

DEXTER VILLAGE PLANNING COMMISSION

May 5, 2003

Regular Meeting

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

Present: Boudrie, Covert, Kimmel, Kowalski, Tell, Walters

Absent: Baukema, Kumble

Approval of Minutes

-Moved Covert, support Kimmel to approve the minutes of the April 7, 2003, regular meeting as presented.

Voice Vote: Unanimous

Motion Carried

Approval of Agenda

-Moved Boudrie, support Walters to approve the agenda as presented.

Voice Vote: Unanimous

Motion Carried

Public Hearing

A. Ordinance Amendment – Section 3.17 Fence Regulations

The hearing was opened at 7:38 P.M. There were no citizens who wished to speak and the hearing was closed to the public at 7:39 P.M.

Consideration by the Commission:

- 1) -Moved Kimmel, support Covert to recommend the Village Council adopt the proposed amendment to the Village of Dexter Zoning Ordinance, Section 3.17 Fence Regulations with the following noted change: "agrees in writing to the Zoning Administrator."

Ayes: Boudrie, Covert, Kimmel, Kowalski, Tell, Walters

Nays: None

Motion Carried

B. Ordinance Amendment – Section 7.07 (G) 2 Signs Permitted in the Research and Development District

The hearing was opened at 7:44 P.M. Zoning Officer Menard made a brief presentation. There were no citizens who wished to speak. The hearing was closed to the public at 7:46 P.M.

Consideration by the Commission:

-Moved Kimmel, support Walters to postpone the subject to allow a sub-committee to review the entire sign ordinance.

Ayes: Boudrie, Covert, Kimmel, Kowalski, Tell, Walters

Nays: None

Motion Carried

Vice Chair Kowalski appointed the following Commissioners to the Sub-Committee: Boudrie, Covert, Kimmel, Kowalski

C. Proposed Eaton Court Condominium PUD Area Plan

The hearing was opened at 8:02 P.M. Zoning Officer Menard explained the applicant's request. Applicant K. Wilkins, of Norfolk Development, gave a brief presentation regarding his need for flexibility of a PUD and provided a written report of proposed deviations from Village Engineering Standards. He referenced his acknowledgement of concerns raised by adjacent property owners. J. Enos, representing Village consultants from Carlisle Wortman noted review comments presented in the Carlisle letter of 4-23-03.

The following citizens addressed the Commission:

-Property owner at 7219 York stated his concern for his privacy and his belief that the property in question would be developed as businesses.

-S. Carpenter, 7249 York, Lot 32, stated she has tried to negotiate the removal of standing water in her

rear yard, that she must run sump pumps 50-75% of the time, and that she supports Norfolk as a developer of a quality product.

-C. Barch, 7255 York, was told by his realtor that businesses would be developed on the property proposed for a PUD and that the property would remain a field until it was developed.

-P. Greve, 7261 York, addressed the Commission highlighting items of concern from his written report. Copy filed with minutes.

-Written S. Napolitan submitted Comments. Copy filed with minutes.

There were no other citizens who wished to speak. The hearing was closed to the public at 8:52 P.M.

Consideration by the Commission:

-Moved Kowalski, support Tell to postpone the subject to allow the applicant to address concerns noted in the Planners Report, Engineering Report, Site Plan Review Committee Report, and comments noted in the Water Utility Review, DPW Review, and the DAFD Review.

Ayes: Boudrie, Covert, Kimmel, Kowalski, Tell, Walters

Nays: None

Motion Carried

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-Moved Kowalski, support Boudrie to set a public hearing for 7:30 P.M., June 2, 2003, for the purpose of taking public comment on the Norfolk development proposed PUD for Eaton Court Condominiums.

Ayes: Boudrie, Covert, Kimmel, Kowalski, Tell, Walters

Nays: None

Motion Carried

Reports of Officers

1. Vice Chair – A welcome was extended to ex-officio Commissioner Walters.
2. Zoning Officer – Ms. Menard included written report in the packets. The Warrior Creek, May 17th workday was announced.
3. Village Manager – Ms Eureste informed the Commission and extended an invitation to participate in the May 20th and 22nd exchange with Blissfield, Michigan.

Citizens Wishing To Address the Commission

-P. Greve, 7261 York, posed a question regarding the timing of the next public hearing and Norfolk's submission of a new application.

-S. Carpenter, 7249 York, stated she needs resolution to the water problem on her property and questioned if the new development does not alleviate the problem, then what recourse would the homeowners take.

-C. Diamond 7232 York, stated her opinion that the developer needs to consider the impact of development on the water problem and expressed her concern that a 21-foot setback is not enough.

Old Business

1. Master Plan

The Zoning Administrator gave a verbal update. No action was taken.

New Business

1. DDA Main Street / Forest Street Parking Lot Plan

DDA Chair D. O'Haver and consultants, T. Knutz and B. Mulligan, gave a brief overview of the plan from Beckett and Rader. The plan will increase Village parking and involves grant funding. Village engineers are dealing with a plan for underground storm water detention. Noted concerns include: need for dense buffering and surrounding residential uses, establishing a schedule for utility maintenance, street cleaning, installation of a manhole to allow for future connection to the detention system, lighting plans.

-Moved Tell, support Walters to postpone the subject to allow the applicant to address comments discussed at the evening's meeting.

Ayes: Boudrie, Covert, Kimmel, Kowalski, Tell, Walters

Nays: None
Motion Carried

Citizens Wishing To Address the Commission

-D. O'Haver, 3630 Meadowview, expressed his opinion regarding the maintenance in the current areas of Huron Farms.

Proposed Business for Next Agenda

Master Plan
Eaton Court Condominium PUD – Public Hearing
Sign Ordinance Review
DDA Parking Lot Area

Adjournment

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

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing Approved_____