

DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, JULY 10, 2006

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 by President Seta in the Dexter Senior Center located at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

B. ROLL CALL:

S. Keough J. Semifero J. Carson
D. Fisher P. Cousins T. Walters
J. Seta

C. APPROVAL OF THE MINUTES

Minutes of the Regular council meeting of June 26, 2006.

Motion Fisher, support Carson to approve the minutes of Regular Council meeting of June 26, 2006 as presented.

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

Nays: none

Motion carries

D. PREARRANGED PARTICIPATION

1. Rick Boham, COP'S Officer- Last Day July 14, 2006
2. Valerie Hibbard, Program Director for Dexter Senior Center
3. Jim Hegarty of Prein & Newhoff- Dam Removal Study, Final Report

E. APPROVAL OF THE AGENDA

Motion Fisher, support Semifero to approve the agenda with the addition of Item L. 11, funding for Senior Citizen Center.

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

Nays: none

Motion carries

Motion Fisher, support Carson to suspend rules to allow discussion of item L. 11 following NON-ARRANGED PARTICIPATION.

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

Nays: none

Motion carries

F. PUBLIC HEARINGS

None.

G. NON-ARRANGED PARTICIPATION:

Ray Tell of 3539 Hudson , past chair of Planning Commission, indicates that Item L. 4 did not pass Planning commission (vote was 4 pro and 4 against).

Megan Torrance, Pam Byrne's representative, indicates that no funding for the Senior Center is available from the State, but supports local involvement.

Elizabeth Polk of Manchester supports the Senior Center.

Scott Bell of 3232 Glacier Ct. , re: Item L. 4 indicates that the chemicals proposed by True Green Cleaners may be dangerous, may not know till sometime in the future. He advocates denying special land use.

Consideration of: Contribution by the Village towards the funding of the Senior Citizen's Center.

Motion Fisher, support Carson to approve a contribution of \$8,270.31 towards the funding of the Senior Citizen's Center for Dexter Village fiscal year 2006/07.

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

Nays: none

Motion carries

H. COMMUNICATIONS:

1. Association of Public Treasurer's- June 26, 2006.

I. REPORTS

1. Board and Commission Reports
 - i. HRWC Representative- Paul Cousins
 1. July 20, 2006 Bd. meeting at 5:30
 2. Reception at Cousin's afterward
 3. Fundraiser, August 10 at 5:30 (Suds on the river) Brewpubs for Watershed council.
2. Subcommittee Reports
3. Village Manager Report

No written report.
See letter to Cityhood advisory committee.
Village staff will be involved

4. President's Report
WCRC Bridge Update.
Seybert's Mill Creek Project- Parking Needs

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$131,063.36

Motion Fisher, support Walters to approve the consent agenda as presented..

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Request for annexation from Jim Haeussler of Peters Building Company-Update.

Mr. Seta indicates that he has no financial interest in this property.

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of : Request from David Hughes of Dexterland LLC for a declaration that the 17,640 sf building located at 2135 Bishop Circle East, in the DBRB be designated a speculation building for future individual unit applications for Industrial Facility Tax Abatements.

set a public hearing for August 28, 2006.

Motion Semifero, support Walters to set a public hearing re: the request from David Hughes of Dexterland LLC for a declaration that the 17,640 sf building located at 2135 Bishop Circle East , in the DBRP be designated a speculation building for future individual unit applications for Industrial Facility Tax Abatements.

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

Nays: None

Motion carries

2. Consideration of: Recommendation from Planning commission to approve Dexter Plaza Special Land Use Request- General Restaurant, including carryout.

Motion cousins, support Keough to approve the recommendation from Planning Commission regarding the special land use for Dexter Plaza- General Restaurant, including carryout.

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

Nays: none

Abstain: Seta

Motion carries

3. Consideration of: Recommendation from Planning Commission to approve Dexter Plaza Special Land Use for Outdoor Seating.

Motion Cousins, support Keough to approve recommendation from Planning commission regarding Dexter Plaza Special Land Use for Outdoor Seating.

