a parking lot. This section of trail will be gravel.