

**DEXTER VILLAGE PLANNING COMMISSION**  
**July 6, 2004**  
**Regular Meeting**

The meeting was called to order at 7:39 PM by Chair Kowalski at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

**Present:** Bell, Carson, Kimmel, Kowalski, Lovell, McCormack, Tell

**Absent:** Baukema, Kumble

**Approval of Minutes**

-Moved Tell, support Bell to approve the minutes of the June 7, 2004, regular meeting as presented. Voice Vote: Unanimous Motion Carried

**Approval of Agenda**

-Moved Kimmel, support Bell to approve the agenda as amended, removing Old Business B., DDA Parking Study Recommendations, and adding New Business D., Appointment of annual ZBA representative.

Voice Vote: Unanimous Motion Carried

**Public Hearings**

NONE

**Pre Arranged Citizen Participation**

NONE

**Reports of Officers**

- A. Chair - Chair Kumble was not able to attend meeting.
- B. Community Development Office – Ms Menard included the July report in the Commission packets. Ms. Menard reminded the commission about the July 12, 2004 Joint Planning meeting with the Scio Township Planning Commission.
- C. Village Manager – no report

**Citizens Wishing To Address the Commission**

NONE

**Old Business**

- A. Article 6, Landscape Standards – Ms. Menard reviewed the changes made to the Landscape Ordinance. Changes were made based on the discussion at the last Planning Commission meeting. Specifically Section 6.09, Street Tree Planting and Section 6.16 Landscape Material Guarantee. The Planning Commission deliberated on the proposed changed and suggested revised wording for Sections 6.09 and 6.16.

-Moved Carson, support Bell, to recommend approval of the proposed changes to Article 6, Landscape Standards, presented to the Planning Commission at the July 6, 2004 regular meeting, with the following amendments:

- 1. Change Section 6.16 from a one-year guarantee to a two-year guarantee due to the soil conditions within the village.

2. Change Section 6.16, sentence #4 to the following, Two year landscaping warranties will not begin until the entire project is 90% complete or immediately prior to the dedication of public infrastructure.

Voice Vote: Unanimous

Motion Carried

### **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.

### **New Business**

- A. Boulder Park Phase 2 – Preliminary Site Plan Review #1  
Ms. Menard gave a presentation regarding the application and the materials included in the packet.  
The applicant, MAV Development gave a presentation of the project and the changes that were made as a result of the preliminary site plan review committee meeting. The applicant then answered questions posed by the Planning Commission.  
The Planning Commission and applicant discussed the project in detail, including but not limited to the following items: Land banking more parking, phasing detail, right-of-way width and dedication of right-of-way, more parking islands, picnic areas, cross section of site to demonstrate what project will look like from the road, reducing curb cuts, providing additional traffic study information more reflective of the Village's population and building growth. The applicant was asked to address many of the issues discussed at the meeting in the next plan submitted.  
  
- Move Carson, support Kimmel, to postpone the Preliminary Site Plan for Boulder Park Phase 2 until the August 2, 2004 Planning Commission meeting, to allow the applicant time to address the following items:
  1. Concerns noted in the Village Planners review dated June 25, 2004.
  2. Concerns noted in the Village Engineers review dated June 23, 2004.
  3. Concerns noted in the DAFD review dated June 12, 2004.
  4. Concerns noted in the Dexter Water Utilities review dated June 14, 2004.
  5. Planning Commissioner concerns mentioned at the July 6, 2004 meeting.

Voice Vote: Unanimous

Motion Carried

- B. Planning Commission Bylaw Review

Ms. Menard gave a presentation on the changes that were made to the bylaws as a result of comments Planning Commissioners made at the regular May meeting. The Planning Commissioners discussed the amendments.

-Move Bell, support McCormack to approve the Planning Commission bylaws as presented at the July 6, 2004 Planning Commission meeting.

Voice Vote: Unanimous Motion Carried

C. Planning Commission Officer Elections

Planning Commissioners discussed the official positions that needed to be filled. Nominations were made and officers were elected.

Chairperson

-Moved Kowalski, support Bell to nominate Planning Commissioner Ray Tell as Planning Commission Chairperson.

Voice Vote: Unanimous Motion Carried

Vice Chairperson

-Moved Tell, support McCormack to nominate Planning Commissioner Scott Bell as Planning Commission Vice Chairperson.

-Moved Lovell, support Tell to nominate Planning Commissioner Matt Kowalski as Planning Commission Vice Chairperson.

Bell nomination –

Voice Vote

Yeas: Bell, Kimmel, Tell

Nays: McCormack, Kowalski, Carson, Lovell

Motion Failed

Kowalski nomination –

Voice Vote:

Unanimous

Motion Carried

Secretary

-Moved Carson, support McCormack to nominate Planning Commissioner Scott Bell as Planning Commission Secretary.

Voice Vote:

Unanimous

Motion Carried

D. Annual Zoning Board of Appeals appointment

-Moved Carson, support Bell to nominate Erik Lovell to the annual ZBA appointment to start effective in August.

Voice Vote:

Unanimous

Motion Carried

**Proposed Business for Next Agenda**

Boulder Park Phase 2 – Preliminary Site Plan review #2

DDA Parking Presentation

Vacancy on Planning Commission  
Recording Secretary

**Citizens Wishing To Address the Commission**

None

**Adjournment**

-Moved Lovell, support Bell to adjourn the meeting at 10:30 P.M.  
Voice Vote: Unanimous      Motion Carried

Respectfully submitted,

Raymond Tell  
Recording Secretary

**Filing Approved** 8-2-04