



# DEXTER TOWNSHIP

## PLANNING COMMISSION

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VACANT  
**VICE CHAIR**  
TOM LEWIS  
**SECRETARY**  
KAREN SIKKENG  
**EX-OFFICIO TWP. BRD.**  
CHANDRA HURD  
CHRISTINA MAIER  
KIMBERLY MARINELLI  
BOB NESTER  
**COMMISSIONERS**  
  
JANIS MILLER  
**RECORDING SECRETARY**

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### REGULAR MEETING OF THE PLANNING COMMISSION

Meeting conducted via video conferencing  
Tuesday, March 23, 2021

Present: Marty Straub, Chair; Tom Lewis, Secretary; Chandra Hurd, Bob Nester, Christina Maier, Kimberly Marinelli and Karen Sikkenga. Absent: None.

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

- 1. Call to Order:** Mr. Straub called the meeting to order at 7:00 PM.
- 2. Pledge of Allegiance:** Omitted due to teleconferencing.
- 3. Conflict of Interest Review:** No conflicts.
- 4. Approval of Agenda:**  
*Without corrections or additions, Mr. Straub declared the agenda approved as presented.*
- 5. Public Comment:** (non-agenda items) No public comments.
- 6. Action Items:**  
**Item 1:**  
Public hearing for **(20-PC-203) LaFontaine Property**, 11485 N. Territorial Rd., Final Site Plan Approval for commercial vehicle sales facility.

Mr. Straub stated there were three possible outcomes from the meeting tonight: A) grant approval of the final site plan, with possible conditions; B) deny approval of the final site plan; or C) table or postpone to a time certain, to allow for receipt of further requested information.

DPZ Rohr summarized that in August 2020 the applicant had received approval for Special Land Use and a Preliminary Site Plan. On January 19, 2021 the Township Board of Trustees granted the development hookup to Multi-Lakes Sewer and Water (sewer only with each home on individual well.). Without septic fields the landscaping along N. Territorial has been significantly enhanced. Applicant has submitted a traffic study. This application is being reviewed under the previous [2003] Zoning Ordinance. OHM has reviewed and endorsed the development. Dexter Area Fire has reviewed and made comments.

Applicant representative Gary Laundroche, LAG Development, 400 W. Highland Rd., Highland, MI. The civil engineer's issue concerned the stormwater plan which needed to be

constructed to the Washtenaw County standards instead of Dexter Township standards. The ends of the parking rows will be green space [grass/plantings] to help remove silt from the stormwater before discharging into the retention pond. Business signs will follow General Motors protocol and a local sign installer will submit for permits. Chelsea Area Construction Agency (CACA) has issued a soil erosion permit. Washtenaw County Road Commission has approved moving the entrance further east of the intersection. The Fire Marshall's concerns regarding circulation and traffic flow on the property have been addressed.

Open Public Comment: 7:24 pm

Steve Burch, 9914 Horseshoe Bend (participant in virtual meeting)

He supports the application and stated it would be a worthy addition to what had previously been an eyesore.

Laura Sanders, 11774 Quigley Rd. (participant in virtual meeting)

She questioned the lighting plan. Mr. Lewis responded that the applicant narrative stated the lights were controlled by a system that reduces light levels after hours and turns off completely at the rear and interior of the site.

Kari Stroschein, 6322 Dexter Townhall Rd. (participant in virtual meeting)

She asked for clarification on which lights turn off as her property & home abuts the proposed vehicle dealership. She also questioned the proximity of asphalt on the south side of the parking lot. DPZ Rohr shared that there was a 60' setback from the property line.

Close Public Comment: 7:33 pm

#### **Commissioners Discussion Summary:**

Hours of operation and details of lighting plan. Signage, its height and illumination. Wash bays and water discharge. Truck carriers and non-use of double deck haulers. Landscape plan and maintenance. Primary site plan reviewer will be the Township Engineers OHM. Local roads & sub-divisions will not be used for test driving trucks. Seasonal flooding over N. Territorial.

***Motion by Mr. Lewis, seconded by Mr. Nester, to approve the final site plan for (20-PC-203) LaFontaine, with the following conditions: A) All exterior pole mounted lighting, and vehicle lighting, shall be turned off after business hours; B) All exterior building lighting will be reduced after business hours; C) A landscape maintenance plan will be incorporated; D) Applicant will comply with the request to supply building elevations; E) Test drive road usage will be restricted to primary paved roads; F) Hours of operation shall be Monday & Thursday 9AM to 9PM, Tuesday, Wednesday & Friday 9AM to 6PM, Saturday 10AM to 2PM, and closed on Sunday.***

**Roll Call Vote: Yeas – Lewis, Nester, Hurd, Sikkenga, Maier, Marinelli, Straub; Nays – none; Absent – none. Motion carried 7-0.**

**Item 2:**

Set a Special Meeting for April 13, 2021.

Chairperson Straub, in accordance with Bylaws Section 6: Meetings (B1) Special Meetings, called a Special Meeting for April 13, 2021 to hear the revised site plan for (20-PC-200) RSG Development (Doletzky). In accordance with Bylaws Section 6 (B2) nothing can be added to the draft agenda.

**7. Approval of Planning Commission Minutes:**

*Motion by Ms. Maier, seconded by Ms. Sikkenga, to approve the meeting minutes of February 23, 2021, as amended.*

**Roll Call Vote: Yeas – Lewis, Nester, Hurd, Sikkenga, Maier, Marinelli, Straub;  
Nays – none; Absent – none.**

**8. Township Board of Trustees Update:**

Karen Sikkenga, Township Board Representative gave a report on the March 16<sup>th</sup> regular Township Board Meetings.

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

**Ms. Marinelli** was concerned she did not have all the documentation for the April 13<sup>th</sup> meeting. **DPZ Rohr** assured the Planning Commission that he would be sending out a whole new set of site plans, new staff report, abridged and complete traffic study, as well as other documents

**10. Public Comment:** None.

**11. Future Agenda Items: April 13, 2021**

A) Special Meeting to for (20-PC-200) RSG Development (Doletzky)

**12. Adjournment:**

Motion by Mr. Nester, seconded by Ms. Maier, to adjourn the meeting. Meeting adjourned at 8:23 PM.

Respectfully submitted,

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Tom Lewis, Secretary

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Janis Miller, Recording Secretary