

DEXTER VILLAGE PLANNING COMMISSION

**April 7, 2003
Regular Meeting**

The meeting was called to order at 7:39 PM by Chair Kumble at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

Present: Covert, Kimmel, Kowalski, Kumble, Tell

Absent: Baukema, Boudrie, 2 seats vacant

Approval of Minutes

-Moved Tell, support Covert to approve the minutes of the March 3, 2003, regular meeting as presented.

Voice Vote: Unanimous

Motion Carried

Approval of Agenda

-Moved Tell, support Kowalski to approve the agenda as presented.

Voice Vote: Unanimous Motion Carried

Public Hearing

A. Special Land Use Request for Cemetery – St. James Episcopal Church, 3279 Broad Street

The hearing was opened at 7:43 P.M. . Zoning Consultant D. Lewan gave an overview of the request for a cemetery/memorial garden. Church representatives, Pastor Horning and S. Hansen, presented a schematic drawing of the proposed site. There were no citizens who wished to speak and the hearing was closed to the public at 8:02 P.M.

Consideration by the Commission:

-Moved Kowalski, support Tell to recommend the Village Council approve the St. James Episcopal Church request for Special Land Use for a Cemetery/Memorial Garden at 3279 Broad Street with the following conditions:

- 1) Upon verification from the Church that internment be limited to Church members and
- 2) Upon verification that lighting shall be limited to low light vigil lighting and
- 3) Upon the applicant's obtaining required variances from the Village ZBA.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

B. Special Land Use Request for Outdoor Seating – Cookie MoMster, 8050 Main Street

The hearing was opened at 8:05 P.M. Zoning Officer Menard made a brief presentation. Applicant R. Boyle further explained the request. There were no citizens who wished to speak. The hearing was closed to the public at 8:10 P.M.

Consideration by the Commission:

-Moved Kimmel, support Kowalski to recommend the village Council approve the request for special land use for applicant, R. Boyle, for outdoor seating at the Cookie MoMster at 8050 Main Street with a requirement that a five-foot pedestrian pathway is maintained at all times.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

C. Special Land Use Request for Outdoor Seating and Restaurant Serving Alcohol –Argiero's Pasta and Pizza, 7049 Dexter-Ann Arbor Road

The hearing was opened at 8:12 P.M. Zoning Officer Menard explained the applicant's request. Applicant M. Argiero answered questions posed by the Commission. There were no citizens who wished to comment. The hearing was closed to the public at 8:31 P.M.

Consideration by the Commission:

-Moved Kimmel, support Tell to recommend the Village Council approve the request for special land use for applicant M. Argiero, for outdoor seating at Argiero's Pasta and Pizza at 7040 Dexter-Ann Arbor Road with the following conditions:

- 1) upon the submittal of a written letter of approval from the property owner and
- 2) submittal of an indication where additional landscaping will be installed to replace that which will be removed and
- 3) submittal an indication of a definition of the seating area to be accomplished by using planting containers with plant material not to exceed a total of 36" in height.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

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-Moved Covert, support Tell to recommend the Village Council approve the request for special land use for applicant M. Argiero, for serving alcoholic beverages in the General Business District at Argiero's Pasta and Pizza restaurant at 7040 Dexter-Ann Arbor Road contingent upon his obtaining a State of Michigan Liquor License.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

D. Proposed Amendments to Article 21 of the Village of Dexter Zoning Ordinance – Site Plan Review and Approval

The hearing was opened at 8:43 P.M. Consultant Lewan informed the Commission of the proposed changes, which will affect submittal times and requirements.

The following citizens addressed the Commission:

-K. Wilkins, Norfolk Development, Ann Arbor, MI, spoke in favor of the proposed changes stating his preference that plans be reviewed by consultants prior to their consideration by the Planning Commission. There were no other citizens who wished to speak. The hearing was closed to the public at 8:51 P.M.

Consideration by the Commission:

-Moved Kowalski, support Kimmel to recommend the Village Council to adopt the proposed amendments, with noted changes, to Article 21 of the Village of Dexter Zoning Ordinance – Site Plan Review and Approval.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

Reports of Officers

1. Chair – Mr. Kumble has received the resignation of J Carson.

-Moved Tell, support Kumble to accept the resignation of J. Carson from the Planning Commission. Voice

Vote: Unanimous Motion Carried

He will contact President Coy to get further information regarding needed appointments.

2. Zoning Officer – Ms. Menard included the 4th quarter report in the packets. Presentations of plans for the well-field park will be made to local service groups. Ms. Menard also presented documentation regarding the process for current zoning for the Nowak property on Second Street.

3. Village Manager – Not Present.

Citizens Wishing To Address the Commission

None

Old Business

1. Planning Commission Membership By-Law Review/Adoption

-Moved Tell, support Covert to support the proposed changes to the Village of Dexter, General Code, Chapter 2, Division 2 – 137 Compensation.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

-Moved Tell, support Covert to adopt the proposed amendments to the Planning Commission By-Laws, Article 4 (Membership), Article 7 Section 2 (Quorum), Section 4 (Call for Special Meeting)

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

2. Set Public Hearing – Article 3, Fence Ordinance

-Moved Tell, support Kowalski to set a public hearing for the May 5th regular meeting, at 7:30 P.M., for the purpose of taking public comment on proposed amendments to the Village Zoning Ordinance, Article 3, Fence Ordinance.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

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New Business

Items 1-4 were taken up under Public Hearings

5. Huron Farms PUD Plan Amendments Phases 9 and 10 – Major/Minor Change

K. Wilkins, Developer for the Huron Farms PUD Plan, made presentation of his request for changes to his plan, adjustments to lot lines and the deletion of one lot to eliminate side yard encroachments.

-Moved Kowalski, support Covert to determine the proposed adjustments to the Huron Farms to be a minor change.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

-Moved Covert, support Tell that based on the information received by the applicant, the Planning Commission finds that the Huron Farms, Phases 9 and 10, PUD minor amendment shows good cause and grants approval of the amendment.

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None

Motion Carried

6. Article 17 – Research and Development District Ordinance Review

-Moved Kowalski, support Kimmel to set a public hearing for May 5th regular meeting, at 7:30 P.M., for the purpose of taking public comment on proposed amendments to the Village Zoning Ordinance, Article 7.07, Research and Development District

Ayes: Covert, Kimmel, Kowalski, Kumble, Tell

Nays: None
Motion Carried

Citizens Wishing To Address the Commission

None

Proposed Business for Next Agenda

Master Plan
Eaton Court Condominium PUD
Banners
Fence Ordinance Revisions – Public Hearing
Article 7.07, Research and Development District – Public Hearing

Adjournment

-Moved Kowalski, support Kumble to adjourn the meeting at 9:41 P.M.
Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing Approved_____