

DEXTER VILLAGE PLANNING COMMISSION
February 2, 2004
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: Kimmel, Kumble, Lovell, McCormick, Tell
Absent: Baukema, Kowalski, Walters, 1 Seat Vacant

Approval of Minutes

-Moved Kimmel, support Lovell to approve the minutes of the January 5, 2004, regular meeting as presented. Voice Vote: Unanimous Motion Carried

Approval of Agenda

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

Public Hearing

Zoning Ordinance, Article 7, Signs

The hearing was opened at 7:34 P.M. A brief presentation by Consultant Lewan highlighted proposed amendments explained the review process.

The hearing was then opened to the public. The following citizens addressed the Commission:

-D. Boyle, owner of the Cookie MoMster, Main Street, stated he is bothered by the fact that there is no provision for a sandwich board sign for his business, that he benefits from such a sign, and that enforcement of the proposed ordinance will be difficult.

-B. Gergely, co-owner of Dexter Flowers and Gifts, and member of the Chamber of Commerce and the Dexter Merchants Association, stated that she served a member of the sub committee that reviewed the proposed ordinance and that she was disappointed in the lack of participation on the part of the other merchants. She further stated she feels bad about the merchants' missed opportunity to give input during the review process. She offered her opinion that the sandwich board sign can be a beneficial business tool and that she had hoped they would be allowed.

The Chair acknowledged a letter from M. Scott, 8128 Main Street, offering his opposition to sign boards.

There were no other citizens who wished to speak. The hearing was closed to the public at 8:01P.M.

Discussion by the Commission

-Moved Kimmel, support Lovell to postpone the consideration of proposed amendments to the Zoning Ordinance, Article 7, Signs, until the March 1, 2004, regular meeting to allow for further review of sandwich board sign provisions.

Ayes: Kimmel, Kumble, Lovell, McCormick

Nays: Tell

Motion Carried

The hearing was closed at 8:11 P.M.

Reports of Officers

- A. Chair –Mr. Kumble informed the Commission of the need to set a date for Master Plan Draft review.
- B. Zoning Office – Ms Menard included a written report in the Commission packets. The Scio Township Greenways Plan meeting is set for March 9th.
- C. Village Manager – a copy of the Report to the Village Council was included in the packet.

Citizens Wishing To Address the Commission - None

Old Business

A. Dexter Commerce Center Phase 3 PUD Final Site Plan
Consultant Lewan gave a brief overview of the project.

-Moved Kumble, support Tell that based on the information received from the applicant and reflected in the minutes of this meeting, the Planning Commission finds that the Final Site Plan for Dexter Commerce Center Phase 3 meets the required standards and findings for site plan approval pursuant to Section 21.04 of the Village of Dexter Zoning Ordinance and recommends approval.

Ayes: Kimmel, Kumble, Lovell, McCormick, Tell

Nays: None

Motion Carried

New Business

A. Article 22 Administration and Enforcement

-Moved Tell, support Lovell to set a Public Hearing for March 1, 2004, at 7:30 P.M. for the purpose of taking public comment regarding the proposed changes to the Village of Dexter Zoning Ordinance, Section 22, Administration and Enforcement.

Ayes: Kimmel, Kumble, Lovell, McCormick, Tell

Nays: None

Motion Carried

Proposed Business for Next Agenda

Master Plan Draft Review – 6:00 P.M.

Article 22 - Administration and Enforcement

Landscape Ordinance

Sign Ordinance

Site Plan Ordinance

Citizens Wishing To Address the Commission

None

Adjournment

-Moved Kumble, support Lovell to adjourn the meeting at 9:10 P.M.

Voice Vote: Unanimous

Motion Carried

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing Approved 3-1-04