



**1. Alley Vacation** – President Seta opened the Public Hearing at 7:35 PM

The following residents gave comment at the Public Hearing:

- 1) Nancy McLeod, 7639 Forest stated she was not in favor of vacating the alleys. She questioned how far back did the village go to research who actually owns the alleys
- 2) Peter Scalberg, 884 Steinbach, Chelsea, asked how many alleys total are proposed to be vacated and how many are proposed to not be vacated. What criteria were used to decide which alleys shall be vacated? Why are some alleys maintained and others are not? This could cause a hardship on adjacent property owners.
- 3) Nina Doletsky-Rackham, owner of 8145 Fifth Street stated that the alley near her property is not in the place it is supposed to be.
- 4) Scott Munzel, 121 W. Washington, Ann Arbor, spoke on behalf of the Fletchers.
- 5) Jim Smith, 7765 Forest asked that the pictures of the alleys be shown.
- 6) Martha Miller, 7844 Fourth had concerns of the trash removal in her alley if it was vacated.
- 7) Cathy Stivers, 3470 Inverness, stated she was not in favor of the alley vacation ten years ago and she is not in favor of it now. She asked the council to please leave them as they are.

President Seta Closed the Public Hearing at 8:10 PM. At this time, Pat Conlin gave an overview of why the alleys were being considered. Mr. Conlin answered various questions from the audience.

MOTION by Carson, Second by Fisher to postpone action on the alleys until the 2<sup>nd</sup> meeting in June and to direct staff to prepare a comprehensive review and report on the alleys being considered for vacation.

Ayes: Carson, Cousins, Keough Semifero, Walters, Fisher, Seta  
Nays: None  
MOTION approved.

**2. Ordinance creating a Tree Board** – President Seta opened the Public Hearing at 8:27 pm. President Seta Closed the Public Hearing at 8:28 PM

MOTION by Semifero, Second by Walters to adopt the ordinance creating a Tree Board.

Ayes: Carson, Cousins, Keough Semifero, Walters, Fisher Seta  
Nays: None  
MOTION approved.

**G. NON-ARRANGED PARTICIPATION:**

Scott McDonald, Washtenaw County Building Official gave an overview of the county's

E-Connect on-line permitting system. He also stated that May 8-14 was Building Safety Week. President Seta asked if the county had an inspections process for sidewalk permits and Mr. McDonald said “no”.

Kathy Reynolds, 8473 Parkridge said she has concerns about the speed limit on Dexter-Pinckney near the Westridge subdivision. She said she and others would like to have the speed reduce to 35. She said there are concerns about turning in and out of the subdivision. She also had issues with people visiting Jenny’s farm stand that are parking on the “north” side of the road which reduces the site lines and creates a hazard with people and children walking between the cars and trying to cross the road.

Mr. Charles Brock, 878 Fairway Park, Ann Arbor said he was against the proposed special land use for an additional dry cleaner. He said he thinks too many are bad from a planning standpoint. He respectfully asked the council to consider his request to meet the needs of the existing businesses in town.

**H. COMMUNICATIONS:**

1. CATS/WAVE Dexter Statistical Report through March 2005
2. Governor’s Task Force
3. Roster

**I. REPORTS:**

1. Washtenaw County Sheriff Department- Sergeant Filipiak  
February 2005, March 2005

Sgt. Filipiak gave his report.

Semifero asked about the reports for incidents at the school and why the school deputy does not respond to them. Sgt Filipiak stated that the incidents likely happened after school, or on weekends or at special events where the first available responder would answer the call

Keough asked about the speeds on Dexter-Pinckney Road. Sgt. Filipiak stated that the average high/low is probably above 45

2. Community Development Department-Allison Bishop
  1. Notice of Decision ZBA
  2. Report

Mrs. Bishop gave her report. She was asked how many trees would be planted under the tree program and said 86, with 20 to be planted in Dexter Community Park. She expects the plantings to start at the end of the week, or the beginning of next week.

3. Board and Commission Reports

1. Dam Removal Stakeholders Meeting
2. Gordon Hall Roundtable Meeting
3. Stormwater Phase II Citizen Advisory Meeting

Paul Cousins gave an overview of the meetings listed above.

The Dam Stakeholders meeting was well attended. He distributed a spreadsheet checklist of activities that the Watershed Council compiled that need to happen for removal. He stated that a proposal is being sent to Rep Schwarz and he had committed to working on this issue and will attempt to tie it to an appropriations bill.

The University is taking proposals until November 15 on Gordon Hall. More information is forthcoming about the specific requirements they are looking for. They set a valuation the property of \$2,000,000, but are not necessarily going to take the highest bid.

4. DAFD –President Seta gave an overview of the latest DAFD meeting. He gave a brief overview of the financial statements. The DAFD was given permission to add one additional full time firefighter. Also, the Chief Yates, Wally Fusiliere and President Seta will be putting together a CIP for the long term needs of the DAFD.

4. Subcommittee Reports

Facilities Committee: Keough gave an overview of the latest meeting with the Library representatives and their architects. Seta, Cousins, himself and Mr. Hanifan met with the group and the demands of the library seemed excessive. Originally, the group had talked about a land swap, but the library did not appear to be interested in that any longer. The library was asking for visibility rights and for the DDA to acquire property for the project. The library is putting together another plan for the Facilities committee to review in a month or so.

5. Village Manager Report

1. Annexation & 425 Information-Separate in Packet

Discussed putting Annexation and 425 discussion on next agenda, a future agenda or schedule a special work session.

