

**DEXTER VILLAGE PLANNING COMMISSION**  
**October 6, 2003**  
**Regular Meeting**

The meeting was called to order at 7:35 PM by Chair Kumble at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

**Present:** Boudrie, Kimmel, Kumble, Lovell, Tell, Walters

**Absent:** Baukema, Kowalski, 1 Seat Vacant

**Approval of Minutes**

-Moved Tell, support Walters to approve the minutes of the September 2, 2003, regular meeting as presented. Voice Vote: Unanimous Motion Carried

**Approval of Agenda**

-Moved Tell, support Boudrie to approve the agenda as presented.  
Voice Vote: Unanimous Motion Carried

**Reports of Officers**

- A. Chair –Mr. Kumble regretfully informed the Commission of receipt of a letter of resignation from Commissioner Covert. He further noted a letter of interest in PC service from D. Patt and has forwarded the letter to the Village President.
- B. Zoning Officer- The second quarter written report was included in packets. Chair Kumble will ask Mr. Covert if he will continue his membership, as a Village resident, on the road sub-committee.
- C. Village Manager – Copy of the manager's report to Council as included in the packets. Mr. Baukema posed questions regarding the proposed Village Employee Handbook.

**Citizens Wishing To Address the Commission - None**

**Old Business**

- A. Article 7 - Sign Ordinance – Second Reading  
Consultant Lewan made a presented the draft ordinance. Discussion only. No action taken. The draft will be offered to DDA and Chamber members for review.
- B. Eaton Court – Section 19.08 (A)4.f.2.d and f  
Zoning Officer Menard gave a brief presentation regarding the issue.  
-Moved Baukema, support Kumble to forward the memo from Ms. Menard and Mr. Tell, dated October 1<sup>st</sup> to the Village Council.  
Ayes: Boudrie, Kimmel, Kumble, Lovell, Tell, Walters  
Nays: None  
Motion Carried

**New Business**

- A. Dexter Crossing 6-8 PUD Amendment – Peters Building Company  
Ms. Menard explained the applicant's request. She informed the Commission that the Village Council has formed a road sub-committee and have requested the Planning Commission look at this project at this point.  
-Moved Tell, support Walters to determine the amendment to be a minor change and to recommend the Village Council approve the amendment to change from a private street to a public street.  
Ayes: Boudrie, Kimmel, Kumble, Lovell, Tell, Walters  
Nays: None  
Motion Carried
- B. Bluewater Development PUD Amendment  
-Moved Kimmel, support Boudrie to postpone the Bluewater Development request for site plan amendment to allow for signage changes with a request that Bluewater supply a site plan and site lines to allow determination of setbacks, decrease the proposed signage and supply an explanation with rational for its request for an 80 square-foot sign when the current ordinance provides for a 30 square-foot sign.  
Ayes: Boudrie, Kimmel, Kumble, Lovell, Tell, Walters  
Nays: None  
Motion Carried

**C. Huron Farms 9 & 10 PUD Amendment – Norfolk Development**

Norfolk representative, Shawn LeFrier, made an explanation of the proposed amendment.  
-Moved Baukema, support Tell to consider a decrease in the number of lots by two and a lot adjustment to Lot #168 to allow for an 8.43 foot side yard setback where a 10 foot setback is required to be a minor site plan change.

Ayes: Boudrie, Kimmel, Kumble, Lovell, Tell, Walters

Nays: None

Motion Carried

**D. Capital Improvements Program (CIP)**

The Commission received documents related to the proposed CIP planning process. A brief discussion followed. Further review is planned for the next regular meeting.

**Proposed Business for Next Agenda**

Master Plan

Proposed Sign Ordinance

Road Sub-Committee - Update

Eaton Ct. Final Site Plan

CIP Feedback

**Citizens Wishing To Address the Commission**

B. Roberts, DDA Representative, stated he had received a copy of the proposed sign ordinance and has made 25 copies to distribute to interested parties. He offered his opinion that is very important to involve the Chamber and Merchants Association for input on the sign ordinance.

**Adjournment**

-Moved Boudrie, support Baukema to adjourn the meeting at 9:11 P.M.

Voice Vote: Unanimous

Motion Carried

Respectfully submitted,

Donna L. Fisher  
Village Clerk

Filing Approved\_\_\_11-3-03\_\_\_