

DEXTER VILLAGE PLANNING COMMISSION
June 7, 2004
Regular Meeting

The meeting was called to order at 7:32 PM by Chair Kumble at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

Present: Bell, Carson, Kimmel, Kowalski, Kumble, Lovell, McCormack, Tell, Baukema

Absent: None

Approval of Minutes

-Moved Tell, support Kumble to approve the minutes of the May 3, 2004, regular meeting as presented. Voice Vote: Unanimous Motion Carried

Approval of Agenda

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

Public Hearings

Article 6, Landscaping Standards

Hearing was opened at 7:35 pm

-Community Development Manager Menard presented a brief presentation of the changes to the ordinance. Changes included amendments needed due to the infestation of the Emerald Ash Borer and other changes needed to correspond with planting and maintenance standards recommended by the State of Michigan.

- The Planning Commission deliberated on Section 6.09. The concern was that we should better define 40 lineal feet because cal de sacs make it difficult to have a tree every 40 lineal feet. A suggestion that the wording be clarified in order to allow for deviations in situations when 40 lineal feet cannot be met.

-Hearing was opened to the floor: Joe Semifero, 3214 Boulder Court, commented on the need to change the one year guarantee for trees from one year to three years due to trees not showing signs of infestation or disease for longer periods than one year. He also commented that the Planning Commission should consider having a tree replacement bond that the village holds for 3 years to ensure that trees live.

-Consideration of the Matter by the Commission: The Planning Commission considered the suggestion and continued to deliberate.

-Moved Baukema, support Kimmel to postpone the proposed changes to Article 6, Landscaping Standards, presented to the Planning Commission at the June 7, 2004 regular meeting until July 6, 2004 to allow for the Community Development Office to:

1. Clarify Section 6.09 and better define 40 lineal feet
2. Look into a 3-year bonding period for tree guarantees due to trees not showing infestation for periods longer than the current one-year requirement and consideration of a required 3-year bond for all trees.

Voice Vote: Unanimous Motion Carried

Pre Arranged Citizen Participation

NONE

Reports of Officers

- A. Chair - Chair Kumble reminded the group of the upcoming joint meeting with Scio Township on July 12th from 6 to 7:00 P.M. at Scio Township Hall to discuss the Baker Road corridor. Chair Kumble also reminded the group about the joint village board and commission meeting on June 21, 2004 at the Senior Center from 6:00 –9:00. The meeting will be held as an opportunity for the boards and commissions in the village to communicate about projects and other issues. Council ex-officio Carson gave an update on Council action, including the change from the Zoning Office to the Community Development Office and the Argiero's decision. Argiero's Restaurant had requested that they no longer be required to bring the outdoor seating tables and chairs indoors in the evenings. The Council upheld the original condition that Argiero's must continue to bring in the tables and chairs in the evening.
- B. Community Development Office – Ms Menard included the June report in the Commission packets. Ms. Menard reminded the commission that volunteers are still needed for the Community Build on June 26th at "Wellfield" or "Dexter Village" Park. Planning Consultant Doug Lewan gave an update on the Master Plan. Doug Lewan said that the Council would again see the Master Plan at the June 28th meeting to approve the plan for distribution to surrounding

- communities. The process should take about 3 months and the plan is anticipated to be back before the Planning Commission in September or October.
- C. Village Manager – no report

Citizens Wishing To Address the Commission

-Paul Cousins, 7648 Forest Street, commented on the sign ordinance that the Planning Commission would be considering this evening. Mentioned that when he was a business owner he did not violate the ordinance and that temporary sandwich boards should not be confused with outdoor seating. He also commented that the intent of the sign ordinance must be changed if sandwich boards are approved because the intent, as proposed, is not inclusive of sandwich boards.

Old Business

-Article 7, Sign Standards

The Ms. Menard gave a brief presentation and history of the information included in the packet. Also included was a revised sandwich board provision created by the Community Development Office. The revised version was very similar to the sandwich board provisions drafted by the Planning Consultant, although arranged slightly different. The Community Development Office commented that the revised version was created as an enforceable ordinance.

-The Planning Commission deliberated and voiced their concerns for and against sandwich boards. Planning Consultant Doug Lewan explained that the Planning Commission was being asked to reconsider the sandwich boards and if the decision was to remain the same as previously (recommended approval without sandwich boards) then they were being asked to "report to Council", not make another motion recommending the same as previously recommended. Issues discussed were why sandwich boards were only permitted in the downtown and definitions of holidays. The Planning Commission asked Community Development Manager, Menard to briefly review the differences in the temporary sign provisions presented by the Community Development Office and the Planning Consultant. The basic differences were that the Community Development Office allowed signs on holidays, where as the consultant's did not, the Community Development Office allowed one sign per building frontage, whereas the Planning Consultant only allowed 3 signs per block as defined in a map to be included with the ordinance.

