

DEXTER VILLAGE PLANNING COMMISSION
November 3, 2003
Regular Meeting

The meeting was called to order at 7:30 PM by Chair Kumble at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

Present: Boudrie, Kowalski, Kumble, Lovell, Tell, Walters

Absent: Baukema, Kimmel, 1 Seat Vacant

Approval of Minutes

- Moved Tell, support Walters to approve the minutes of the September 2, 2003, special meeting as presented. Voice Vote: Unanimous Motion Carried
- Moved Tell, support Boudrie to approve the minutes of the October 6, 2003, special meeting as presented. Voice Vote: Unanimous Motion Carried
- Moved Tell, support Walters to approve the minutes of the October 6, 2003, regular meeting as presented. Voice Vote: Unanimous Motion Carried
- Moved Tell, support Kumble to approve the minutes of the October 20, 2003, special meeting as presented. Voice Vote: Unanimous Motion Carried

Approval of Agenda

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

Reports of Officers

- A. Chair –Mr. Kumble informed the Commission of a recent meeting held with Scio Township officials regarding the development of the Sloan property on Baker Road. He has recommended to J. Coy that as president of the Village, he make a presentation of the proposed development to update the Planning Commission. He further noted he has recommended to Mr. Coy that he communicate with a facilitator to assist in forthcoming joint meetings between the developer and the Village and Township.
- B. Zoning Officer- The Kiwanis Club has installed new swings in Warrior Creek Park. The proposed Village of Dexter Sign Ordinance will be presented to Chamber of Commerce members at the next Chamber meeting at 8:00 A.M. in the Chamber Building.
- C. Village Manager – was not present.

Citizens Wishing To Address the Commission - None

Old Business

- A. Bluewater Development –Sign Minor Amendment Request
 - Moved Kumble, support Tell to consider the Bluewater Development request to change the signage at the Ann Arbor Street development to be a minor site change with the following conditions:
 - 1) the sign size is reduced to 60 square-feet and a maximum height of 6-feet and
 - 2) the wall signage on the North side of the building be limited to 10 square-feet and non-illuminated signs only, and
 - Ayes: Boudrie, Kowalski, Kumble, Lovell, Tell, Walters
 - Nays: None
 - Motion Carried
- Moved Kumble, support Tell to approve the following signage for Bluewater Development at its Ann Arbor Street site:
 - A back lit sign with a dark face with illumination restricted to 6AM to 8PM and a 1/10 foot-candle at the property line or a ground lit sign of red, white, blue, and black color with illumination restricted to 6AM to 8PM and a 1/10 foot-candle at the property line.
- Moved Tell, support Walters to table the motion.
Voice Vote: Unanimous
- Moved Boudrie, support Kowalski to rescind the action taken regarding the 11-3-03 New Business Item A.
Voice Vote: Unanimous

-Moved Kumble, support Tell to consider the Bluewater Development request to change the signage at the Ann Arbor Street development to be a minor site change with the following conditions:

- 1) the sign size is reduced to 60 square-feet and a maximum height of 6-feet and
- 2) the wall signage on the North side of the building be limited to 10 square-feet and non-illuminated signs only, and
- 3) the wall signage on the front of the building shall be limited to 20 square-feet.

Ayes: Boudrie, Kowalski, Kumble, Lovell, Tell, Walters
Nays: None
Motion Carried

-Moved Tell, support Walters to remove the tabled motion.
Voice Vote: Unanimous

-Moved Kumble, support Tell to approve the following signage for Bluewater Development at its Ann Arbor Street site:

A back lit sign with a dark face with illumination restricted to 6AM to 8PM and a 1/10 foot-candle at the property line or a ground lit sign of red, white, blue, and black color with illumination restricted to 6AM to 8PM and a 1/10 foot-candle at the property line.

Ayes: Boudrie, Kimmel, Kumble, Lovell, Tell, Walters
Nays: None
Motion Carried

New Business

A. Eaton Court – Final Site Plan

Norfolk Development Representative, Shawn Le Feir, gave a brief presentation regarding the issue. Village consultant, D. Lewan defined the PUD process and highlighted items from his written review, stating he does not recommend final approval at this point. Engineering comments concurred with non-approval at this time.

-Moved Kowalski, support Boudrie to postpone the consideration of Final Site Plan Approval to allow the applicant to respond to the Planning Commissioners comments discussed during the meeting including the following:

- 1) Concerns noted in the Planning Consultant review dated 10-28-03, and
- 2) Concerns noted in the Engineering review dated 10-29-03, and
- 3) Concerns noted in the Water Utility review dated 10-10-03, and
- 4) Concerns noted in the Dexter Area Fire Department review dated 10-22-03, and
- 5) Detailed presentation of the sidewalk arrangement around the off-street parking.

Ayes: Boudrie, Kowalski, Kumble, Lovell, Tell, Walters
Nays: None
Motion Carried

B. Capital Improvements Program (CIP)

The Commission set a special meeting for November 17th at 6:30 P.M. in the Senior Center.

Ayes: Boudrie, Kowalski, Kumble, Lovell, Tell, Walters
Nays: None
Motion Carried

Proposed Business for Next Agenda

- Master Plan
- Sign Ordinance Report
- Road Sub-Committee Report
- CIP Adoption

Citizens Wishing To Address the Commission - None

Adjournment

-Moved Kowalski, support Boudrie to adjourn the meeting at 10:01 P.M.
Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing Approved _____