

**DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, SEPTEMBER 10, 2007**

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:

D. Fisher P. Cousins S.Keough
J. Semifero J. Carson R. Tell
J. Seta J. Semifero

C. APPROVAL OF THE MINUTES

Minutes of the Regular Council meeting of August 27, 2007.

Motion Carson, support Cousins to approve the minutes of August 27, 2007 as presented.

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

Nays: none

Motion carries

D. PREARRANGED PARTICIPATION

1. Ken Tappe of 3074 Sandhill Dr. Dexter, UMRC- Cedars of Dexter Development

Not happy with UMRC project as per item D. 1.

Representative Byrnes praises Village re: new DPW facility.

1. Also working to extend the timetable for phase 2 bridge project.

E. APPROVAL OF THE AGENDA

Motion Fisher, support Keough to approve the agenda with the following changes:

Bills and payroll to New Business Item 8

Move Item L. 7 to Item L. 1 and renumber.

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

Nays: none

Motion carries

F. PUBLIC HEARINGS

none

G. NON-ARRANGED PARTICIPATION:

Mary Fialkowski of 8055 Forest- not in favor of Sloan-Kingsley development or 425 agreement , has contacted 70 to 100 citizens, overwhelmingly against this development. Will be circulating a petition re: this development.

Fred Schmid of 8059 Main St.- not in favor of zoning ordinance Article 4

Mr. Betz of 3592 Cushing Ct.- not in favor of 425 Agreement

Rick Fisher of 7537 2nd St.- not in favor of the development, will be too expensive.

Beth Chamberlain of Baker Rd.- not in favor of project, Baker Rd. too crowded already.

Andrea Archer of 3122 Sandhill Dr.- UMRC project not handled properly.

Scott Stiver of 3470 Inverness- not in favor of project, needs study committee like cityhood committee.

Candy Wagoner pf 7830 Ann Arbor St.- Council needs to knock on doors to find out what citizens think.

H. COMMUNICATIONS:

1. Dexter Senior Center 8-31-07

I. REPORTS

1. Community Development Manager- Allison Bishop
2. Board and Commission reports
3. Subcommittee Reports
Facility meeting

Meeting at 4:30 before open house, hold final payment to A.R. Brouwer.

Mr. Cousins is concerned about dumpments on tracks behind building and outside fence.

4. Village Manager Report
Mrs. Dettling submits her report as per packet.

5. President’s Report

J. CONSENT AGENDA

- 1. Consideration of: Set Trick or treat Wednesday, October 31st from 5:30 to 7:30 p.m.

Motion Fisher, support Keough to approve the consent agenda as amended.

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

- 1. Consideration of: RESOLUTION TO DECLARE THE “ 1981 PROMULGATION OF ANNEXATION POLICY” AND “AMENDMENT TO THE 1981 SCIO TOWNSHIP – VILLAGE AGREEMENT (1995) NULL AND VOID” WITH THE EXCEPTION THAT THE POLICY IS VALID IF THE PROPERTY OWNER REQUESTS TO BE ANNEXED

Action postponed from July 23, 2007 meeting

No action August 13, 2007

No action August 27, 2007

Original motion: Moved by Carson and supported by: Tell to adopt the resolution to declare the 1981 promulgation of annexation policy and amendment to the 1981 Scio Township- Village Agreement (1995) null and void, with the exception that the policy is valid if the property owner requests to be annexed.

Carson and Tell withdraw original motion.

- 2. Consideration of: Main St. Bridge Project- phase 2 Funding update

Per Meeting with Charlie Neilson, Doug Fuller, M. Ouimet and others

Total cost	\$6,000,000
State funding	4,000,000
Dexter	500,000 or 1 st two payments
Shortfall	1,500,000

Potential funding

Scio	25,000
Road comm.	50,000 matching annually
WATTS	1,200,000 to 1,400,000

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Resolution for the purpose of establishing Village Council intention to enter into a 425 agreement with Scio Township as per Item L. 7., Agenda 9-10-07 changing the wording of the title resolution to agree with the final resolved “ pursue further discussions with Scio Township”.

Motion Semifero, support Tell to adopt the wording of L. 7 as outlined above.