6. President's Report

1. April 12<sup>th</sup> Joint Meeting
2. April 13<sup>th</sup> WCRC Meeting
3. LDFA – President Seta had a discussion with Mr. Bishop and came to the conclusion that 7 new people need to be

appointed to the LDFA to complete the process of dissolving the LDFA board. The president does not automatically become appointed to the board, so he would also have to be appointed

**J. CONSENT AGENDA**

1. Consideration of: Bills & Payroll in the amount of: \$149,921.06

MOTION by Keough, Second by Carson to approve CONSENT AGENDA as presented.

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

Nayes: None

MOTION approved.

**K. OLD BUSINESS- Consideration and Discussion of:**

1. Consideration of: NONE

**L. NEW BUSINESS- Consideration and Discussion of:**

1. Consideration of: Recommendation from Planning Commission to approve the Preliminary Site Plan for Dexter Plaza

MOTION by Cousins, Second by Fisher to approve the Preliminary Site Plan for Dexter Plaza:

Discussion:

Presentation by the applicants included an overview of the site by Rene Papo of Chelsea Land Development, Emily McDonald of PEA, Kelly Forenz of Tetra Tech and Matt Niles of Wah Yee and Associates.

There was much discussion about the plan. Semifero stated that the plan did not meet the Dexter Ann Arbor overlay district. He said if the plan for a grocery doesn't fit the use, then it doesn't fit. He also had questions about the tap fees.

Keough had concerns about whether Ryan was a Class A road and whether it accommodates semi-truck traffic. He had concerns about the storm sewer, the pond basin and where the storm sewer outlet goes. He would like a simple letter from the Road Commission that the road construction analysis has been done.

MOTION by Keough, Second by Semifero to postpone consideration of the preliminary Site Plan for Dexter Plaza until the May 9<sup>th</sup>, 2005 council meeting with the following items to be addressed by the applicant:

- 1) The Feasibility to take storm water across the property and to outlet it

- 2) A simple letter from the road commission about the road construction
- 3) Additional features shall be shown for the west wall of the proposed grocery store
- 4) A letter from the developer showing their understanding and concurrence with the Village of Dexter Tap fee structure.

Ayes: Carson, Keough, Semifero, Walters, Seta

Nays: Fisher, Cousins

MOTION approved.

2. Consideration of: Entering into an agreement between the Dexter Area Chamber of Commerce to provide Economic Development Services to the Village in 2005-Patrick Sortor

Dexter MOTION by Semifero, Second by Carson to Enter into an agreement between the Area Chamber of Commerce to provide Economic Development Services to the Village in 2005

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

Nays: None

MOTION approved.

Semifero left room at 10:27 PM

Semifero returned at 10:29 PM

3. Consideration of: Council Rules

MOTION by Cousins, Second by Semifero to accept first reading of Council Rules

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

Nays: None

MOTION approved.

4. Consideration of: Resolution of Organizational Matters

MOTION by Semifero, Second by Fisher to approve Resolution of Organizational Matters with 2 corrections

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

Nays: None

MOTION approved.

5. Consideration of: A recommendation from Planning Commission to amend Article 17- RD Research and Development District

MOTION by Semifero, Second by Keough to amend Article 17- RD Research and Development District

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

Nayes: None

MOTION approved.

6. Consideration of: Recommendation from Planning Commission to approve the Special Land Use application for My Cleaner's at 7200 Dan Hoey Road.

MOTION by Cousins, Second by Fisher to approve the Special Land Use application for My Cleaner's at 7200 Dan Hoey Road.

There was discussion about whether another dry cleaner in town would be too many. Carson stated that the plan passed at the Planning Commission 6-1 and that he hoped council would take into consideration Mr. Brock's comments from earlier.

Ayes: Cousins, Keough, Fisher Seta

Nayes: Carson, Walters, Semifero

MOTION approved.

7. Consideration of: Recommendation from President Seta to reappoint John Coy to the Parks Board for term ending April 2008

MOTION by Cousins, Second by Fisher to reappoint John Coy to the Parks Board for term ending April, 2008

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

Nayes: None

MOTION approved.

8. Consideration of: Amendment request on a Special Land Use for Argiero's

MOTION by Walters, Second by Cousins to approve Amendment request on a Special Land Use for Argiero's

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

Nayes: Semifero

MOTION approved.

9. Discussion of: Adams Billboard 2-months free billboard advertisement

10. Discussion of: Sidewalk Ordinance (Maximum 20 minute discussion) Postponed until next meeting.

11. Police Services

MOTION by Semifero, Second by Carson to direct staff to commission a study for Police Service needs for the Village of Dexter and report to Village Council by July 1, 2005.

Ayes: Carson, Cousins, Keough, Semifero, Walters, Fisher, Seta  
Nays: None  
MOTION approved.

**M. COUNCIL COMMENTS**

Cousins: The Rotary was again planting trees. Also, May 6<sup>th</sup> is the State of the Huron meeting. It is the 40<sup>th</sup> anniversary of the Watershed Council. In particular interest is a session on dam removal.

Keough: Paul Sincock, City Manager of Plymouth offered to be a “reality checker” when staff is compiling data and preparing recommendations for police services.

Walters: Asked about the status of the pond in Dexter Crossing

Carson: No Comments

Fisher: Asked about what was happening for Michigan Week. She said two merchants are interested in helping out.

Semifero: Asked about outside sale of merchandise at s Stations. He also asked about obstructions in the right of way around the Village.

**N. NON-ARRANGED PARTICIPATION**  
**None**

**O. ADJOURNMENT:**

MOTION by Keough, Second by Carson to adjourn.  
Ayes: Carson, Cousins, Keough, Semifero, Walters, Fisher, Seta  
Nays: None  
MOTION approved.

**MEETING ADJOURNED AT 11:40 PM.**

**Respectfully Submitted:**

**John P. Hanifan**

**Approved for Filing: May 9, 2005**