

Karen Sikkenga
Supervisor
Michelle Stamboulellis
Clerk
Maris Metz
Treasurer,
Gretchen Driskell
Karen Nolte,
Laura Sanders,
Lonnie Scott
Trustees

DEXTER TOWNSHIP
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REGULAR MEETING OF THE DEXTER TOWNSHIP BOARD
TUESDAY NOVEMBER 19, 2024 6:00PM

Location: Dexter Township Hall, 6880 Dexter-Pinckney Rd., Dexter, MI

CALL to ORDER: Supervisor Sikkenga called the meeting to order at 6:00 PM.

ACKNOWLEDGMENTS:
Optional Pledge of Allegiance

ROLL CALL/CONFLICT of INTEREST CHECK:

Present – Stamboulellis, Metz, Sanders, Nolte, Driskell, Scott, and Sikkenga.

Absent – None.

Also present: Sarah Gabis, Attorney; and Miller, Recording Secretary.

No Board member had a conflict of interest.

APPROVAL OF AGENDA:

Item 7b is a discussion item and will be moved to 8c on the agenda.

Motion by Trustee Scott, supported by Treasurer Metz, to approve the agenda as amended. All ayes. Motion carried.

CALL for PUBLIC COMMENT on AGENDA ITEMS: Opened 6:04 PM. No public comments.

CONSENT AGENDA:

- a) Approval of Minutes: Regular Meeting of the Board of Trustees; October 15, 2024
 - b) Authorize the Supervisor to sign a contract for custodial services
 - c) Authorize the Supervisor to sign a contract for the use of the Inverness Inn and any other agreements needed to execute the annual Volunteer Appreciation Event
- Motion by Treasurer Metz, supported by Trustee Sanders, to approve the consent agenda as presented. All ayes. Motion carried.

ACTION ITEMS:

- a) Establish a committee to study short-term rental and suspend code enforcement for short-term rentals – Trustee Driskell & Michael Boettcher
- Trustee Driskell, Board of Trustees Representative to the Planning Commission: The Planning

Commission was not able to write an Ordinance at this time due to many positions and opinions and the need for more information. The Zoning Ordinance does not address short-

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term rentals, just Bed and Breakfasts, so they are not allowed. The current short-term rentals [about 30] in Dexter Township will continue to operate, without code violations, until an amendment to the Zoning Ordinance is in place. There is legislation at the state level that does not protect private property rights as the regulations are not as thorough. The Planning Commission is requesting the Board of Trustees convene a committee to do research into short-term rentals.

Attorney Gabis: The township is not initiating any new enforcement actions until an Ordinance is in place. Whether to enforce or not enforce is completely at the Board’s discretion. Currently

there is one action pending [what brought the complaint to the Planning Commission] which will not be pursued until a short-term rental Ordinance is in place. The Planning Commission will have to create a new use other than a Bed and Breakfast.

Board Concerns: Without current enforcement, what is the townships liability? Attorney Gabis

started that the only liability is if an event happened on Township property and the Township was grossly negligent. There needs to be a balanced perspective in code enforcement that is policy driven, not discriminatory. The township can still issue violations for nuisances such as noise, lights, and parking. Every township resident should know the Zoning Ordinance. Why have an Ordinance when neighbors can file suit in court themselves? Attorney Gabis said it is the job of the Township Office to regulate public health, safety, and welfare.

Motion language provided by Township Attorney Sarah Gabis:

Motion offered by Trustee Driskell, supported by Trustee Sanders, “Motion to create a five member Short Term Rental Committee to review a potential text amendment to the zoning ordinance and a potential licensing ordinance to allow for short term rentals in Dexter Township and report its recommendation to the Planning Commission with copy to the Township Supervisor; and to delegate the appointment of members to the committee by the Supervisor, such membership to consist of one Township Board Member, one Planning Commission Member, one member who is an established resident or non-resident operator of

a short term rental and two members of the community who may or may not be Dexter Township residents.”

Discussion: Why not want Dexter Township residents on the committee as short-term rental owners are usually not Dexter Township residents.

Amendment to motion by Trustee Driskell: remove “who may or may not be” from the last line of the motion and add “who are township residents”. Trustee Sanders accepted motion amendment.

Roll Call Vote: Yea – Clerk Stamboullis, Trustee Driskell, Trustee Sanders, Treasurer Metz, Trustee Scott, Trustee Nolte, Supervisor Sikkenga; Nays – None; Absent – None. Motion carried 7-0.

Motion language provided by Township Attorney Sarah Gabis:

Motion offered by Trustee Scott, supported by Trustee Driskell, "Motion to direct staff to stay code enforcement against existing short-term rentals in Dexter Township during the period of time the Short-Term Rental Committee is reviewing potential amendments to the Township's ordinances to allow for short term rentals in Dexter Township, and during any subsequent period of time during which the Planning Commission is actively reviewing and proposing such amendments; such enforcement activity to resume upon future motion of the Township Board."

Roll Call Vote: Yea – Trustee Sanders, Trustee Driskell, Trustee Nolte, Trustee Scott, Supervisor Sikkenga; Nays – Clerk Stamboulellis, Treasurer Metz; Absent – None. Motion carried 5-2.