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

Nays: Cousins, Fisher

Motion carries

2. Consideration of: Recommendation from Planning Commission to adopt the final site plan for UMRC-Cedars of Dexter Project.

Motion Tell, support Cousins to postpone consideration of the final site plan for UMRC- Cedars of Dexter Project until numerous questions can be addressed. (Questions to Allison by noon 9-12-07.)

Ayes: Keough, Semifero, Tell, Fisher, Cousins, and Seta.

Nays: Carson

Motion Carries

Original Motion: Moved by Semifero and Supported by Fisher, based upon the information received from the applicant, the recommendation of the Planning Commission, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Village Council finds the UMRC Cedars of Dexter Final Site Plan dated 7-5-07 and a revised landscaping plan dated 7-24-0 meets the requirements for final site plan approval.

In making this determination, the following additional conditions shall apply:

1. *Should trees be removed during construction of the sidewalk along Island Lake Road the applicant shall replace the trees per the Village tree replacement standards or as otherwise noted in the development agreement.*
2. *Execution of the Development Agreement by both the Village and the applicant.*
3. *Signage for the development must be reviewed and approved pursuant to the Village's current sign ordinance, Article 7, of the Village of Dexter Zoning Ordinance.*
4. *Water Utilities review dated 6-4-07.*
5. *Engineering consultant's review dated 7-17-07.*

3. Consideration of: Recommendation to adopt the UMRC- Cedar's of Dexter Development agreement.

Motion Cousins, support Semifero to postpone the adoption of the UMRC- Cedar of Dexter development agreement- same logic as the final site plan.

Ayes: Semifero, Tell, Cousins, Keough, Seta.

Nays: Fisher, Carson

Motion carries

4. Consideration of: resolution approving the CMAQ contract No. 07-5492 and authorizing the Village President and the Village Manager to execute MDOT Contract No. 07-5492.

Motion Semifero, support Keough to approve the resolution re: CMAQ contract No. 07-5492 and authorizing the Village President and Village Manager to execute same.

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

Nays: none

Motion carries

5. Consideration of: Recommendation from Planning Commission to adopt amendments to the zoning ordinance-Article 6, landscaping standards.

Motion Carson, support Semifero to approve the recommendation from Planning Commission to adopt amendments to the zoning ordinance- Article 6, landscaping standards.

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

Nays: none

Motion carries

6. Discussion of: proposed amendments to the Zoning Ordinance- Article 4, nonconformities.

Motion Semifero, support Carson to keep the existing ordinance , Article 4, nonconformities , the same as it has been- no changes.

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

Nays: none

Motion carries

7. Consideration of: resolution revoking an approved industrial facilities exemption certificate # 2007-017 for Dexterland LLC for real and personal property improvements.

Motion Tell, support Fisher to approve the resolution revoking an approved industrial facilities exemption certificate # 2007-017 for Dexterland LLC for real and personal property improvements.

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

Nays:none

Motion carries

8. Consideration of: Bills and payroll in the amount of \$45,567.92

Motion Keough, support Fisher to approve the bills and payroll in the amount of \$45,567.92. Request that AR Brouwer check in the amount of \$27,526.00 be held until the financial reconciliation of the project be completed.

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

Nays: none

Motion carries

COUNCIL COMMENTS

Keough	apologize for UMRC delay
Carson	no
Fisher	agrees with Mr. Cousins re: e-mail vs. packet
Boyle	no
Tell	semcog application \$17.4 million available per letter from Van Heck also, chamber meeting re: Village projects, no one from Council
Cousins	too much info RE: UMRC, not enough time
Semifero	add to next agenda- change 5.03 add wording can modify loading Requirements for building 8099 Main, Sharp attorneys office, possible claim MAV Ann Arbor Rd. cuts 2-14-05 curb cut closed Shield/Baker rd. light? Megan Keough's presentation re: Village council- should see

N. NON-ARRANGED PARTICIPATION

Allison Bishop of 8123 Main, special meeting? Charge? Can decisions be made?

O. ADJOURNMENT

Motion Fisher support Keough to adjourn at 10:07

Unanimous voice vote

Respectfully submitted,

David F. Boyle
Clerk, Village of Dexter

Approved for Filing: _____