



DEXTER TOWNSHIP

PLANNING COMMISSION

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EX-OFFICIO TWP. BRD.
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VACANT
COMMISSIONERS

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, May 22, 2018

Present: Steve Burch, Chair; Tom Ehman, Vice-Chair; Tom Lewis, Secretary; Bill Gajewski.

Absent: Bob Nester, with notice.

Also present: Zach Michels, Director of Planning and Zoning (DPZ); and Janis Miller, Recording Secretary.

1. **Call to Order:** Mr. Burch called the meeting to order at 7:02 PM.
Chairperson Burch informed the members that he had received an email from Jim Jedele tending his resignation from the Planning Commission.
2. **Conflict of Interest:**
Mr. Burch indicated ex-parte contact with two residents at the Township Board meeting, with no further interaction since the meeting.
3. **Approval of Agenda:**
Moved by Mr. Gajewski, seconded by Mr. Lewis, to approve the agenda as presented.
Motion carried 4-0
4. **Public Comment:** (non-agenda items) None.
5. **Action Items:**
Item #1:
Draft Zoning Ordinance:
§13.40(G): Common Use Access Lots

Director of Planning and Zoning report:

1. DPZ Michels presented a spreadsheet showing the Township's existing common use access lots; with regards to the number of dwelling units and the allowed number of watercraft, by comparing the current Zoning Ordinance, the draft Zoning Ordinance, the Township Board amended Zoning Ordinance, and the ad-hoc committee draft standards.

Ad-hoc committee report:

1. Mr. Ehman reported the committee researched many philosophies but did not reach a consensus.
2. The committee talked about inequities in what people could do with their property that is contiguous to a waterbody.

3. Mr. Ehman pointed out that the Planning Commission has for review 1) the existing conditions, 2) DPZ Michels proposed conditions, and 3) the Ehman proposal.

Public Hearing opened at 7:10 PM.

Linda Singer, 9262 Ann Street, Pinckney, MI, a Silver Lake resident.

She shared her concern about the sale and development of Toledo Camp, thereby potentially increasing the amount of boat traffic on the lake. She is also concerned about boating accidents and general congestion on the lake. She is not in favor of increasing the number of boats per residence.

Planning Commission discussion:

Riparian lots versus non-riparian lots.

Post 46 boat usage is for members only.

There are currently no common use access lots on Silver Lake.

The number of boats on a lake should be managed for safety.

The Planning Commission is not looking at individual lots but to future developments with common use access lots on the lakes. The Planning Commission is looking at how many boats, per household, will be allowed in a common use access lot.

The draft Zoning Ordinance makes common use access lots a permitted use in Common Use (CU) Districts and a special land use in Recreation Conservation (RC) Districts, Rural Residential (RR) Districts, and all Lake Residential Districts.

Tammy Smith, 9292 Ann Street, Pinckney, MI

Questioned who will regulate the number of boats, and the safety of swimmers.

DPZ Michels responded that enforcement by the Township Zoning Administrator would be document and issue a notice of violation. If not corrected then a civil infraction would be issued and an appearance in court.

Public Hearing closed at 7:39 PM.

Motion by Mr. Lewis, seconded by Mr. Gajewski, to forward a change to the Township Board; Table §13.40(G)(4) should read: a. first [dwelling] unit length of shoreline 100 feet; b. each additional [dwelling] unit length of shoreline 30 feet per additional dwelling unit. §13.40(G)(5) should read: The maximum number of watercraft moorings for the common use access lot, including, but not limited to, motorboats, sailboats, or jet skis, shall be approved by the Planning Commission in consideration of the characteristics of the common use access lot and the potential negative impacts on the surrounding area. There shall be no more than two watercraft moorings per dwelling unit.

Amendment to motion by Mr. Lewis; §13.40(G)(5) addition of the word lake: "in consideration of the characteristics of the common use access lot and the potential negative impacts on the lake and surrounding area." Seconded by Mr. Gajewski.

Roll Call Vote: Yeas-Burch, Gajewski, Lewis; Nays-Ehman; Absent-Nester.

Motion failed 3-1.

§16.105: Outdoor Furnaces

Director of Planning and Zoning report:

Changes are noted [draft Zoning Ordinance page 16-17] from the discussion several months ago.

Planning Commission discussion:

How do you prevent outdoor furnaces from spoiling the surrounding environment, and impacting the health of contiguous downwind neighbors?

The potential need for a retroactive Police Power Ordinance to regulate [re: existing outdoor furnaces would be grandfathered in].

Few complaints registered, in the Township, against outdoor furnaces.

Limiting outdoor furnaces only to Agricultural (AG) Districts.

Limiting to Agricultural (AG) Districts wouldn't work as the Zoning Ordinance allows one (1) acre lots in Agricultural Districts and two (2) acre lots in Rural Residential (RR) Districts.

Hartman Farms, site condominiums, is in an Agriculture (AG) District.

Smoke as a nuisance.

State Regulations [March 27th staff report] and EPA Regulations.

Chimney height concerns.

Certification of boiler pressure regulation [manufacture certified].

Motion by Mr. Lewis, seconded by Mr. Gajewski, to recommend to the Township Board the removal of the word "wood" throughout §16.105, due to the fact that there are models that are designed to burn multiple types of fuels.

Roll Call Vote: Yeas-Lewis, Ehman, Gajewski, Burch; Nays-None; Absent-Nester.

Motion carried 4-0.

Staff reports and all other supporting documents regarding the above agenda items can be obtained at the Township hall during normal business hours. Additionally, these documents are available on the Township's website: www.dextertownship.org and can be viewed on new.livestream.com/dextertownship.org.

6. Approval of Planning Commission Minutes:

*Moved by Mr. Ehman, seconded by Mr. Gajewski, to approve the meeting minutes of the April 24, 2018 regular meeting, as presented. **Motion carried 4-0.***

*Moved by Mr. Ehman, seconded by Mr. Gajewski, to approve the meeting minutes of the May 8, 2018 Work Session, as presented. **Motion carried 4-0.***

7. Election of Officers: No action

8. Township Board of Trustees Update:

Bill Gajewski, Township Board Representative gave a report on the May 15th regular Township Board Meeting.

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

Mr. Ehman: Concerned with the use of the term “wildlife habitat” and what it actually refers to, and making choices of preferred wildlife habitats.

Mr. Gajewski: Part of the problem is invasive species and the need for managed habitat.

Mr. Burch: Due to the dwindling membership on the Planning Commission, he has spoken to the Township Supervisor about restoring the PC to seven (7) members. He also thanked Mr. Jedele for his service on the Planning Commission.

Mr. Lewis: Is there a pre-application meeting set for the new owners of the Huron Creek Party Store [Corrigan Oil]? **DPZ Michels** responded that they just conducted a community information meeting and haven’t advanced to the pre-application stage.

10. Review of Bylaws:

Mr. Burch would prefer to defer further discussion/action until there are more Planning Commission members appointed. No action tonight.

11. Public Comment: None.

12. Future Agenda Items: June 26, 2018

- A. Zoning Ordinance Review
 - 1. §17.40: Water Quality and Quantity
 - 2. §17.30: Wetlands
- B. Review of Bylaws

13. Adjournment: Mr. Burch declared meeting adjourned at 9:23 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary