

2. AN ORDINANCE CHANGING THE TERMS OF THE PRESIDENT AND CLERK TO 4-YEAR TERMS.

Public hearing open at 7:33.

Public hearing closed at 7:34.

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS

None

I. REPORTS

1. Community Development Department-Allison Menard
 1. Master Plan Status Update.
 2. Explanation of Maps (separate in packet)
2. Board and commission Reports
 1. Downtown Development Chair- Dan O'Haver.
 2. WATS Update-Jim Carson
3. Subcommittee Reports

None
5. Village Manager's Report
 1. Ms. Eureste submits her report as attached.
 2. Update: Dexter Crossing-Phase 1 to 5 and Victoria Condominium (separate in packet)

Note: A representative of Blackhawk Development is challenging our tap fee structure. The punch list items are down to 1 ½ pages. It appears that water and sewer services have been connected at the Condominium site without payment of tap fees or installation of domestic water meters.

6. President's Report
 1. JJR e-mail regarding Main Street Bridge.
 2. All entities contacted adopt the Main Street Bridge resolution.
 3. Reminds all to come downtown 11-12-04 experience "Dexter in da moonlight"

J. CONSENT AGENDA

1. Consideration of: Bills & Payroll in the amount of: \$137,531.44

Motion Fisher,support Keough to accept the consent agenda as presented.

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

Nays: none

Motion carries.

K. OLD BUSINESS

1. Consideration of: AN ORDINANCE TO ELECT VILLAGE TRUSTEES TO 4-YEAR STAGGERED TERMS TO FULFILL THE REQUIREMENTS OF 2004 PUBLIC ACT 286-300.

Motion Keough,support Walters to adopt an ordinance to elect Village Trustees to 4-year staggered terms to fulfill the requirements of 2004 Public Acts 286-300.

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

Nays: none

Motion carries.

2. Consideration of: AN ORDINANCE CHANGING THE TERMS OF THE PRESIDENT AND CLERK TO 4-YEAR TERMS.

Motion Keough,support Carson to adopt an ordinance to change the terms of the President and Clerk to 4-year terms.

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

Nays: None

Motion carries.

L. NEW BUSINESS

1. Consideration of: The appointment of Kim Clugston to the Planning Commission with a term to expire June 2006.

Motion Fisher, support Walters to appoint Kim Clugston to the Planning Commission with a term to expire June 2006.

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

Nays: None

Motion carries.

2. Consideration of: The appointment of Jim Carson to the "Washtenaw in Motion" Coalition.

Motion Fisher, support Keough to appoint Jim Carson to the "Washtenaw in Motion" Coalition.

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

Nays: None.

Motion carries.

3. Consideration of: Resolution opposing HB 4358.

Motion Keough, support Carson to adopt a resolution opposing HB 4358 (increasing truck length to 65 feet)

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

Nays: none

Motion carries.

4. Consideration of: Recommendation from the Planning Commission to add property I.D. HD-08-06-205-025 to the proposed changes to the Village of Dexter Zoning Map.

Motion Fisher, support Keough to approve property ID HD-08-06-205-025 to be rezoned as Central Business District based on the criteria in Section 23.05 of the Village of Dexter Zoning Map.

Ayes: Carson, Cousins, Fisher, Keough, Walters, Seta.

Nays: none

Motion carries.

5. Consideration of: Recommendation from Planning Commission to adopt proposed Zoning Map changes. (postponed from 10/11/2004 meeting)

Motion Carson, support Walters to approve the proposed zoning map amendments recommended by the Planning Commission and based on the following criteria set forth in Section 23.05 of the Village of Dexter Zoning Ordinance:

- A. Consistency with the goals, policies and future land use map of the Dexter Master Plan. If conditions upon which the Master Plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the Master Plan was adopted, as determined by the Village, the Planning Commission and Council shall consider the consistency with recent development trends in the area.
- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.

- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning.
- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- G. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

Ayes: Cousins,Fisher,Keough,Walters,Carson,and Seta

Nays: none

Motion carries.

- 6. Consideration of: Recommendation from Planning Commission to adopt amendments to Article 20-Schedule of Regulation for VC and CBD.

Motion Keough, support Fisher to approve the changes to Section 20.01, Schedule of Regulations, of the Village of Dexter Zoning Ordinance recommended by the Planning Commission. Per section 23.06 the following criteria was used in making this determination:

- A. Documentation has been provided from Village Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance.
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the Village's standards are outdated.
- D. The amendment would promote implementation of the goals and objectives of the Village's Master Plan.
- E. Other factors deemed appropriate by the Planning Commission and Village Council.

Ayes: Keough,Walters,Carson,Fisher,Cousins,Seta.

Nays: None

Motion carries.

M. COUNCIL COMMENTS

None

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Fisher, support Keough to adjourn at 8:20.
Motion carries unanimously.

Respectfully submitted,
David F. Boyle, Village Clerk

Approved: _____