

DEXTER VILLAGE PLANNING COMMISSION
December 8, 2003
Special Meeting

Consideration of recommendation to Village Council in response to Norfolk Development request for permission to begin preliminary site work at its Eaton Court project per section 19.08.D of the Village of Dexter Zoning Ordinance.

The meeting was called to order at 6:30 PM by Vice Chair Kowalski at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

Present: Kowalski, Kimmel, Lovell, Tell, Walters

Absent: Baukema, Kumble, 2 Seats Vacant

New Business

1. Consideration of recommendation to Village Council in response to Norfolk Development request for permission to begin preliminary site work at its Eaton Court project per section 19.08.D of the Village of Dexter Zoning Ordinance.

Norfolk Development Representative, Shawn Le Feir, gave a brief presentation regarding the issue. Village Zoning Officer, A. Menard highlighted items from her written review.

-Moved Tell, support Kimmel that based on the information received from the applicant and reflected in the minutes of this meeting, the Planning Commission recommends the Village Council approve the applicant's request to begin preliminary site work at the Eaton Condominium PUD, per section 19.08D.3, prior to the approval of the Final Site Plan, contingent upon the following:

- 1) Grading, Tree Removal and other changes in existing topography and natural features shall be limited to the minimum required to permit construction as authorized in this sub-section and construction shall be limited to those elements whose location, size, alignment and similar characteristics will not be reviewable as part of a final site plan, and
- 2) The applicant assumes all risk and responsibility for any work that is completed prior to approval by the Village Council, and understands that the site plan is subject to change prior to final site plan approval, and
- 3) All required permits are issued and provided to the Zoning Office prior to the start of any site work or construction, and
- 4) The applicant will re-stabilize the site if the final site plan is denied.

Ayes: Kowalski, Kimmel, Lovell, Tell, Walters

Nays: None

Motion Carried

Citizens Wishing To Address the Commission - None

Adjournment

-Moved Kowalski, support Kimmel to adjourn the meeting at 7:25 P.M.

Voice Vote: Unanimous

Motion Carried

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing Approved _____