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

Nays: none

Abstain: Seta

Motion carries

4. Consideration of: Action to deny Special Land Use for Dexter Plaza- True Green Cleaners, pursuant to Section 8.03, Special Land Use, D. (the special land use will not significantly impact the natural environment,) and H. (The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.)

Motion Keough; support Cousins to deny the Special Land Use application for Dexter Plaza-True Green Cleaners at 7050 Dexter-Ann Arbor Road, Suite 500 for the following reasons:

1. In light of concern for the public water supply and the proposed uses proximity to the water supply.
2. Non-Compliance Section 8.03(H)
3. Non-Compliance Section 8.03(D)

Ayes: Carson, Cousins, Keough, Fisher, and Semifero.

Nays: Walters

Abstain: Seta.

Motion carries.

5. Consideration of: Recommendation from Planning Commission to approve the Special Land Use Request for Department of Public Works Facility and Salt Storage- Section 14.03 (G) Essential public service building and storage yards.

Motion Semifero, support Walters to approve the recommendation from Planning Commission regarding the Special Land Use Request for the Department of Public Works Facility.

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

Nays: none

Motion carries

6. Consideration of: Recommendation from Planning Commission to adopt an Ordinance Amendment- Article 1 " Enacting Clause, title and Purpose" section of the Village's Zoning Ordinance.

Motion Semifero, support Keough to approve the recommendation from Planning Commission adopting an Ordinance Amendment- Article 1," Enacting Clause, Title and Purpose" section of the Village's Zoning Ordinance.

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

Nays: none

Motion carries

7. Consideration of: Recommendation from Planning commission to adopt an Ordinance Amendment- Article 8 " Special Land Use" section of the Village's Zoning Ordinance.

Motion Cousins, support Carson to approve the recommendation from Planning commission to adopt an ordinance Amendment- Article 8" Special Land Use" section of the Village's Zoning Ordinance.

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

Nays: None

Motion carries

8. Consideration of: Recommendation from Planning commission to adopt an Ordinance Amendment- Article 23 " Ordinance Amendments" section of the Village's Zoning Ordinance.

Motion Carson, support Walters to accept the recommendation from Planning commission to adopt an Ordinance Amendment- Article 23 " Ordinance Amendments" section of the Village's Zoning Ordinance.

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

Nays: none

Motion carries

9. Consideration of: Recommendation from Planning commission to adopt an Ordinance Amendment- Article 24 “Board of Zoning Appeals” section of the Village’s Zoning Ordinance.

Motion Carson, support Cousins to approve the recommendation from Planning Commission regarding the adoption of an Ordinance Amendment- Article 24 “ Board of Zoning Appeals” section of the Village’s Zoning Ordinance.

Ayes: Walters,Carson,Cousins,Keough,Fisher,Semifero,and Seta.
Nays: none
Motion carries

10. Consideration of: Appointments and reappointment to the Downtown Development Authority, Dan O Haver, Steve Brouwer, Dick Lundy terms ending June 30, 2009.

Motion Carson, support Fisher to approve the appointments and reappointment to the Downtown Development Authority, Dan O’Haver, Steve Brouwer, Dick Lundy, terms ending June 30, 2009.

Ayes: Carson,Cousins,Fisher,Keough,Semifero,Walters,and Seta.
Nays: none
Motion carries

11. Consideration of: Contribution by Village to the funding of the Senior Citizen’s Center. (see vote after NON-ARRANGED PARTICIPATION)

M. COUNCIL COMMENTS

Semifero	no
Keough	requests update Kensington at next meeting
Fisher	contact re: list of Gordon Hall
Boyle	no
Carson	recommends Fisher as representative re: Senior Center
Walters	no
Cousins	Ann Arbor visitors meeting, will go

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Carson, support Fisher to adjourn at 9:32
Unanimous voice vote

Respectfully submitted,

David F. Boyle
Clerk, Village of Dexter

Approved for Filing: August 14, 2006