

**Dexter Planning Commission**  
**August 2, 2004**  
**Regular Minutes**

**I. Roll Call-**

The meeting was called to order at 7:30 p.m. by Chair Tell at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street

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

**Absent:** Baukema, McCormack

**II. Approval of minutes from – July 6, 2004 Regular Meeting**

Moved Kimmel, support Kowalski to approve the minutes of the July 6, 2004, regular meeting as presented.

Voice vote: Unanimous

Motion Carried

**III. Approval of agenda**

Moved Kimmel, support Kowalski to approve the agenda as presented.

Voice vote: Unanimous

Motion Carried

**IV. Public Hearings – None**

**V. Pre-Arranged Citizen Participation**

*Limit to those who pre-arrange participation before 5:00 pm Tuesday the week preceding the meeting. (10-minute limit)*

**None**

**VI. Reports of Officers**

A. Chairman Report – Ray Tell

Chair Tell introduces new recording Secretary Brenda Dirkse and the new Assistant Village Manager John Hanifan

B. Planning Commissioners and Council Ex officio Reports

None

C. Zoning Office Report – Allison Menard

1. Community Development Director Menard stated there will be an Annexation workshop on August 23, 2004, from 5pm-7pm, and the Planning Commission will start the CIP @ 7:00 p.m. September 7, 2004.

**VII. Citizens Wishing to Address the Commission**

*This area is intended for those in the audience not listed on the agenda that wish to speak. (5-minute time limit for individuals and 10-minutes for groups)*

**None**

**VIII. Old Business**

A. Boulder Park Phase 2 – Preliminary Site Plan Review #2

Presentation by Ron Thomas from MAV Development, Christine Cale from OHM recommends the commission not approve Preliminary Site Plan for Boulder Park Phase 2

Moved Tell, support Carson to Deny Preliminary Site Plan dated 7-15-04, Review #2, for Boulder Park Phase 2

Ayes: none

Nays: all

Motion fails

Moved Kowalski support Carson to postpone the Preliminary Site Plan for Boulder Park Phase 2 to September 7, 2004 and address the following items:

1. Concerns noted in the Village Planners review July 29, 2004
2. Concerns noted in the Village Engineers review dated July 28, 2004
3. Concerns noted in the DAFD review dated July 24, 2004
4. Concerns noted in the Dexter Water Utilities review dated July 28, 2004
5. Planning Commission would like the applicant to consider reducing the number of curb cuts.

Voice vote: Unanimous

Motion carries

**IX. New Business**

A. Landscaping Ordinance - Review Section 6.16 by Allison Menard

Moved by Kimmel, support Bell to accept Section 6.16 of the Landscaping Ordinance and restate a portion of the section to read “Two year landscaping material warranties and bond payments will not begin until the entire project is complete, open space landscaping is completed per the site plan or immediately prior to request for final zoning compliance, for individual residential lots.

Voice vote: Unanimous

Motion carries

B. Moved Carson support Kowalski to set public hearing for Article 5, Parking Standards on September 7, 2004

Voice vote: Unanimous

Motion carries

C. Moved Kowalski, support Kimmel to set public hearing for Article 4, Nonconformities on September 7, 2004

Voice vote: Unanimous

Motion carries

- D. Moved Bell, support Tell to set public hearing for Article 15(A), Central Business District on September 7, 2004  
Voice vote: Unanimous  
Motion carries
- E. Moved Lovell, support Kimmel to set public hearing for Article 15, Village Commercial District on September 7, 2004  
Voice vote: Unanimous  
Motion carries
- F. Moved by Carson, support Bell to set public hearing for Article 20, Schedule of Regulations on September 7, 2004  
Voice vote: Unanimous  
Motion carries

**X. Proposed business for next agenda**

- A. Boulder Park
- B. Presentation DDA Parking Study and recommendations
- C. Public Hearing for Articles 4, 5, 15, 15A, and 20
- D. Vacancy on Planning Commission-Tom Phillips-resident of Westridge subdivision would like to be considered for the position
- E. 2005-2006 CIP Review – Early Start 7:00 p.m.

**XI. Citizens wishing to address the Commission**

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Joe Semifero 3214 Boulder Ct, addressed commission congratulating them on a job well done regarding their deliberation over Boulder Court Phase 2.

**XII. Adjournment**

Moved Lovell, support Bell to adjourn @ 9:16 p.m.

Respectfully Submitted,

**File Approved**   9-7-04  

Brenda Dirkse

