

DEXTER VILLAGE PLANNING COMMISSION
July 7, 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: Baukema, Boudrie, Covert, Kimmel, Kumble, Kowalski, Lovell, Tell, Walters

Absent: None

Approval of Minutes

Under Public Hearing, C. Bartsch correct typo "l" to "in"

-Moved Tell, support Kimmel to approve the minutes of the June 2, 2003, regular meeting as presented.

Voice Vote: Unanimous Motion Carried

-Moved Tell, support Kimmel to approve the minutes of the June 26, 2003, special 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

1. Proposed Ordinance Amendment – Article 3.17 Fence Regulations

The hearing was opened at 7:34 P.M. Zoning Officer Menard gave a brief explanation of the proposal. The following citizens wished to speak:

-J. Rush, 7930 Fifth, posed questions regarding allowable fence heights and expressed his opinion that the issue is confusing. He encouraged the Commission to take time with the issue to allow the clarification of the issues. As there were no other citizens who wished to speak, the hearing was closed to the public.

Consideration by the Commission:

-Moved Kowalski, support Kimmel to adopt the changes to the Village of Dexter Zoning Ordinance, Article 3.17 Fence Regulations as amended to include Figure a.

-Moved Kowalski, support Kimmel to amend the motion to delete the words "or side" from section 3.17E.

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

Nays: Baukema, Boudrie

Motion Carried

The amended motion now reads:

Moved Kowalski, support Kimmel to adopt the changes to the Village of Dexter Zoning Ordinance, Article 3.17 Fence Regulations as amended to delete the words "or side" from section 3.17E and to include Figure a.

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

Nays: Baukema, Boudrie

Motion Carried

The hearing was closed at 8:15 P.M.

Reports of Officers

1. Chair

-A welcome was extended to Commissioner Baukema as he returned following surgery.

-Mr. Kumble gave a brief review of the special June Master Plan meeting at which the importance of the

study of the Baker Road corridor was identified.

- Washtenaw County has hired a planner that would like to address the Commission at a future date.

2. Zoning Officer

-The first quarter report was included in packets.

-Ms. Menard informed the group of the DDA Parking Lot Project plan approvals by the Council and ZBA.

-Chair Kumble appointed the following to an Engineering Standards Study Sub-Committee: Kumble, Chair, Kowalski, Lovell. – The Sign Ordinance Sub- Committee will meet again with an anticipated presentation for the August meeting.

Citizens Wishing To Address the Commission - None

Old Business

A. Eaton Court Condominium PUD Area Plan

The Commission acknowledged a letter received from P. Greve, 7261 York Street.

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Village Consultant D. Lewan gave an overview of the project highlighting areas of concern noted by Village Engineers and staff.

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 June Commission meeting and giving response to the items noted by Carlisle Wortman.

(Commissioner Baukema left the meeting at this point.)

-Moved Kowalski, support Tell that based on the information received from the applicant , and reflected in the minutes of this meeting, the Planning commission finds the Eaton Court Condominium Planned Unit Development (PUD) , revised June 6, 2003 meets the qualification for consideration as a PUD. The Planning Commission finds the following factors as outline in Section 19.08.A 4.f, 19.08.B and 19.08.C of the Village of Dexter Zoning Ordinance and recommends the Village Council approve the plan with the following conditions:

- a) Lot width deviation from the required 300 feet to allow for 278 feet.
- b) Southwest stud connection to be installed at this time.
- c) Conditions for developing a public roadway past the bank property to be part of the Development Agreement
- d) Provision of upgraded rear elevation to be approved as part of the final site plan.
- e) Additional conditions proposed by Village staff, planners and engineers to be considered at final site plan approval.

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

Nays: None

Motion Carried

New Business

A. Dexter Crossing PUD –Major or Minor Amendment Determination

(Commissioner Covert left the table at this point to avoid any possibility of conflict of interest due to his employment with an engineering firm that has worked on this project.)

Presentation was made by Planner D. Lewan

-Moved Kowalski, support Tell that based on the information received from the applicant , and reflected in the minutes of this meeting, the Planning commission finds the subject amendment to The Dexter Crossing Phases 6-8 PUD variation in layout to be minor in nature. In making the determination the Planning

Commission has reviewed Section 19.13 of the Village of Dexter Zoning Ordinance.

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

Nays: None

Motion Carried

B. Dexter Crossing PUD – Combined Site Plan for Phases 6-8 – Peter’s Building Company
Village staff and the applicant made a presentation of the plan .

-Moved Kumble, support Kowalski to table the subject to allow the applicant to address the following:

- a) 10 issues noted in the planning consultant’s review
- b) concerns noted in the engineering consultant’s review dated June 25, 2003
- c) concerns noted in the water utility review dated June 13, 2003 and the Dexter Area Fire Department review of June 3, 2003
- d) the re-naming of Wellington Court as it is not a court

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

Nays: None

Motion Carried

(Commissioner Covert returned to the table at this point.)

C. Bluewater Development PUD – Major or Minor Amendment Determination

R. Brouwer representing the developer and M. Horning owner of Morning Star Daycare, explained the request for amendment.

-Moved Boudrie, support Walters that based on the information received from the applicant , and reflected in the minutes of this meeting, the Planning commission finds the subject amendment to be major in nature. In making the determination the Planning Commission has reviewed Section 19.13 of the Village of Dexter Zoning Ordinance and finds the proposed amendment to be a major change in the concept, use and character of the development.

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

Nays: None

Motion Carried

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C. By-Law Amendments

-Moved Kimmel, support Boudrie to adopt the proposed By-Law amendments as presented.

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

Nays: Tell

Motion Carried

D. Planning Commission Elections

-Moved Tell, support Covert to elect P. Kumble to the position of Chair.

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

Nays: None

Motion Carried

-Moved Tell, support Walters to elect M. Kowalski to the position of Vice Chair.

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

Nays: None

Motion Carried

-Moved Boudrie, support Kowalski to elect R. Tell to the position of Secretary.

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

