



DEXTER TOWNSHIP

PLANNING COMMISSION

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SHAUN SMITH
BOT EX OFFICIO
ALICIA ABBOTT
COMMISSIONERS
MARTY STRAUB
DAN BARRY

RECORDING SECRETARY
JANIS MILLER

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, December 23, 2025

Present: Chairperson, Steve Burch; Vice-Chair, Chandra Hurd; Secretary, Christina Maier; Representative to ZBA, Shaun Smith; Marty Straub, Alicia Abbott, and Dan Barry.
Absent: None.

Also present: Fletcher Reyher, Director of Planning and Zoning; Janis Miller, Recording Secretary, and Megan Masson-Minock, Consultant Planner.

1. **Call to Order:** Chairperson Burch called the meeting to order at 6:00 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** No conflicts of interest.
4. **Approval of Agenda:**
Motion by Burch, seconded by Maier, to move #8 Discussion Item to the January PC meeting, as all members had not received the information. Motion carried.
Moved by Hurd, seconded by Abbott, to approve the agenda as amended. Motion carried.
5. **Public Comment:** (non-agenda items) Opened 6:05 PM. No public comment.
6. **Public Hearings:**
A. None
7. **Action Items:**
 - A. Planning Commission By-Laws Discussion: Amendment to Article 5 & Article 6.
Discussion: Conflict of Interest. Public Comment in Discussion Items and Action Items. Making Discussion and Action consistent with "Public Comment as appropriate".
Moved by Straub, seconded by Abbott, that # 8 Discussion Item includes the words "and Public Comment as appropriate". Motion carried.

Discussion: Quorum and succession when Chair and Vice-Chair are not present – where should this be placed in the by-laws? Hanging sentence in Secretary Duties. Where are Public Hearings placed on the agenda? Place Election of Officers on agenda or a stand-alone comment.
Moved by Straub, seconded by Barry, to defer further discussion on the By-Laws to our next meeting to allow staff to condense what we have been discussing this evening and present us with a clean copy of recommended changes to our By-Laws. Motion carried.

B. Annual Report.

Draft report in the PC packets. Director of Planning and Zoning Fletcher Reyher summarized the report.

Moved by Smith, seconded by Abbott, to accept the Annual Report from the Director of Planning and Zoning, and forward it to the Township Board. Motion carried.

C. 2026 Calendar Year Meeting Schedule.

Moved by Maier, seconded by Abbott, to approve the January 2026 through January 2027 Calendar. Motion carried.

8. Discussion Items: Moved to the January Planning Commission meeting.

~~A. Review and discussion of the Township Board's September 16, 2025 recommendation regarding Short Term Rentals (STRs) and Bed & Breakfasts (B&Bs).~~

9. Approval of Planning Commission Minutes:

Moved by Smith, seconded by Hurd, to approve the meeting minutes of November 25, 2025, as presented. Motion carried.

10. Correspondence: Joseph Spiegel December 16, 2025 email to DPZ Reyher.

11. Township Board of Trustees Update:

Trustee Abbott reported: a) the Board approved appointments to the township committees and boards, b) The 2026 Township Meeting Calendar was approved, c) first of three touches on the Master Plan Review Committee, and d) there will be a Budget work session at the January Board of Trustee meeting.

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

Chairperson Burch – He asked DPZ Reyher to ask the attorney if her confidential letter could be shared with the Master Plan Review Committee as it is relevant to their operation. The Master Plan Review Committee consists of Chandra Hurd - Chair, with committee members Daniel Barry, Joseph Spiegel, Linda Selbert, and Board Representative to the Committee Alicia Abbott.

Straub – He noted that the Master Plan is the township's vision document, based on the five cornerstones identified by the Township Board. He cautioned that the Zoning Ordinance should be up to date so the Master Plan can be implemented through the Zoning Ordinance.

Chairperson Burch – He lists five reasons he would like a Master Plan Review Committee:

- 1) Short-Term rentals, 2) Data Centers, 3) renewable energy, 4) Biofuel processing facilities, and 5) Housing.

Consultant Masson-Minock – two informational opportunities through the Michigan Association of Planning: 1) a two-part webinar January 8th and January 15th, and 2) a seminar on March 18th, in Frankenmuth, on Planning and Zoning Essentials.

13. Public Comment: Opened 7:11 PM. No public comments.

14. Future Agenda Items:

- A) Election of Chair, Vice-Chair, Secretary, and recommendation to the Township Board of the Planning Commission Representative to the Zoning Board of Appeals.
- B) Continued Discussion on Data Centers.
- C) Mater Plan Review Committee introduction.
- D) Tabled Discussion: Review and discussion of the Township Board's September 16, 2025 recommendation regarding Short-Term Rentals (STRs) and Bed & Breakfasts (B&Bs).

15. Adjournment:

Motion by Straub, supported by Barry, to adjourn the meeting at 7:13 PM.

Respectfully submitted,

Christina Maier, Secretary

Janis Miller, Recording Secretary