

**DEXTER VILLAGE COUNCIL**  
**Regular Meeting**  
**April 28, 2003**

**Pledge of Allegiance**

The meeting was called to order at 7:30 P.M. by President Coy in the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

**Roll Call**

Present: Carson, Coy, Semifero, Seta, Turner, Walters

Absent: Hall

(Trustee Hall entered the meeting at 8:00 P.M.)

**Approval of Minutes**

-Moved Seta, support Carson to approve the minutes of the April 12, 2003, special workshop Council meeting as presented.

Ayes: Carson, Coy, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

**Pre-Arranged Citizen Participation**

County Commissioner, J. Yekulis, spoke, offering his assistance regarding County issues.

**Approval of Agenda**

Added under Old Business Item 3. Consideration of Resolution Approving Application for IFT from Dapco.

Added under New Business Item 5. Grub Control, New Business Item 4 will be considered prior to the other four items on the agenda.

-Moved Walters, support Semifero to approve the agenda amended.

Ayes: Carson, Coy, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

**Non-Arranged Citizen Participation**

-P. Bishop, 3261 Broad Street, stated he was surprised to learn of the 7:30 P.M. Council meeting time and that he believes that public notice of the change should have been published in the newspaper. He further stated his belief that Council continues to demonstrate that it doesn't care about informing citizens of the Village by its lack of communication and that Internet postings cannot take the place of published minutes. He also found that the last set of minutes that has been posted on the Village Web Page was for the March 11, 2003, meeting.

-P. Cousins, 7648 Forest, stated that he echoes the comments made by the previous speaker. He further expressed his opinions regarding the Village's lack of process, specifically that the last agenda was unclear as to items to be considered and that bodies who had Village

representatives appointed to them were not informed of proposed changes. He is very concerned about what he perceives to be over control exhibited by the Council, citing the example that when they did not like what the Planning commission was doing they put a Council member on the Commission, when they didn't like an opinion by a representative to a board, they appointed a Trustee to that position. In addition he noted that Council has ceased to publish proceedings and to announce proposed business clearly on its agenda. He also stated he is distressed by the fact the Village government has moved away from community involvement – it should let people be informed. In closing remarks he stated his wish that Council take a close look at what it is doing and not equate an unwillingness to run for office to be a lack of concern on the part of citizens.

(Trustee Hall entered the meeting at this point – 8:00 P.M.)

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## **Communications**

1. AATA representative, C. White, addressed Council with information regarding funding. The Dexter 210 Dexter bus route is proposed to be discontinued as of August 25, 2003, due to a lack of funding.
2. Red Cross representative, P. Horiszney, distributed a packet of printed material regarding the services provided by the Red Cross organization.

Packets contained the remaining three items listed on the agenda.

## **Public Hearings**

1. IFT DAPCO

The hearing was opened at 8:00 P.M. The following citizens wished to speak:

-LDFA Chair, P. Bishop, spoke in favor of approval of the Dapco request, stating that the LDFA depends on the Council to keep an atmosphere conducive to filling our Business and Research Park and that Dapco had been a good Village neighbor. There were no other citizens who wished to speak.

The hearing was closed to public comment at 8:03 P.M.

## **Show Cause Hearings**

1. 8080 Grand – C. and P. Blossom/Schwalbacks

The Zoning Officer presented a plan of action for the clean up of the site.

## **Bills and Payroll**

-Moved Walters, support Carson to approve bills and payroll in the amount of \$184,147.55 dated April 28, 2003.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

## **Reports**

Washtenaw County Sheriff's Report – Sgt. Filipiak presented the March report. He further stated that he is pleased with the participation in bicycle registration.

-Moved Turner, support Semifero to receive the march 2003 Sheriff's report for filing.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

Zoning Office – Council received written report. Ms Menard gave an update regarding the Warrior Creek Park Clean-up Day, scheduled for May 17<sup>th</sup>, from 9 to 4:00.

Village Manager – Council received written report. Copy filed with minutes. The Manager has arranged for a Mayor's exchange with Blissfield. Please notify her if you will be participating. She extended a reminder of the Council's need to discuss police units of coverage and informed Council of plans for a silent auction to dispose of unnecessary Village equipment.

Board and Committee Reports – DAFD 4-17-03 Board meeting packet and 2002 Audit were included in Council packets.

-Moved Hall, support Walters to direct the village Manager to draft a letter to Scio Township regarding its non-participation in funding the 210 Ride route and with a request for it to begin funding it's share of the service expense.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

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## Old Business

### 1. Consideration of Resolution Approving IFT for Dapco

-Moved Semifero, support Seta to adopt the Resolution Approving the Application from Dexter Automatic Products Company for an Industrial Facilities Exemption Certificate for New Equipment and Building Improvements. Copy filed with minutes.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

### 2. Consideration of Resolution of Adoption – 2003 Parks and Recreation Facilities Master Plan

-Moved Semifero, support Walters to adopt the Resolution of Adoption – 2003 Parks and Recreation Facilities Master Plan as presented. Copy filed with minutes.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

### 3. Consideration of Final site Plan for Dexter Crossing Condominium Site submitted by Blackhawk Development

Presentation of the request was made by Blackhawk representative, attorney D. Dever.

