

DEXTER VILLAGE PLANNING COMMISSION

**June 2, 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, Lovell, Tell, Walters

Absent: Baukema, Kumble

Approval of Minutes

-Moved Tell, support Walters to approve the minutes of the May 5, 2003, regular meeting as presented.

Voice Vote: Unanimous

Motion Carried

Approval of Agenda

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

Voice Vote: Unanimous

Motion Carried

Public Hearing

A. Proposed Eaton Court Condominium PUD Area Plan

The hearing was opened at 7:40 P.M. Applicant K. Wilkins, of Norfolk Development, gave a brief presentation highlighting changes that were made to the plan in response to the discussion at the May Commission meeting and giving response to the items noted in the Carlisle Wortman letter of review of 4-23-03.

Village consultants gave an overview of the project requesting the Village look at the total picture regarding this development in terms of its relevance to an existing PB District, look at the Master Plan and the project as it relates to the intent of the Corridor Plan, and look at the Section 19.08 C 1 of the Village Zoning Ordinance, articles of the PUD section, and the proposed plan, with an eye to consistency and logic as to the Master Plan. Standards for review as noted in the consultants report were further emphasized.

The hearing was opened to public comment at 8:10 P.M.

The following citizens addressed the Commission:

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

-C. Barch, 7255 York, urged The Commission to follow the master plan, stated the amount of wetlands in his rear yard is great, and offered his appreciation for his opportunity to make public comment. There were no other citizens who wished to speak. The hearing was closed to the public at 8:32 P.M.

Consideration by the Commission:

-Moved Tell, support Walters to approve the proposed Eaton Court Condominium project as presented.

Ayes: None

Nays: Boudrie, Covert, Kimmel, Kowalski, Lovell, Tell, Walters

Motion Failed

-Moved Covert, support Boudrie to table the subject until the July 7, 2003, regular meeting to allow the applicant to address the comments noted in the May 27, 2003, Village Planning Review, the May 27, 2003 Engineering review and the concerns noted by the Village DPW, Water Department and the Dexter Area Fire Department.

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

Nays: None

Motion Carried

Reports of Officers

1. Vice Chair – A welcome was extended to Commissioner Lovell.

2. Zoning Officer – Ms. Menard informed the group that development plans for the park in the well field area is ongoing. The Warrior Creek workday went very well.
3. Village Manager – Ms Eureste was not present.

Citizens Wishing To Address the Commission

D. Nowak, 7300 Park Lake, property owner at 7650 Second Street, requested feed back from the Commission regarding the rezoning of his property from R3 to R1 in 1995.

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Old Business

1. DDA Main Street Forest Street Parking Lot Plan

Consultant T. Knutzen of Beckett and Rader and D. O’Haver, DDA Chair, gave a brief presentation of the request for the DDA Main Street Forest Street Parking Lot Plan and addressed concerns noted by Village engineers and planning consultants.

-Moved Tell, support Kowalski to recommend the Village Council approve the request for combined preliminary/final site plan for the village of Dexter Downtown Development Authority, Main/Forest Streets Parking Lot Plan, dated May 3, 2003, with the following conditions:

- 1) the combination of the property into a single parcel
- 2) a waiver by the Planning Commission for off street parking requirements,
- 3) the Planning Commission waiver for the buffer “C” wall screen or berm along the east property line.
- 4) the granting of three tree credits for the preservation of the 14” Maple on site
 - 5) the provision of lighting “cuts” on all proposed fixtures
 - 6) the satisfactory addressing of concerns noted in the 5-23-03 engineering report and the 5-27-03 planning review of village staff.

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

Nays: None

Motion Carried

2. Fence Ordinance

-Moved Kimmel, support Boudrie to set a public hearing for the July 7, 2003, regular meeting, 7:30 P.M., for the purpose of taking public comment on the proposed Fence Ordinance.

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

Nays: None

Motion Carried

3. Master Plan

Mr. Lewan distributed recently completed draft documents. He recommended that Commission set a special workshop meeting dedicated to Master Plan work exclusively.

-Moved Tell, support Covert to set a special workshop meeting for Master Plan work for 6:30 P.M. on Thursday, June 26, 2003.

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

Nays: None

Motion Carried

New Business

1. ZBA Representative

-Moved Tell, support Boudrie to re-appoint M. Kowalski as Commission representative to the ZBA

for a 1-year term. Term.

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

Nays: None

Motion Carried

Citizens Wishing To Address the Commission

-P. Greve, 7261 York, posed a questions regarding the process for review and extended an invitation to any board members who might wish to visit his back yard.

-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.

Proposed Business for Next Agenda

Master Plan

Eaton Court Condominium PUD

Fence Ordinance Public Hearing

Adjournment

-Moved Kimmel, support Lovell to adjourn the meeting at 10:21 P.M.

Voice Vote: Unanimous

Motion Carried

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing Approved 7.7.03