



DEXTER TOWNSHIP

PLANNING COMMISSION

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JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 25, 2018

Present: Steve Burch, Chair; Tom Ehman, Vice-Chair; Tom Lewis, Secretary; Bill Gajewski; Bob Nester; Andy Reiser and Kate Mehuron. Absent: None.

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

1. Call to Order: Burch called the meeting to order at 7:00 PM.

2. Conflict of Interest:

Ehman will recuse himself from item #4 Public hearing for (18-PC-193) Dexter Township as he is a contiguous landowner.

Burch introduced and welcomed two new members, Kate Mehuron and Andy Reiser, to the Planning Commission.

3. Approval of Agenda:

Moved by Ehman, seconded by Gajewski, to approve the agenda as presented.

Motion carried 7-0

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

5. Action Items:

Item 1

Public hearing for (18-PC-189) TeleSite Wireless

DPZ Michels noted that, before the Commissioners this evening is an additional, three - page revised site plan that the applicant submitted earlier today. The site plan has no changes other than notes that reference and addresses the concerns of the OHM review letter, dated September 6, 2018. Additionally, before them is a revised draft of the (18-PC-189) TeleSite Wireless resolution with the inclusion of paragraph 45 stating the submittal of the 3- page site plan.

DPZ Michels gave an overview of his September 25, 2018, Planning Commission report for TeleSite Wireless.

Michels staff report and all other supporting documents regarding the above agenda item can be obtained at the Township hall during normal business hours and retrieved via the township website.

Applicants Rob LaBelle, Attorney representing Verizon Wireless, and David Anton, TeleSite Wireless acquisition specialist, were present.

Mr. LaBelle reiterated the submittal of the 3-page site plan, stating that the plans only addressed the concern outlined in the OHM review letter dated September 6, 2018, and that no other changes were made to the plans. Mr. LaBelle gave a synopsis for the requested special land use for a communication tower located within the agriculture district.

Discussion between the Commissioners and applicant with regards to: load bearing capacity of the driveway; permitting agency requirements pertaining to safety; maintenance of the generator and its projected noise level, the monopole tower structural appearance, and its maintenance. The towers significance to location with regards to coverage

Public comments as follows:

Tim Zaleski, 8385 Dexter Townhall Road, Pinckney, MI.
Asked if the tower would support the future of 5G mobile network.

Mr. LaBelle replied yes, we are at the cutting edge of technology.

Reggie Loewen, 10631 Island Lake Road, Dexter, MI.
He asked how high the tower would be and to what degree of radiation output would affect the surrounding area as he has two small boys.

Mr. LaBelle replied that the tower is 199.9 feet high. He then read from the regulations of the Health Telecommunications Act pertaining to radiation and its findings.

LindaWoodard, 10523 Island Lake Road Dexter, MI.
Asked what requirements the Township would impose on the applicant to allow for harmonious fit within the neighboring properties.

Burch asked if she would defer her question until the next agenda item in which it pertained.

Moved by Ehman, seconded by Nester to approve Resolution **(18-PC-189)TeleSites Wireless** subject to the following amendments:

Paragraph 110, that the following public input be recorded.

Paragraphs 190 include reason (a) no final certificate of zoning compliance will be issued absent the above.

Paragraph 200 to include reason (a) no final certificate of zoning compliance will be issued absent the above.

Nester offered a friendly amendment to paragraph 210 to include item (i) communication tower shall remain below the height required for tower lighting.

Ehman supported the amendment

Roll Call Vote: Yeas- Nester, Gajewski, Reiser, Mehuron, Lewis, Ehman and Burch, Nays-none; Absent-none; Abstain-None.

Motion carried 7-0

Item 2

Public hearing for **(18-PC-190) TeleSite Wireless**

DPZ Michels gave an overview of his September 18, 2018, Planning Commission report for TeleSite Wireless.

DPZ Michels reiterate the submittal of the revised site plans from the previous agenda item for Telesites special land use that addresses the concerns of the OHM review letter dated, September 6, 2018. Additionally, the revised draft of the (18-PC-190) TeleSite Wireless resolution with the inclusion of paragraph 45 monumenting the submittal of the 3-page site plan.

Michels staff report and all other supporting documents regarding the above agenda item can be obtained at the Township hall during normal business hours and retrieved via the township website.

Discussion between the Commissioners' and applicant with regards to: storm water management, environmental quality, and the topography. Additionally, the intent and the structural components of the monopole wireless tower and its landscaping features.

Public Comments as follows:

Mrs. Woodard, who was present at the beginning of the meeting and asked the question about the projected harmonious fit within the neighboring properties, was no longer in the building. Nonetheless, Mr. Anton address her question.

Mr. Anton pointed out on the site plans where there would be arborviting trees screened in and maintained inside the barbwire fenced in an area surrounding the tower.

Moved by Ehman, seconded by Nester to approve Resolution **(18-PC-190) TeleSites Wireless** subject to the following amendment:

Paragraph 190 strike a, b, and c.

Paragraph 195 becomes a whereas, and text is moved to paragraph 185

Roll Call Vote: Yeas-Lewis, Ehman, Reiser, Gajewski, Mehuron, Nester, and Burch; Nays-none; Absent-none; Abstain-None.

Motion carried 7-0

Item 3

Public hearing for **(18-PC-192) Post 46 Hunt & Fish Club**

DPZ Michels gave an overview of his September 18, 2018, memo regarding the application for Post 46 zoning map amendment petition. He noted that it was determined that a new legal description would be necessary to complete the application to move forward. The applicant has requested the public hearing for their petition be postponed to allow them to secure the necessary legal description to complete the application requirements.

