

03DEXTER VILLAGE PLANNING COMMISSION
August 4, 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

-Moved Kimmel, support Tell to approve the minutes of the July 7, 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. Bluewater Development PUD – Major Amendment

The hearing was opened at 7:34 P.M. Zoning Officer Menard gave a brief explanation of the proposal. The applicant gave a brief presentation and then answered questions from the Commissioners.

Consideration by the Commission:

-Moved Kowalski, support Kimmel to recommend approval of the major amendment to allow for the inclusion of a childcare facility within the Bluewater PUD with the condition that the development agreement be amended and signed to include a childcare facility and that the plan presented with the application be included as an addendum to the development agreement.

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

Nays: None

Motion Carried

The hearing was closed at 8:00 P.M.

Reports of Officers

1. Chair

2. Zoning Officer

-Ms. Menard reported that the Village Council was considering meeting on another night for the work sessions.

-Chair Kumble appointed the following to the Finance Committee: Kimmel and Tell

Citizens Wishing To Address the Commission

Road Commission Presentation – Ken Reiter from the Washtenaw County Road Commission gave a presentation regarding his position at the Road Commission and some of the projects that the Road Commission is working on. Ken fielded questions from the Commission about the bypass and the bridge and other Road Commission jurisdictional issues.

Old Business

Mr. Covert left the table to avoid any issues of conflict of interest due to his employment.

A. Dexter Crossing PUD – Combined Site Plan for Phases 6-8 – Peter's Building Company

The Planning and Engineering Consultants gave brief presentations about regarding their comments and then fielded questions from the Planning Commission. The Planning Commission deliberated about the plan.

Consideration by the Commission:

-Moved Tell, support Kowalski. Based on the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that the Combined – Preliminary and Final Site Plan for Dexter Crossing Phases 6-8 meets the required standards and findings for Final Site Plan approval pursuant to Section 21 of the Zoning Ordinance and recommends approval. The

Final Site Plan is granted with the following conditions: 1. Concerns noted in the Carlisle Wortman review dated July 29, 2003, 2. Concerns noted in the Mannik and Smith review dated July 31, 2003, 3. Rename Wellington Court, 4. Address the deed restrictions on fences for rear of lots.

Ayes: Kimmel, Kowalski, Kumble, Lovell, Tell, Baukema, Boudrie, Walters
Nays: None
Motion Carried

New Business

Mr. Covert returned to the table at this point.

A. Dexter Crossing Condominiums Major or Minor Amendment Determination – Applicant request to enlarge the size of the buildings.

Planning Consultant, Doug Lewan gave a brief presentation of the proposal and suggested questions for the Planning Commission to request of the applicant. The Planning Commission discussed the proposal with the applicant, Joe Bonar and then deliberated about the proposal to increase the size of the units.

-Moved Boudrie, support Walters to postpone the determination to allow the applicant more time to address the issues raised by the Planning Consultant and the Planning Commission.

Ayes: Boudrie, Covert, Kimmel, Kowalski, Kumble, Lovell, Tell, Walters
Nays: None
Motion Carried

Proposed Business for Next Agenda

Master Plan
Sign Ordinance
Engineering Standards Review Sub-committee

Citizens Wishing To Address the Commission -None

Adjournment

-Moved Walters, support Kowalski to adjourn the meeting at 10:00 P.M.

Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Allison Menard
Zoning Officer

Filing Approved___9-2-03___