REGULAR MEETING OF THE PLANNING COMMISSION  
Tuesday, July 23, 2019

Present: Steve Burch, Chair; Marty Straub, Vice-Chair; Tom Lewis, Secretary; Bob Nester, and Andy Reiser. Absent: With notice, Bill Gajewski: without notice, Kate Mehuron.

Also: David Rohr, Director of Zoning and Planning; and Janis Miller, Recording Secretary.

1. Call to Order: Mr. Burch called the meeting to order at 7:01 PM.

2. Pledge of Allegiance: Chairperson Burch led the Pledge of Allegiance.

3. Conflict of Interest: None.

4. Approval of Agenda: Without edits or objections, Chairperson Burch deemed the agenda approved as submitted.

5. Public Comment: (non-agenda items) None.

6. Action Items:
   Item A: Master Plan Review, pages 89 – 94.
   Mr. Burch shared several insights from the Michigan Township Association class he took on July 9&10.

   Discussion: A resolution, written by Chairperson Burch and DZP Rohr.

   Mr. Burch read the Michigan Planning Enabling Act 125.3845. Sec. 45 (2) Requirement to Review: “At least every 5 years after adoption of a master plan, a planning commission shall review the masterplan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning Commission.” In light of this review in 2019, another review would not be necessary until 2024, with Census data available prior to that date.

   Tim Zaleski, 8385 Dexter Townhall
   Asked for clarification in the timing of updating the details that we do know, like the build-out analysis and updating tables of the Master Plan, and whether it would take place sooner than 2023 (after the 2020 Census).

   Mr. Burch replied that the demographic analysis would be incorporated in the Master Plan, with a consultant’s assistance, in 202x. It would be part of the work of a consultant and the
data used in the Master Plan would be relevant to us at that time.

Moved by Mr. Burch, seconded by Mr. Reiser, that at the next meeting we adopt a resolution, written by the Chair of the Planning Commission and the Director of Zoning and Planning, stating the reasons that the Master Plan does not need revisions at this time, and that the Township make plans to consider Master Plan review, with consultant assistance, incorporating the demographics available after the 2020 Census, and a community survey. (Letter to meet the requirements of the Michigan Planning Enabling Act) Motion carried 5-0.

7. Approval of Planning Commission Minutes:
Moved by Mr. Straub, seconded by Mr. Reiser, to approve the meeting minutes of July 9, 2019, as amended. Motion carried 5-0.

8. Election of Officers: No action

9. Township Board of Trustees Update:
In his absence, Bill Gajewski, Township Board Representative, submitted a written summary of the July 16, 2019 regular Township Board Meeting.

10. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:
Mr. Nester: Concerned about deep draft boats on the local lakes, and the damage they do to the biodiversity of the lakes.


12. Public Comment:
Tim Zaleski, 8385 Dexter Townhall
Noted he was surprised the agenda moved so quickly.

13. Future Agenda Item:
A) Review Wind & Solar in Zoning Ordinance.

14. Adjournment: Mr. Burch declared meeting adjourned at 8:05 PM.

Respectfully submitted,

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Tom Lewis, Secretary            Janis Miller, Recording Secretary

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.