

DEXTER VILLAGE COUNCIL
Regular Meeting
January 26, 2004

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.

Pledge of Allegiance

Roll Call

Present: Carson, Coy, Hall, Semifero, Seta, Stacey, Walters
Absent: None
Also Present: Manager Eureste

Approval of Minutes

Under Reports – Change *Finance* Sub Committee... to *Utilities* Sub Committee
-Moved Walters, support Semifero to approve the minutes of the January 12, 2003, regular meeting as corrected.
Ayes: Carson, Coy, Hall, Semifero, Seta, Stacey, Walters
Nays: None
Motion Carried

Pre-Arranged Citizen Participation - None

Approval of Agenda

Under New Business – Item 5. Consideration of Council Rules was deleted
-Moved Semifero, support Stacey to approve the agenda as presented.
Ayes: Carson, Coy, Hall, Semifero, Seta, Stacey, Walters
Nays: None
Motion Carried

Non-Arranged Citizen Participation

None

Communications – Packets contained the 3 items listed on the agenda.

Reports

Sgt. Filipiak presented the November/December 2003 reports with emphasis being placed on funding for the community schools DARE officer, shared police costs and frequent B&E alarm calls.
-A. Menard highlighted planning/zoning information, which was part of the meeting packets. A DDA draft RFP for parking lot work was included.
- The Utilities sub committee will complete a report that will include tap fee study information for a future meeting.
-The Mill Creek Corridor Study Sub-Group will meet at 5:30 PM in the basement of the National City Building for the purpose of reviewing next steps and discussion of the Village bridge and its “critical list” status.
-Village Manager - Ms. Eureste highlighted areas of her written report.

Consent Agenda

1. Consideration of Bills and Payroll costs in the amount of \$60,485.05 dated 1-26-04.
 2. Consideration of Request for Approval of the Portion of the 2004 Dexter-Ann Arbor Run that occurs in the Village of Dexter
- Moved Stacey, support Seta to approve the two items listed on the consent agenda.
Ayes: Carson, Coy, Hall, Semifero, Seta, Stacey, Walters
Nays: None
Motion Carried

Old Business

None

New Business

1. Consideration of Recommendation from the Planning Commission to approve the Eaton Court PUD Final Site Plan
Zoning Officer Menard gave a brief overview of the project.

K. Wilkins, representing Norfolk Development, responded to comments and concerns raised by Council.
No action was taken at this point.

Regular Village Council 1-26-04

Page 2

President Coy began discussion of item 2.

2. Consideration of Entering into a Development Agreement with Norfolk Development Corporation for the Eaton Court PUD

-Moved Semifero, support Seta to postpone both items L1. and L2. until the next regular meeting.

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

Nays: None

Motion Carried

-Moved Hall, support Seta to take a 5-minute break at 9:35 PM

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

Nays: None

Motion Carried

The meeting resumed order at 9:45 PM

3. Consideration of Recommendation from the Planning Commission to approve the Dexter Commerce Center Phase 3 Amended Area Plan and Preliminary Plan

Representatives of the applicant displayed planned building material samples and answered questions.

-Moved Carson, support Walters that based on the information received from the applicant and reflected in the minutes of this meeting, the Village Council finds the Dexter Commerce Center Phase 3 Amended Planned Unit Development (PUD) Area Plan and Preliminary site Plan received by the Village on January 9, 2004, meets the qualification for consideration as a PUD. The Planning Commission finds the factor(s) as outlined in Section 19.08 A.4. f, 19.08 B and 19.08 C of the Village of Dexter Zoning Ordinance and recommends approval. The Village Council also finds that the Dexter Commerce Center Phase 3 PUD Amended Area and Preliminary site Plan meets the requirements of Section 21.04 and approve the applicant's request for Area and Preliminary site Plan Approval. In making this determination, the following additional conditions shall apply:

1. Concerns noted in the Planning Consultant's January 21, 2004 memo,
2. Concerns noted in the Engineering Consultant's January 231, 2004 review,
3. The verification of ingress/egress easements and
4. The provision of an executed development agreement verifying sidewalk installation on Dexter-Ann Arbor from Dan Hoey Road to the Mill Creek School property and a policy for replacement of dead trees along Dexter-Ann Arbor, from Dan Hoey Road to the Mill Creek School property

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

Nays: None

Motion Carried

4. Consideration of Adoption of the Employee Handbook to be Effective March 1, 2004

-Moved Seta, support Carson to adopt the proposed Employee Handbook to be Effective March 1, 2004. A candidate must receive a majority of Council votes – a minimum of four

Ayes: Carson, Coy, Semifero, Seta, Walters

Nays: Hall, Stacey

Motion Carried

Non-Arranged Citizen Participation - None

President's Report - None

Adjournment

Moved Seta, support Carson to adjourn the meeting at 10:09 PM.

Voice Vote: Unanimous

Respectfully Submitted,

Donna L. Fisher, Village Clerk

Filing Approved: *February 23, 2004*