

Harley B. Rider
Supervisor
Debra A. Ceo
Clerk
Libby Brushaber
Treasurer
Michael Compton,
James Drolett,
William Gajewski,
Mark Mesko,
Trustees

DEXTER TOWNSHIP

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



SPECIAL MEETING OF THE DEXTER TOWNSHIP BOARD
THURSDAY OCTOBER 4, 2018 9:00 AM

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

Meeting called to order by Supervisor Rider at 9:02 AM, followed by the Pledge of Allegiance to the American Flag.

ROLL CALL: Present – Supervisor Rider, Clerk Ceo, Treasurer Brushaber, Trustees Compton, Drolett, Gajewski, and Mesko.

Also present: Zachary Michels, Director of Planning & Zoning, and Janis Miller, Recording Secretary.

1ST CALL TO THE PUBLIC: None

APPROVAL of the AGENDA: Motion by Ceo to approve the Agenda. Motion seconded by Brushaber. **Motion carried 7-0.**

DISCUSSION/ACTION: Draft Zoning Ordinance and Map
Discussion: Article 35 – Definitions

(T) Definitions of Words & Phrases starting with “T”

Discussion: (1) Tavern, (2) Temple, (4) Temporary Use, (7) Topographical Map, (8) Township, (9) Township Board, (10) Township Clerk, (11) Township Engineer, (12) Township Supervisor, (14) Trail, (16) Tree Definitions, (16h) Public Tree, and (17) Trip.

Motion by Compton to accept the definitions for “T” as presented. Motion seconded by Mesko.

Amendment to the motion by Ceo to remove numbers 8, 9, 10, 11, 12, & 16h. Seconded by Gajewski. Amendment to the motion carried 7-0. Original **motion carried 7-0.**

(U) Definitions of Words & Phrases Starting with “U”

Discussion: (2) Undeveloped State, (3) Upland Area, (4d) Use: Legally-nonconforming, and (4e) Use: Nonconforming Use.

(V) Definitions of Words & Phrases Starting with “V” Discussion: (1) Variance, and (2) Veterinary Clinic.

Motion by Drolett to eliminate all verbiage in (V)(1) after “granted by the Zoning Board of Appeals”. Motion seconded by Gajewski. **Motion carried (7-0).**

(W) Definitions of Words & Phrases Starting with "W" Discussion: (4) Waterbody, (9) Wetland, (8) Watercourse, (5) Watercraft.

Motion by Gajewski to eliminate (W)(4) Waterbody definition and replace it with Surface Waterbody. Motion seconded by Compton.

Discussion of motion: Impact in Site Plan Review. Definitions for "Waterbody" and "Waterbody, surface" are the same.

Amendment to the motion by Drolett to change (W)(4) heading to Waterbody, surface, and change the word "normally" to "permanently". Amendment accepted by Gajewski and Compton.

Discussion on additional information: "Not confined to one lot." Conditions placed at time of Site Plan Review.

Amendment to the motion by Rider to add "and is not confined to one lot or adjacent to common use property". Amendment accepted by Gajewski and Compton. **Motion, including amendments, carried** (5-2 Drolett and Rider).

Motion by Gajewski to change the definition of (W)(9) to end in a period after the word marsh, and removing "including both State-regulated and unregulated non-State-regulated wetlands". Motion seconded by Ceo. **Motion carried** (5-2 Drolett and Rider).

Motion by Gajewski to delete the Definition (W)(8) Watercourse. Motion second by Ceo. **Motion carried** (4-3 Drolett, Brushaber, Rider).

10:51 Recess

11:09 back on record

(X) Definitions of Words & Phrases Starting with "X" Reserved.

(Y) Definitions of Words & Phrases Starting with "Y" Discussion: (2f) Yard: Required Yard.

Motion by Drolett to add "and unoccupied open space" to (Y)(2f) Yard: Required Yard. **Motion dies for lack of a second.**

(Z) Definitions of Words & Phrases Starting with "Z"

Discussion: (1) Zoning Act or Zoning Enabling Act, (2) Zoning Administrator, and (3) Zoning Board of Appeals.

Motion by Ceo to delete (Z) definitions 1. Zoning Act or Zoning Enabling Act, 2. Zoning Administrator, and 3. Zoning Board of Appeals. Motion second by Compton. **Motion failed** (2-5 Drolett, Mesko, Brushaber, Rider, Compton).

11:46 Recess
11:54 back on record

DISCUSSION/ACTION: Draft Zoning Map

Start zoning map discussion at the next Special Meeting, October 9, 2018.

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

Planning Commission Chair Burch: Thanked the Board for fully staffing the Planning Commission with the two new appointees.

Treasurer Brushaber: Questioned new house being built on Island Lake Road and conditions placed on it.

Trustee Compton: Former Board member Carl Lesser's wife Betty has died.

Trustee Gajewski: Questioned underlying intent of large house being built on McGregor Road.

Supervisor Rider: Charter is working with DTE to install cable to serve Island Lake Road from the Ruhlig's to Lima Center Road. Rough electrical inspection is taking place downstairs, to be completed by October 31st.

2nd CALL TO THE PUBLIC: No comments.

The meeting was adjourned at 12:29 PM.

Respectfully Submitted,

Debra A. Ceo, Clerk
Dexter Township

I, THE UNDERSIGNED, DEBRA A. CEO, 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 4TH DAY OF OCTOBER 2018 AND THAT THE FORGOING MINUTES HAVE BEEN APPROVED BY A MAJORITY VOTE OF THE BOARD AT A SCHEDULED MEETING HELD ON THE 16TH DAY OF OCTOBER 2018.

DEBRA A. CEO, CLERK, DEXTER TOWNSHIP