

## DEXTER VILLAGE PLANNING COMMISSION

December 6, 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, Clugston, Tell, Lovell, Carson, Kowalski

**Absent:** None

Carson arrives at 7:35 pm

Kowalski arrives at 7:49 pm

#### Approval of Minutes

-Moved Kimmel, support Clugston to approve the minutes from November 22, 2004, CIP Workshop

Voice Vote: Unanimous      Motion Carried

#### Approval of Minutes

-Moved Bell, support Phillips to approve the minutes of the November 1, 2004 Regular Meeting as presented.

Voice Vote: Unanimous      Motion Carried

#### Approval of Agenda

-Moved Clugston, support Kimmel 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.

- A. The 2005-2010 Capital Improvements Plan
  - a. Opening of the hearing - 7:33 pm
  - b. Presentation – Community Development Manager Menard answered questions regarding the CIP.
  - c. Opening of the Hearing to the Floor-no public comment
  - d. Consideration of the matter by the Commission – The Planning Commission discussed the 2005-2010 CIP.

The hearing was closed at 7:38 pm

Move Kimmel, support Bell to adopt the Resolution of the 2005-2010 Capital Improvement Plan Update.

Voice Vote: Unanimous      Motion Carried

- B. Proposed amendments to Section 8.11.B.27 Outdoor Seating Requirements of the Village of Dexter Zoning Ordinance
  - a. Opening of the hearing – 7:39 pm
  - b. Presentation – Community Development Manager Menard answered questions regarding the proposed amendments to Section 8.11.B.27 Outdoor Seating Requirements.
  - c. Opening of the Hearing to the Floor-no public comment
  - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed amendments to Section 8.11.B.27 Outdoor Seating Requirements.

The hearing was closed at 7:45 pm

Move Bell, support McCormack to approve the proposed amendments to Section 8.11.B.27, Outdoor Seating Requirements of the Village of Dexter Zoning Ordinance. The ordinance is recommended with the following changes:

1. To review requests on a case-by-case basis.

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

- C. Proposed amendments to Article 15A, Central Business District of the Village of Dexter Zoning Ordinance.
- a. Opening of the hearing at 7:46 pm
  - b. Presentation-Community Development Manager Menard answered questions regarding the proposed amendments to Article 15A, Central Business District.
  - c. Opening of the Hearing to the Floor-no public comment.
  - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed amendments to Article 15A, Central Business District. The hearing was closed at 7:50 pm

Move Carson, support Bell to approve the proposed amendments to Article 15A, Central Business District, of the Village of Dexter Zoning Ordinance due to 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.
2. Experiences of the other communities demonstrate improved techniques to deal with certain zoning issues.

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

- D. Proposed amendments to Article 15, Village Commercial District of the Village of Dexter Zoning Ordinance.
- a. Opening of the hearing at 7:50 pm
  - b. Presentation-Community Development Manager Menard answered questions regarding the proposed amendments to Article 15, Village Commercial District.
  - c. Opening of the Hearing to Floor-no public comment.
  - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed amendments to Article 15, Village Commercial District. The hearing was closed at 7:54 pm

Moved McCormack, support Phillips to approve the proposed amendments to Article 15, Village Commercial District, of the Village of Dexter Zoning Ordinance due to 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.
2. Experiences of other communities demonstrate improved techniques to deal with certain zoning issues.

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

- E. Amendments to Article 5, Parking and Loading of the Village of Dexter Zoning Ordinance.
- a. Opening of the hearing at 7:55 pm
  - b. Presentation-Community Development Manager Menard answered questions regarding the proposed amendment to Article 5, Parking and Loading of the Village of Dexter Zoning Ordinance.
  - c. Opening of the Hearing to Floor-no public comment.
  - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed amendments to Article 5, Parking and Loading. The hearing was closed at 7:59 pm

Moved Tell, support Kowalski to approve the proposed amendments to Article 5, Parking and Loading, of the Village of Dexter Zoning Ordinance due to 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.

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

#### **Pre-Arranged Citizen Participation**

None

#### **Reports of Officers**

- A. Chairman Report-Ray Tell-none
- B. Council Ex-officio Carson reports the Village Council had a closed session.
- C. Community Development Office Report-none.

#### **Citizens Wishing To Address the Commission**

None

#### **Old Business-none**

#### **New Business**

- A. Monument Park Building-Combined Site Plan Review  
-Moved Bell, support Lovell to postpone the recommendation on the Monument Park Combined Site plan dated November 11, 2004 until January 4, 2005, to allow the applicant time to revise the plan to include the following:
  1. Revisions discussed with the DAFD regarding expanding access, enlarging the turning radius on the east side of the site, and adjusting the loading zone.
  2. Revisions recommended by the Engineering and Planning Consultants, as well as the DAFD in the November 24, 2004 reviews.
  3. Application for a variance from Section 5.07, Loading and Unloading.Ayes: Clugston, Kimmel, Carson, Lovell, Tell, Bell, McCormack, Phillips, Kowalski  
Nays: none  
Motion Carried
- B. Monument Park Special Land Use Requirement  
-Moved Kowalski, support McCormack to set a public hearing January 5, 2005, to hear public comment on the special land use request submitted by AR Brouwer to allow for the construction of a building over 20,000 s.f. in the Central Business District.  
Ayes: McCormack, Bell, Kowalski, Tell, Carson, Kimmel, Lovell, Phillips, Clugston  
Nays: none  
Motion Carried
- C. Eaton Court-Major or Minor Amendment Determination  
-Moved Kimmel support Kowalski to determine that the Final Site Plan amendment for Eaton Court Condominiums requested by Norfolk Development be determined as a minor amendment because it meets the criteria listed in Section 19.13B of the Village of Dexter Zoning Ordinance due to potential improvements in design features of the triplex units and the unforeseen difficulties with the potential for ice damming. 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 middle unit of the triplex buildings at Eaton Court to be moved forward 20", with the following condition:
  1. A revised plan shall be signed and submitted to the Village of Dexter per Section 19.13D of the Village of Dexter Zoning Ordinance.Ayes: Kimmel, Phillips, Bell, McCormack, Carson, Lovell, Tell, Clugston, Kowalski  
Nays: none  
Motion Carried

- D. Peters Building Company-Major or Minor Amendment Determination  
-Moved Phillips, support Carson to determine that the requested amendment for 490 Coventry Circle, Lot 186 requested by Peters Building Company be determined as a minor amendment because it meets the criteria listed in Section 19.13B of the Village of Dexter Zoning Ordinance due to the unforeseen difficulties of allowing a wooden porch instead of the typical concrete foundation porch. 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 front porch to encroach 16 inches into the required front yard setback.  
Ayes: Tell, Lovell, Carson, Bell, McCormack, Phillips, Clugston, Kimmel, Kowalski  
Nays: none  
Motion Carried

**Proposed Business for Next Agenda**

Monument Park Combined Site Plan  
Master Plan  
Baker Road Corridor Plan

**Citizens Wishing To Address the Commission**

None

**Adjournment**

-Moved Kowalski, support Bell to adjourn the meeting at 9:08 P.M.  
Voice Vote: Unanimous                      Motion Carried

Respectfully submitted,

Brenda Dirkse  
Recording Secretary

**Filing Approved\_\_1-4-05\_\_**