

DEXTER VILLAGE PLANNING COMMISSION

November 1, 2004

Regular Meeting

The meeting was called to order at 7:31 PM by Chair Tell at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

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

Absent: Kowalski

Approval of Minutes

-Moved Tell, support Bell to approve the minutes of the October 4, 2004, CIP Special Meeting as presented. Voice Vote: Unanimous Motion Carried

Approval of Minutes

-Moved Kimmel, support Bell to approve the minutes of the October 4, 2004 Regular Meeting as presented. Voice Vote: Unanimous Motion Carried

Approval of Agenda

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

Ayes: Tell, Lovell, Carson, Kimmel, Phillips, McCormack, Bell

Nays: None

Motion carried

Public Hearings

Community Development Manager Menard gave a brief presentation on items set for public hearing and information included in the packet regarding consideration to add property ID HD-08-06-205-025 to the proposed changes to the Village of Dexter Zoning Map.

- A. Consideration to add property ID HD-08-06-205-025 to the proposed changes to Village of Dexter Zoning Map
 - a. Opening of hearing - 7:34 pm
 - b. Presentation – Community Development Manager Menard answered questions regarding the addition of the property to the proposed changes to the Village Zoning Map.
 - c. Opening of the Hearing to the Floor for public comment
 - 1. Paul Bishop of 5510 Vaughn Rd
 - d. Consideration of the matter by the Commission – The Planning Commission discussed the addition of the property to the proposed changes to the Village Zoning map.
The hearing was closed at 7:46 pm

Move Carson, support Phillips to recommend that the Village Council approve the request for reconsideration to include property ID HD-08-06-205-025 in the Village Zoning Map amendments. The Planning Commission recommends that consideration be given to include the property to be rezoned Central Business District for the following reasons:

1. Consistency with the goals, policies and future land use maps of the Village of Dexter Master Plans.
2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
3. The capacity of the Village's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare."
4. The compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of uses, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. Properties location adjacent to the Central Business District.

Ayes: Bell, Tell, Phillips, Carson, Kowalski, McCormack, Kimmel, Lovell
Nays: none
Motion Carried

Pre-Arranged Citizen Participation

None

Reports of Officers

- A. Chairman Report-Ray Tell reports that he gave a speech at the Kiwanis Club. He also introduced Kim Clugston who has filed an application for the vacancy on the Planning Commission.
- B. Council Ex-officio Carson reports the Village Council turned down Blackhawk Developments request for three C of O's for Victoria Condominiums.
- C. Community Development Manager Menard commented on the Village Council's action to postpone the Boulder Park Phase 2 site plan to allow the applicant more time to review the Council's comments.

Citizens Wishing To Address the Commission

None

Old Business

- A. 2005-2009 Capital Improvements Plan
 - Moved by Kimmel support Bell to set public hearing for adoption of the 2005-2009 CIP on December 6, 2004.
 - Voice Vote: Unanimous Motion Carried

- CIP Work session
 - Moved Bell support Kimmel to set a work session on November 22, 2004 from 6:00 - 7:30 pm at the senior center
- B. Discussion of: Proposal to Modify Outdoor Seating Requirements.
 - Moved Bell support Lovell to set a public hearing on December 6, 2004 to review proposed changes for Article 8, Section 8.11B.27 Outdoor Seating Requirements.
 - Ayes: Bell, Kimmel, Lovell, McCormack, Carson, Tell, Phillips
 - Nays: none
 - Motion Carried
- C. Review of Article 15A, Central Business District Ordinance amendments
 - Moved Tell support Carson to set a public hearing for the proposed amendments to Article 15A, Central Business District on December 6, 2004
 - Ayes: Phillips, Kimmel, Tell, Carson, McCormack, Bell, Lovell
 - Nays: none
 - Motion Carried
- D. Review of Article 15, Village Commercial District Ordinance amendments
 - Moved Kimmel support Phillips to set public hearing for the proposed amendments to Article 15, Village Commercial District on December 6, 2004
 - Ayes: Carson, McCormack, Tell, Kimmel, Lovell, Phillips, Bell
 - Nays: none
 - Motion Carried
- E. Review of Article 5, Parking and Loading Standards Ordinance amendments
 - Moved Carson support Tell to set public hearing for the proposed amendments to Article 5, Parking and Loading Standards Ordinance on December 6, 2004
 - Voice vote: Unanimous Motion Carried

- F. Review of Article 20, Schedule of Regulations Ordinance Amendments
 -Moved Carson, support Tell that the Planning Commission recommend that the Village Council approve the proposed amendments to Section 20.01 due the following:
 - 1. The amendment would promote implementation of the goals and objectives of the Village's Master Plan and the recommendations of the DDA Parking Study and DDA Action Plan subcommittee recommendations.
 Voice Vote: Unanimous Motion Carried

- G. Discussion of the Master Plan updates based on Washtenaw County's comments was given by Doug Lewan Community Planner. Planning Consultant Doug Lewan also discussed the Baker Road Corridor Joint Planning Initiative plan and potential timeline.

New Business

- A. Monument Park Building-Preliminary Site Plan Review-**Cancelled**

- B. Norfolk Development-Major or Minor Amendment Determination
 -Moved Tell support Kimmel that the Planning Commission moves to rescind the October 6, 2003 action on Lot #168, 3730 Ryan Drive, due to the error in information provided by the applicant. The Planning Commission moves to determine that the revised amendment requested by Norfolk Development is minor in nature because it meets the criteria listed in Section 19.13E of the Village of Dexter Zoning Ordinance. The Planning Commission has determined that the proposed change is a minor variation in layout that does not constitute a major change. The Planning Commission therefore approves the minor amendment to permit the side yard setback at Lot #168, 3730 Ryan Drive, to have a 6.43-foot side yard setback.
 Ayes: Bell, Tell, Phillips, McCormack, Carson, Lovell, Kimmel
 Nays: none
 Motion Carried

Proposed Business for Next Agenda

Boulder Park
 Monument Park Combined Site Plan

Citizens Wishing To Address the Commission

None

Adjournment

-Moved Bell, support Carson to adjourn the meeting at 8:51 P.M.
 Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Brenda Dirkse
 Recording Secretary

Filing Approved 12-6-04