Motion #1 – Moved Bell, support Kowalski to report to Council that the Planning Commission recommends approval of the proposed changes to Article 7, Signs, of the Village of Dexter Zoning Ordinance presented at the June 7, 2004 Planning Commission meeting. The Planning Commission also recommends denial of the proposed sandwich boards because it does not meet the intent of the Article 7, Signs, of the Village of Dexter Zoning Ordinance.

Voice Vote-

Yeas: McCormack, Bell, Kowalski, Kumble

Nays: Baukema, Kimmel, Carson, Tell, Lovell

Motion Failed

Motion #2 – Moved Lovell, support Carson to report to Council that the Planning Commission recommends approval of the proposed changes to Article 7, Signs, of the Village of Dexter Zoning Ordinance presented at the June 7, 2004 Planning Commission meeting. The Planning Commission also recommends approval of the proposed changes to the sandwich board signs presented by the Planning Consultant, page 29 of the packet, with the following changes:

1. Section 7.07.5.E.2 – add, "Only one sandwich board sign is permitted per building".
2. Section 7.07.5.E.5 – add "and holidays"

Voice Vote-

Yeas: Carson, Kimmel, Lovell

Nays: Tell, Bell, Kumble, Kowalski, Baukema, McCormack

Motion Failed

Motion #3 – Moved Kimmel, supported Lovell to report back to Council that the Planning Commission recommends approval of the proposed changes to Article 7, Signs, of the Village of Dexter Zoning Ordinance presented at the June 7, 2004 Planning Commission meeting. The Planning Commission also recommends approval of the proposed changes to the sandwich board signs presented by the Community Development Office, page 28 of the packet.

Voice Vote:

Yeas: Carson, Kimmel, Lovell

Nays: Baukema, McCormack, Kowalski, Kumble, Bell, Tell

Motion Failed

Motion #4 – Moved Baukema, support Carson to report to Council that the Planning Commission recommends approval of the proposed changes to Article 7, Signs, of the Village of Dexter Zoning

Ordinance presented at the June 7, 2004 Planning Commission meeting. The Planning Commission also recommends approval of the proposed changes to the sandwich board signs presented by the Community Development Office, page 28 of the packet, with the following changes:

1. Strike from sentence #1 in the intent, "in the pedestrian oriented Central Business District".
2. Strike from sentence #2 in the intent, "of the district".
3. Strike from item #2, Location, "in the Central Business District (CBD) only".

Voice Vote:

Yeas: Baukema, Carson, Lovell

Nays: McCormack, Bell, Kowalski, Kumble, Kimmel, Tell

Motion Failed

Motion #5 – Moved Carson, support Kumble to report to Council that the Planning Commission recommends approval of the proposed changes to Article 7, Signs, of the Village of Dexter Zoning Ordinance presented at the June 7, 2004 Planning Commission meeting. The Planning Commission also continues to recommend denial of the sandwich boards.

Voice Vote:

Yeas: Tell, Carson, McCormack, Kowalski, Bell, Kumble

Nays: Baukema, Lovell, Kimmel

MOTION PASSED

New Business

A. DDA Parking Study Recommendations – Ordinance Changes

Ms. Menard gave a brief presentation of the included information. Articles 4, 5, 14, 15A, and 15 were included in the packet with the proposed changes based on recommendations from the parking study conducted by Beckett and Reader and the DDA. Based on the implementation strategies recommended throughout the parking study, Gary Vanderhaggen, Ray Tell and Ms. Menard have been working through the ordinances. Menard requested that the Planning Commission review the information and provide her with questions. The presentation will be at the Tuesday, July 6, Planning Commission meeting and the Planning Commission may be asked to set the ordinance amendments for public hearing at the regular August Planning Commission meeting.

Proposed Business for Next Agenda

Section 6 - Landscape Review

DDA Presentation – Articles 4,5,14,15A, and 15

Parking Study

Annual Bylaw Review

Election of Officers

ZBA Appointment

Recording Secretary Appointment

Citizens Wishing To Address the Commission

Joe Semifero, 3214 Boulder Court, commented on the Master Plan and wants to make sure that the Master Plan accurately reflects the Planning Commissions opinion. Mr. Semifero said that he liked the Master plan. Mr. Semifero also commented on Robert's Rules of order.

Adjournment

-Moved Kumble, support Lovell to adjourn the meeting at 10:00 P.M.

Voice Vote: Unanimous

Motion Carried

Respectfully submitted,

Raymond Tell
Recording Secretary

Filing Approved 7-6-04