

DEXTER VILLAGE PLANNING COMMISSION

October 4, 2004

Regular Meeting

The meeting was called to order at 7:35 PM by Chair Tell at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

Present: Phillips, McCormack, Bell, Kowalski, Kimmel, Tell, Lovell, Carson-Ex Officio

Absent: none

Approval of Minutes

-Moved Kimmel, support Bell to approve the minutes of the September 7, 2004, CIP Special Meeting as presented. Voice Vote: Unanimous Motion Carried

Approval of Minutes

-Moved Kowalski, support McCormack to approve the minutes of the September 7, 2004 Regular meeting as presented. Voice Vote: Unanimous Motion Carried

Approval of Agenda

-Moved Carson, support Kowalski to approve the agenda as presented. Voice Vote: Unanimous Motion Carried

Public Hearings

Community Development Manager Menard gave a brief presentation on items set for public hearing and information included in the packet detailing the proposed changes to the Dexter Zoning Map.

- A. Proposed changes to Village of Dexter Zoning Map
 - a. Opening of hearing - 7:40 pm
 - b. Presentation – Community Development Manager Menard, Gary Vander Haagen DDA representative and Doug Lewan Community Planner answered questions regarding the proposed changes.
 - c. Opening of the Hearing to the Floor for public comment
 1. Randy Willis of 4870 Gregory Rd, Webster Twp
 2. Mary Fiakowski of 8055 Forest, Dexter
 3. Richard Murray of 3075 Baker, Dexter
 - d. Consideration of the matter by the Commission – The Planning Commission discussed the proposed changes to the zoning map.
The hearing was closed at 8:01 pm
-Moved Kimmel, support Carson to recommend approval of the proposed changes to the Village of Dexter Zoning Map
Ayes: Bell, Tell, Phillips, Carson, Kowalski, McCormack, Kimmel, Lovell
Nays: none
Motion Carried

- B. Article 5, Parking and Loading Standards
 - a. Opening of Hearing – 8:02 pm
 - b. Presentation – Community Development Manager Menard answered questions about the proposed changes for the Parking and Loading Standards.
 - c. Opening of the Hearing to the Floor – There were no citizens present that wished to comment on the proposed ordinance changes.
 - d. Consideration of the matter by the Commission – The Planning Commission discussed the proposed ordinance amendments.
The hearing was closed at 8:10 pm.
-Moved Kowalski, support Lovell to postpone the proposed changes to Article 5, Parking and Loading Standards, until November 1, 2004 regular Planning Commission meeting.
Ayes: McCormack, Kimmel, Bell, Tell, Kowalski, Lovell, Phillips, Carson
Nays: none
Motion Carried

- C. Article 2, Definitions
 - a. Opening of Hearing – 8:10 pm
 - b. Presentation – Community Development Manager Menard answered questions about the proposed changes to Article 2, Definitions
 - c. Opening of the Hearing to the Floor-There were no citizens present to comment on the proposed ordinance amendments.
 - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed ordinance amendments
The hearing was closed at 8:13 pm.
- Moved Bell, support Tell to recommend approval of the changes to Article 2, Definitions
Ayes: Kimmel, McCormack, Lovell, Tell, Bell, Kowalski, Carson, Phillips
Nays: none
Motion Carried

Pre-Arranged Citizen Participation

None

Reports of Officers

- A. Chairman Report-Ray Tell reports that he will speak at the Rotary Club meeting on October 14, 2004
- B. Community Development Manager Menard reviews 2nd Quarter Report update, Article 4, Nonconformities and Site Plan Review meeting set for October 25, 2004 at 5:00 pm. Also discussed was the Tree Inventory and Community Forestry Grant Award.

Citizens Wishing To Address the Commission

Paul Cousins of 7648 Forest discusses the Rotary Club in cooperation with the Community Development Manager will replace 7 Ash Trees in the Village on October 23, 2004

Old Business

- A. Boulder Park Phase 2 –Discussion of Boulder Park Phase 2 opened by Doug Lewan-Community Planner and Christine Cale of OHM. Ron Thomas and Mark Melchi from MAV Development presents Preliminary site Plan Review No. 3 (see attached)
-Moved by Bell, support Kowalski to approve Preliminary Site Plan Review No. 3
Ayes: Phillips, McCormack, Kowalski, Lovell, Bell, Tell
Nays: Carson, Kimmel
Motion Carried
- B. Discussion of Master Plan and County Planning Comments and Recommendations by Doug Lewan-Community Planner
- C. 2005-2009 Capital Improvements Plan
-Moved Kimmel, support Bell to set work session for November 1, 2004 at 6:30 pm
Voice vote: Unanimous Motion Carried
- D. Proposal to Modify Outdoor Seating Requirements
-Moved Kowalski, support McCormack to postpone Proposal to Modify Outdoor Seating until the November 1, 2004 meeting to allow the community development office more time to review ordinances from other communities.
Voice vote: Unanimous Motion Carried
- E. Review of Article 15A, Central Business District Ordinance Amendments
-Moved Bell, support Kimmel to postpone Review of Article 15A, Central Business District Ordinance amendment to November 1, 2004 regular meeting.
Voice vote: Unanimous Motion Carried

- F. Review of Article 15, Village Commercial District Ordinance Amendments
-Moved Kimmel, support Bell to postpone Review of Article 15, Village Commercial District Ordinance amendment to November 1, 2004 regular meeting.
Voice vote: Unanimous Motion Carried

- G. Review of Article 20, Schedule of Regulations Ordinance Amendments
-Moved Carson, support Bell to postpone Review of Article 20, Schedule of Regulations Ordinance Amendments until November 1, 2004 regular meeting for further review.
Voice Vote: Unanimous Motion Carried

New Business

- A. Discussion of Annexation Workshop documents
None

Proposed Business for Next Agenda

Monument Park Combined Site Plan
Vacancy on Planning Commission
2005-2006 CIP Review-Early Start 6:30 pm
Amendments to Master Plan

Citizens Wishing To Address the Commission

None

Adjournment

- Moved Kowalski, support Bell to adjourn the meeting at 10:14 P.M.
Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Brenda Dirkse
Recording Secretary

Filing Approved__11-1-04__