

F. PUBLIC HEARINGS & SHOW CAUSE HEARINGS.

None

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS

None

I. REPORTS

1. Community Development Department-Allison Menard
 1. Tree update
 2. 3075 Baker has decided to demolish the house.

2. Board and commission Reports
 1. DAFD Report- Jim Seta
 1. Authorize the purchase of additional radios, batteries, and chargers.
 2. Working on union contract- 12/31/2004 expiration.
 3. Formed an OSHA GUIDELINES HEALTH AND SAFETY COMMITTEE

4. Subcommittee Reports
None

5. Village Manager's Report
Ms. Eureste submits her report as per packet.

6. President's Report
None

J. CONSENT AGENDA

1. Consideration of: Bills & Payroll in the amount of: \$188,900.56
2. Consideration of: Request from the Dexter Senior Center to hold a ceremony in Peace Park on November 11, 2004 in observance of Veteran's Day.

Motion Walters,support Semifero, to accept the consent agenda as presented.

Ayes: Walters,Carson,KeoughSemifero,Seta.

Nays: none

Motion carries.

K. OLD BUSINESS

None

L. NEW BUSINESS

1. Consideration of: AN ORDINANCE TO AMEND THE CODE OF ORDINANCE OF THE VILLAGE OF DEXTER BY ADDING A NEW SECTION THERETO, SECTION 2-32 PROVIDING FOR THE METHOD OF CHANGING THE TERMS OF OFFICE FOR VILLAGE

TRUSTEES

TO 4-YEAR STAGGERED TERMS CONSISTENT WITH 2004 PUBLIC ACT 300

First Reading-set for Public Hearing 11/08/04.

Motion Semifero, support Keough to set a hearing for public comment on 11/08/2004.

Ayes: Carson,Keough,Semifero,Walters,Seta.

Nays: None

Motion carries.

2. Consideration of: AN ORDINANCE TO AMEND THE CODE OF ORDINANCE OF THE VILLAGE OF DEXTER BY ADDING A NEW SECTION THERETO,SECTION 2-33 PROVIDING FOR THE METHOD OF CHANGING THE TERMS OF OFFICE FOR VILLAGE AND CLERK TO 4-YEAR TERMS.

PRESIDENT

First Reading-set for public hearing 11/08/04.

Motion Semifero, support Carson to set a hearing for public comment on 11/08/04.

Ayes: Keough,Semifero,Walters,Carson,Seta.

Nays: None.

Motion carries.

3. Discussion of: Additional Information on Huron Commons "Assertion of Concern."
4. Consideration of: Resolution to file the Complaint in Washtenaw County Circuit Court, To amend that portion of the Dexter Business And Research Park Subdivision plat known as Mill Creek Drive

Motion Semifero,support Keough to approve the resolution to file said Complaint in Washtenaw County Circuit Court.

Ayes: Keough,Semifero,Walters,Carson,Seta.

Nays: none

Motion carries.

5. Consideration of: UNIFORM RESOLUTION FOR ADOPTING BENEFIT PROGRAM
“E” INCREASE TO BE EFFECTIVE ON ADJUSTMENT DATE
JANUARY 1, 2005.

Motion Semifero, support Carson to approve the Resolution for adopting benefit program “e”
Increase to be effective on adjustment date January 1, 2005.

Ayes: Semifero, Walters, Carson, Keough, Seta.

Nays: none

Motion carries.

6. Consideration of: Recommendation from Planning Commission to approve the Boulder
Park Phase 2-Preliminary Site Plan

Motion Keough, support Carson to postpone approval of the Preliminary Site Plan for
Boulder Park, Phase 2 to allow the applicant time to address the following items:

1. Concerns noted in the Planner’s review dated Sept. 27, 2004 and Oct. 21, 2004.
2. Concerns noted in the Engineer’s review dated Oct. 21, 2004.
3. Concerns noted in the DAFD review dated Sept. 24, 2004.
4. Concerns noted in the Dexter Water Utilities review dated Oct. 20, 2004.
5. Per Section 21.03 of the Village Ordinances, the site plan does not provide the minimum number of driveways for reasonable access. Sharing driveways with the parcel to the east is encouraged in this part of the Ordinance and is not shown as such on the site plan.
6. Per Section 3.09 of the Village Ordinances, approval of curb cuts shall not be given where curbs and driveways shall unnecessarily increase traffic hazards. The traffic in this entire corridor is heavy and the Meadowview traffic light is there for access to Dexter-Ann Arbor Road. The additional curb cuts invite more opportunities for traffic hazards to occur because they increase the turning movements within the corridor.
7. The preliminary site plan does not meet the goals established in the Dexter Ann-Arbor Road corridor plan, specifically:
 - A. Page 29 states, “Access to multiple uses through adjoining rear parking areas, back routes, and shared drives would significantly affect the level and quality of auto access movement on Dexter Ann Arbor Road.
 - B. Page 38 states, as a corridor traffic and safety goal, encourage the reduction in the number of curb cuts along the corridor by utilizing shared access whenever possible to reduce the number of turning opportunities along the corridor.
 - C. Page 53 states, in the Future Land Use Plan, “The development of small individual lots, each having access to the Dexter-Ann Arbor Road is not recommended.”
8. The plan does not meet the regional County wide goal outlined in the draft Washtenaw County Master Plan, page 10-5, Recommendation 2.4.
9. There is no hardship fro the developer to create the access connection to the bank driveway, since MAV owns this parcel as well. The access drive between Eaton Court and the bank entrance would be consistent with the vision of the Ann Arbor Road Corridor Plan as described in the Village Ordinance 15(B).05 Access Management E. Standards for the Number of Commercial Driveways, “where possible, this access shall be via a shared driveway or a service drive.”

Ayes: Walters, Carson, Keough, Seta.

Nays: none
Motion carries.

7. Consideration of: Request from Blackhawk Development to allow occupation of 3 units
In the Dexter Crossing Condominium Site.

Motion Walters,support Keough to allow certificates of occupancy to be granted regarding
the 3 units in the Dexter Crossing Condominium Site.

Ayes: none
Nays: Carson,Keough,Walters,Seta.
Motion fails.

M. COUNCIL COMMENTS

None

N. NON-ARRANGED PARTICIPATION

Vance Albers of 310 Cambridge, council did the right thing to turn down Blackhawk's
request.

Cammy Tucker of Webster Township inquiring about a possible development on Daly Road
between Mast and Zeeb roads. Assured that council had heard nothing.

Ray Tell of 3539 Hudson, also says council did the right thing regarding the Blackhawk
request. Regarding the curb cuts at Boulder Park Phase 2, has concerns pertaining to
denying them.

legally

Motion Carson,support Walters to adjourn at 9:58.
Motion carries unanimously.

Respectfully submitted,

David F. Boyle, Village Clerk

Approved:_____