Michels staff report and all other supporting documents regarding the above agenda item can be obtained at the Township hall during normal business hours and retrieved via the township website.

Moved by Mehuron, seconded by Gajewski to postpone **(18-PC-192) Post 46 Hunt & Fish Club** until the applicant is ready to submit a completed application.

Motion carried 7-0

9:00 PM Burch called for a 10 minute recess

9:10 PM Burch called the meeting back to order.

Item 4:

Public hearing for **(18-PC-193) Dexter Township**

Ehman recuses himself as he is contiguous landowner.

DPZ Michels gave an overview of his September 25, 2018 staff report.

Michels staff report and all other supporting documents regarding the above agenda item can be obtained at the Township hall during normal business hours and retrieved via the township website.

Mehuron asked if this zoning map amendment required the review of our attorneys.

DPZ Michels replied that this zoning map amendment is considered a minor amendment and did not warrant a review from our township attorney.

Moved by Gajewski, seconded Lewis, to approve Resolution **(18-PC-193) Dexter Township** subject to the following conditions:

Paragraph 80 there was no public input.

Paragraph 110, a) condition: and boundary of lot five (5) changed to include land in Rural Residential district.

Paragraph 120, a) Precedent effect; and simple boundary adjustment limited strip of land.

Paragraph 130, a) Reason; and no change in location of residential units, B) Reason; and no change in the number of residential units.

Paragraph 140 a) Reason; and no change in openspace or water quality.

Paragraph 150 a) reason; and meets overall goal to support rural residential district.

Paragraph 160 a) reason; is an isolated strip of land of equal value.

Roll Call Vote: Yeas- Gajewski, Lewis, Nester, Burch, Resier and Mehuron. Nays-none; Absent-none; Abstain-Ehman.

Motion carried 6-0

Item 5

Public hearing for draft zoning ordinance text concerning water quality, water quantity, stormwater management, wetlands and definitions.

POSTPONEMENT REQUIRED IN ORDER TO ALLOW THE SUBCOMMITTEE TO COMPLY WITH THE OPEN MEETINGS ACT.

Commissioners discussed the requirements and the process in which the planning commission is required to comply per the statute of the Open Meetings Act (OMA) when a meeting is held other than the regular schedule meetings set for the annual

DPZ Michels noted that, by statute, special and/or subcommittee notices are to be publicly posted within 18 hours of a determined meeting time.

Linda Singer, 9260 Anne St., Pinckney, MI.

Stated that she didn't think an 18-hour window is enough time for noticing of a meeting.

DPZ Michels noted that the notice would be posted on the township door and the website. Additionally, he has an email friends list that anyone can sign up for. He sends out friendly email alert regarding meetings, agendas and/or changes.

Commissioners agreed to move forward. The subcommittee will discuss when their next meeting date will be and forward to township staff to post in accordance with the OMA.

Burch suggests the commissioners address the meeting notice processing and its requirements in their bylaws.

Moved by Mehuron, seconded by Lewis, to readdress the draft zoning ordinance text concerning water quality, water quantity, stormwater management, wetlands and definitions after the subcommittee meets and sets their times for meeting dates to be properly noticed.

Motion carried. 7-0

Item 6

Public hearing for draft zoning ordinance text concerning *common use access lots standards.*

DPZ Michels gave his synopsis of his September 13, 2018, memo.

Moved by Ehman, seconded by Nester to postpone public hearing for draft zoning ordinance text concerning common use access lots standards to the planning commission October 9, 2018, work session.

Motion carried. 7-0

Burch offered a friendly amendment to allow for public comment on this agenda item.

Ehman supported the amendment

Motion carried as amended 7-0

Mrs. Singer, 9260 Anne St. Pinckney, MI.
She is the president of the Silver Lake Association and has many concerns. She stated that their lake is small in scale and they do not want more boats. The ratio changes being proposed would result in more activity and watercraft. They are opposed to the revised language and support what is in the zoning ordinance presently.

Tracey Zaleski, 8385 Dexter Townhall Road, MI.
Asked if work session were broadcasted.

DPZ Michels replied yes.

6. Approval of Planning Commission Minutes:

Moved by Mehuron, seconded by Gajewski to approve the meeting minutes of August 28, 2018, as amended.

Motion carried 7-0

7. Election of Officers: No action

8. Township Board of Trustees Update:

Gajewski, Township Board Representative, gave a report on the August 21, 2018 regular Township Board Meeting.

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

Nester ask, does the Township have the right to opt out of Medical Marijuana?

DPZ Michels replied, yes.

Burch is looking forward to working with our new full staff.

10. Review of Bylaw

Moved by Burch seconded by Reiser to add to the October 23rd Planning Commissions agenda the review of the Planning Commission Bylaws.

Motion carried 7-0

11. Public Comment:

Tim Zaleski, 8385 Dexter Townhall Road, MI.

Will those special meetings be broadcast and when is the best time to check the website?
Concerned with the 18 hour noticing of special meetings and does not feel it is enough time.

12. Future Agenda Items: October 23, 2018

- A) Public hearing for draft zoning ordinance text concerning water quality, water quantity, stormwater management, wetlands, and definitions.
- B) Public Hearing for draft zoning ordinance text concerning common use access lots standards.
- C) Review of Bylaws

13. Adjournment: Burch declared meeting adjourned at 10:20 PM.

Respectfully submitted,

Tom Lewis, Secretary

Kimberly Jordan, Recording Secretary