- b) ~~Information Technology Use Policy and replacement Schedule – Samatha Edwards~~ Moved to Item 8c.
c) Zoning Ordinance Amendments for a Renewable Energy Workable Incompatible Ordinance – Megan Masson-Minock, Planning Consultant

Megan Masson-Minock is absent so Trustee Driskell, Board Representative to the Planning Commission, summarized the procedures of the Planning Commission regarding PA 233 to remand it to the Dexter Township Board of Trustees for further investigation.

Motion language provided by Planning Consultant Megan Masson-Minock
Motion offered by Trustee Scott, supported by Clerk Stamboulellis, "Based on the information provided by staff, the input at the public hearing held on October 22, 2024, and the favorable recommendation of the Planning Commission on October 22, 2024, the Township Board adopts

the proposed text amendment for [Article 2] Section 2.02 [Definitions], Article 4 [Table 4. Other Land Uses], [Article 5] Section 5.05 [Special Land Uses], and Article 17 [Add Subsection 17.06(O)

Renewable Energy Facility] of the Zoning Ordinance for the following reasons: 1. The zoning text amendment is compatible with the goals and policies of the Master Plan. 2. The zoning text amendment is consistent with state and federal law."

Roll Call Vote: Yea – Trustee Nolte, Trustee Scott, Treasurer Metz, Trustee Sanders, Trustee Driskell, Clerk Stamboulellis, Supervisor Sikkenga; Nays – None; Absent – None. Motion carried 7-0.

- d) Acceptance of Financial Transactions – Clerk Stamboulellis
Motion by Treasurer Metz, supported by Trustee Driskell, to accept the financial transactions. All ayes. Motion carried.

DISCUSSION ITEMS:

- a) FY2026 Budget – see budget book

Comments: Best practice is to present the budget four months before the Fiscal Year. Very thorough and the Budget Book is very helpful. The budget healthy and in great shape. Restructuring the budget from a line-item budget to an activity-based budget is less confusing.

- b) Policy Items Next Term of Office – Supervisor Karen Sikkenga
A to-do list for the next Board of Trustees.

Added:

- c) Information Technology Use Policy and Replacement Schedule – Samatha Edwards
Covering use, security, and privacy. Includes an inventory of township computers, monitors, printers, and IT equipment for cost and replacement.

Q & A REPORTS:

- a) Office Administrator Report – Samatha Edwards
- b) Treasurer Report – Treasurer Metz Clerk Report – Clerk Stamboulellis
- c) Clerk Report – Clerk Stamboulellis
- d) Check Disbursement Report – Clerk Stamboulellis
- e) Planning Commission and Zoning Board of Appeals – Megan Masson-Minoock, Planning Consultant & Michael Boettcher, Zoning Administrator
- f) Open Space Committee – Mark Teicher & Barry Lonick
- g) Trustee report on single-hauler, broadband, cemetery restoration, clean-up day & MLESA – Trustee Nolte

BOARD & COMMITTEE REPORTS:

- a) Huron River Watershed Council – Sue Bade, Dexter Township Representative

DATA & PERFORMANCE METRICS:

- a) Fire Department activities
- b) Sheriff's Department activities – *no report this month*

CALL FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Opened 7:17 PM. No public comments.

OTHER ISSUES, COMMENTS and CONCERNS of BOARD MEMBERS & STAFF:

Trustee Sanders – She was concerned about committee appointments and if the same people can be reappointed.

Trustee Driskell – This is her last Board meeting as she has been newly elected to a County position. She loves the community, the productive and organized Board, the Township staff and has mixed feelings about leaving. She thanked the community for the privilege of serving them as a Dexter Township Trustee.

Clerk Stamboulellis – November was a big election, it went smoothly, and she voiced gratitude for the voters that showed up. She thanked the amazing election workers, volunteers, her Deputy Clerk and the Office Staff for all their hard work.

Treasurer Metz – This is her last Board meeting, and she commented that there were lots of highlights in learning the job, learning the community, as well as working with a great staff. She thanked everyone.

Trustee Scott – As the new Supervisor a) he has started reaching out to fill committee appointments, b) the state lame duck legislature may be moving the aggerate bills again, c) a special thank you to the Planning Commission members for the enormous amount of work on the agenda items tonight and overall, d) he thanked the Board for making incredible progress for the community, and e) he is thankful to the community for the opportunity to lead the Board as the next Supervisor.

ADJOURNMENT:

With business completed, Supervisor Sikkenga adjourned the meeting at 7:20 PM.

Respectfully Submitted,



Michelle Stambouellis, Clerk
Dexter Township

I, THE UNDERSIGNED, MICHELLE STAMBOULELLIS, THE DULY QUALIFIED CLERK FOR THE TOWNSHIP OF DEXTER, WASHTENAW COUNTY, MICHIGAN, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND COMPLETE COPY OF CERTAIN PROCEEDINGS TAKEN BY THE DEXTER TOWNSHIP BOARD OF TRUSTEES AT A REGULAR SCHEDULED MEETING HELD ON THE 19TH DAY OF NOVEMBER AND THAT THE FORGOING MINUTES ARE THE APPROVED MINUTES FOR THE MEETING HELD ON THE 19TH, DAY OF NOVEMBER 2024.

MICHELLE STAMBOULELLIS, CLERK, DEXTER TOWNSHIP

