



DEXTER TOWNSHIP

PLANNING COMMISSION

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DAN BARRY

RECORDING SECRETARY
JANIS MILLER

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, March 24, 2026

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

Also present: Fletcher Reyher, Director of Planning and Zoning; Janis Miller, Recording Secretary; and Brady Heath, Carlisle Wortman Planning Consultant.

- 1. Call to Order:** Chairman Burch called the meeting to order at 6:00 PM.
- 2. Pledge of Allegiance:** Chairman Burch led the Commission in the Pledge of Allegiance.
- 3. Conflict of Interest Review:** No conflicts of Interest.
- 4. Approval of Agenda:**
 - *Motion: Moved by Abbott, seconded by Smith, to approve the agenda as presented. Motion carried unanimously.*
- 5. Public Comment:** Opened 6:02 PM. No members of the public were present for comment.
- 6. Public Hearings:** No public hearings scheduled.

7. Action Items:

- A. Planning Commission By-Laws Discussion. Amendments to Articles 2, 5, 6, & 14.

Director Fletcher Reyher presented amendments to the Planning Commission bylaws, incorporating feedback from the January 27th meeting. Key changes included adding housing to Article 2: Membership A) 4 community interests per Michigan Planning Enabling Act requirements, clarifying officer succession procedures, updating order of business, and changing voting terminology from "yes/no" to "aye/nay" for consistency.

Secretary Maier identified an inconsistency in voting terminology between voice votes and roll call votes. The Commission agreed to make terminology consistent throughout by using "aye/nay" for all votes.

- *Motion: Commissioner Straub moved to adopt the Planning Commission Bylaws as amended, with the provision that item H4 [Article 6: Meetings, H) Voting, 5) Voice Votes] roll call votes be recorded as ayes and nays for consistency. Commissioner Barry seconded.*

Roll Call Vote: Aye – Abbott, Smith, Hurd, Straub, Barry, Maier, Burch. Nay – None. Abstain – None. Absent – None. Motion carried.

8. Discussion Items

A. Review and Discussion of Draft Bed & Breakfasts (B&Bs) Ordinance Language

Director Reyher presented revisions to the bed and breakfast ordinance incorporating previous Commission feedback. Changes included requiring owner's principal residence, owner presence during rental periods with up to 4-hour daily absences, limiting events to B&B guests, tightening consecutive stay limits, and requiring special land use approval with inspections.

Commissioners identified concerns about language allowing "employees" to substitute for owner presence, which could create enforcement loopholes contrary to owner-occupancy requirements. The Commission agreed to remove "or an employee" language to maintain strict owner presence requirements.

Vice Chair Hurd proposed adding explicit language "Short-Term rentals are not a permitted or special land use in any district, and any short-term rental in existence prior to the effective date of this section shall be considered a prohibited use and shall not be recognized as a lawful nonconforming use." The Commission will continue discussion on Data Centers.

B. Continued Discussion on Data Centers

Vice Chair Hurd provided an update on the Master Plan Review Committee's progress, noting their March 18th meeting covered master plan amendment processes and various topics including bed and breakfasts, agritourism, renewable energy, and housing requirements. Data centers were not discussed in depth due to a missing committee member. The Board of Trustees currently has a 180-day moratorium, effective February 17, 2026, on Data Centers within Dexter Township.

Commissioner Straub questioned whether data centers would fit in commercial or require industrial zoning given their scale and utility requirements. Brady Heath from Carlisle Wortman recommended an overlay approach since no current zoning district accommodates data centers. Discussion covered siting challenges including proximity to natural areas, water usage conflicts with agricultural needs, and infrastructure requirements including sewer access for state tax credits.

Vice Chair Hurd requested Carlisle Wortman's model Data Center Ordinance for next meeting to provide framework for substantive discussion. The Commission agreed to review the model ordinance before developing township-specific standards.

9. Approval of Planning Commission Minutes:

Commissioners Straub and Barry identified corrections needed in the January 27th minutes, including proper attribution of the chair role and correction of public comment accuracy.

- ***Motion: Commissioner Abbott moved to approve the January 27, 2026, Planning Commission minutes as amended. Commissioner Hurd seconded.***

Roll Call Vote: Aye – Abbott, Smith, Hurd, Straub, Barry, Maier, Burch. Nay – None. Abstain – None. Absent – None. Motion carried.

10. Correspondence: Director Reyher reported receipt of notice of intent to prepare a joint master plan from Sylvan and Lima Townships.

11. Township Board of Trustees Update:

Commissioner Abbott reported the Township Board voted unanimously not to levy the police millage for fiscal year 2027 due to a healthy Police Fund surplus, resulting in a tax reduction. The Board approved ClerkMinutes™ AI software policy for meeting transcription assistance. A public hearing on the fiscal year budget will be held April 21st. Upcoming coffee chat was announced for April 18th on fire safety.

12. Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary.

Chairman Burch explained the new ClerkMinutes™ AI software implementation for meeting transcription assistance, noting voice recognition capabilities and the continued need for careful minute review by Commission members.

Director Reyher provided additional information about the Sylvan-Lima Townships joint Planning Commission formation. He also requested that the Commission review the draft Fertilizer Ordinance being considered by the Township Board in partnership with the Huron River Watershed Council.

13. Public Comment: Opened 7:18 PM. No members of the public were present for comment.

14. Future Agenda Items:

A. Director Reyher confirmed continued discussions on bed and breakfast ordinance language and data centers, including a review of the draft model Data Center Ordinance.

15. Adjournment:

Secretary Maier moved to adjourn. Commissioner Abbott seconded. Meeting adjourned at 7:19 PM. No vote taken.

Respectfully submitted,

Christina Maier, Secretary

Janis Miller, Recording Secretary

These minutes were initially generated using ClerkMinutes™ AI software and subsequently reviewed and edited by the Planning Commission Secretary and the Recording Secretary.