-Moved Carson, support Seta to approve the final site plan, dated 4-10-03 with attachments dated 4-24-03 for the Dexter Crossing Condominiums with reference to the following items:

1. Set of plans included in Council packet for 4-28-03 regular meeting
2. Letter dated 2-18-03 documenting Council's expectations for submittal
3. Village Council minutes from 1-27-03 establishing new criteria
4. Memo from the Zoning office clarifying current review documents
5. OHM Engineering review
6. Doug Lewan Planning Consultant review
7. Pat McKillen DPW Superintendent
8. Ed Lobdell Utility Superintendent
9. DAFD Review

(Copies on file in Village of Dexter Zoning Office)

and with the following addendums to the developers draft Development Agreement:

1. Article 16, Section 4, Prior to the Transitional Control Date, these by-laws may be amended, in accordance to applicable law, by the developer with out approval from any other person, so long as any such amendment does not materially alter or change the right of a Co-owner or mortgager, including, without limitation, amendments either altering or confirming the size of the Board of Directors as provided in Article XI, Section 2.
2. The Master Deed By-Laws shall prohibit living quarters in the basement

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays None

Motion Carried

## **New Business**

1. Consideration of the Planning Commission recommendation to approve a Special Land Use Permit for Argiero's Pasta and Pizza for outdoor seating.

-Moved Seta, support Hall to accept the Planning Commission recommendation to grant a Special Land Use Permit for Argiero's Pasta and Pizza, 7049 Ann Arbor Road for outdoor seating with the following conditions: 1) the landscape boxes and planting material shall not exceed a height of 36-inches, 2) the applicant ensures

that trash from the outdoor area is diligently monitored 3) the provision of a five-foot walkway between the seating area and the road and 4) the seating equipment shall be taken in doors during hours of non-operation.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

-Moved Hall, support Semifero that the serving of alcohol for outdoor seating at Argiero's Pasta and Pizza is limited to up until 10:00 P.M.

-Moved Semifero, support Carson to postpone the subject until the next regular meeting to allow for further discussion on the matter.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

2. Consideration of a Resolution for the Purpose of Establishing Water and Sewer Rates for the Village of Dexter, County of Washtenaw.

-Moved Turner, support Hall to adopt the Resolution for the Purpose of Establishing Water and Sewer Rates for the Village of Dexter, County of Washtenaw, as presented, effective for June 2003 Usage with the following contingencies:

- a) the offering of an education process for Village residents and
- b) the taking of public comment on the subject at the May 12, 2003, regular meeting. Copy on File.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None                      Motion Carried

3. Consideration of Adoption of Amended Council Rules

-Moved Seta, support Carson to postpone the subject until the May 12, 2003, regular meeting.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

4. Consideration of Extension of Lease with National City Bank for Village Office Space at 8123 Main Street.

-Moved Seta, support Carson to authorize the Village Manager to sign a Lease Amendment dated April 28, 2003, between the Village of Dexter and National City Bank to extend the lease for Village Office space, second floor, at 8123 Main Street, through June 30, 2006. Copy on file.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

5. Discussion of Grub Control  
Discussion only. No action taken.

**Non-Arranged Citizen Participation - None**

**President's Report**

Mr. Coy announced a work session for 5-12-03, 6:30 P.M., for review of the IFT Evaluation Form.  
-Moved Semifero, support Hall to moved the May 26<sup>th</sup> regular meeting to May 27<sup>th</sup> due to the observance of Memorial Day.

Ayes: Carson, Coy, Hall, Semifero, Turner, Walters

Nays: Seta

Motion Carried

A meeting with Rep. DeRossett regarding the Mill Pond project will be scheduled.

Mr. Coy distributed a copy of legal opinion from Village attorney B. Smith regarding the Position of Village Representative to the Dexter District Library Board and the Resolution of Organizational Matters adopted at the 4-14-03 regular Council meeting.

He then noted that Trustee Semifero is a member of the affirmative majority vote for that action.

Trustee Hall informed Council that he is not interested in the Village appointment to the Dexter District Library board.

-Moved Semifero, support Turner to reconsider the question of the adoption of the Resolution of Organizational Matters from the April 14, 2003, regular meeting for the purpose of deleting the Position of Dexter District Library Board Representative.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

**Adjournment**

-Moved Seta, support Hall to adjourn the meeting at 10:15 P.M.

Ayes: Carson, Coy, Hall, Semifero, Seta, Turner, Walters

Nays: None

Motion Carried

Respectfully Submitted,

Donna L. Fisher, Village Clerk

Filing Approved\_\_May 12, 2003