



DEXTER TOWNSHIP

PLANNING & ZONING

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767

WWW.DEXTERTOWNSHIPMI.GOV

"A Community For All Seasons"

To: Dexter Township Board of Trustees

From: Fletcher Reyher, AICP, Director of Planning and Zoning

Date: January 20, 2026

Re: Introduction of the Master Plan Review Committee and Request for Board Action

Introduction and Background:

At its November 25, 2025, meeting, the Planning Commission took formal action recommending that the Township Board establish and fund a Master Plan Review Committee beginning in 2026. The purpose of the Committee is to serve in a strictly advisory capacity by reviewing the existing Dexter Township Master Plan and providing policy-level guidance and recommendations to the Planning Commission. The Committee is not charged with drafting zoning ordinance amendments or making regulatory decisions, but rather with identifying policy gaps and long-range planning issues that warrant further consideration.

The existing Master Plan provides a solid foundation for land use decision-making; however, it does not sufficiently address several contemporary and evolving land uses the Township is increasingly being asked to respond to at a policy level. These include, but are not limited to, short-term rentals, renewable energy facilities, data centers, housing diversity, and biofuel generation. The formation of the Master Plan Review Committee is intended to proactively evaluate these topics from a planning and policy perspective and to ensure the Township is better positioned to make consistent, defensible, and forward-looking land use decisions based on clear Master Plan direction.

Committee Organization and Initial Meeting:

The Master Plan Review Committee held its initial organizational meeting on December 18, 2025. The purpose of this meeting was procedural in nature and focused on establishing the Committee's 2026 meeting schedule and reviewing the Committee's draft charge. Master Plan / Policy discussions were intentionally deferred until after formal Board establishment to ensure the Committee's role, authority, and scope are clearly defined.

The Committee reviewed its draft charge, which emphasizes the Committee's advisory, non-regulatory role and its responsibility to provide policy-level recommendations to the Planning Commission and, as appropriate, the Board of Trustees. Planning staff revised the draft charge under separate cover based on Committee discussion and feedback. The revised charge will be presented to the Board for consideration as part of the formal establishment of the Committee.

Committee Membership:

The Master Plan Review Committee consists of the following members:

- Chandra Hurd (Acting Chair / Planning Commission Representative)
- Alicia Abbott (Township Board Representative)
- Dan Barry (Planning Commission Representative)
- Joseph Spiegel (Township Resident)
- Linda Selbert (Township Resident)

The Committee includes representation from the Planning Commission, the Township Board, and Township residents, consistent with prior advisory committee structures.

2026 Meeting Schedule:

The Committee established the following meeting dates for the 2026 calendar year:

- March 18, 2026
- April 8, 2026
- June 17, 2026
- September 16, 2026
- December 16, 2026

All meetings will be conducted in compliance with the Open Meetings Act and will be properly noticed.

Request for Board Action and Funding:

Consistent with the Planning Commission's action and at the direction of the Planning Commission Chair, the following items are being forwarded to the Township Board for consideration to support the work of the Master Plan Review Committee:

1. Formal establishment of the Master Plan Review Committee for the 2026 calendar year.
2. Authorization of compensation for Committee members at the same rate provided to Planning Commission and Zoning Board of Appeals members.
3. Authorization to utilize the Township Recording Secretary, Janis Miller, to attend and prepare minutes for the five scheduled Committee meetings.

Next Steps:

Following Board action, the Master Plan Review Committee will proceed with its scheduled meetings and begin review of the existing Master Plan, supporting data, and planning issues. The Committee's findings and recommendations will be forwarded to the Planning Commission for review and further action, with additional Board involvement as appropriate.