

DEXTER VILLAGE PLANNING COMMISSION

September 7, 2004

Regular Meeting

The meeting was called to order at 7:35 PM by Chair Tell at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

Present: Phillips, McCormack, Bell, Kowalski, Kimmel, Tell, Lovell, Carson-Ex Officio

Absent: none

Approval of Minutes

-Moved Kimmel, support Kowalski to approve the minutes of the August 2, 2004, regular meeting as presented. Voice Vote: Unanimous Motion Carried

Approval of Agenda

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

Public Hearings

Community Development Manager Menard gave a brief presentation on the items set for public hearing and introduced DDA representative Gary Vanderhaagen. Gary Vanderhaagen gave a presentation on the information included in the packet and information on how the DDA parking study recommendations lead to the proposed ordinance changes.

- A. Article 5, Parking Standards
 - a. Opening of Hearing – 7:40 pm
 - b. Presentation – Community Development Manager Menard and DDA representative Gary Vanderhaagen answered questions about the proposed changes to Article 5, Parking Standards.
 - c. Opening of the Hearing to the Floor – There were no citizens present that wished to comment on the proposed ordinance changes.
 - d. Consideration of the matter by the Commission – The Planning Commission discussed the proposed ordinance amendments.
The hearing was closed at 8:00 pm.

-Moved Kimmel, support Bell to postpone the proposed changes to Article 5, Parking Standards, until October 4, 2004 regular Planning Commission meeting.

Voice Vote: Unanimous Motion Carried

- B. Article 4, Nonconformities
 - a. Opening of Hearing – 8:04 pm
 - b. Presentation – Community Development Manager Menard and DDA representative Gary Vanderhaagen answered questions about the proposed changes to Article 4, Nonconformities
 - c. Opening of the Hearing to the Floor-There were no citizens present to comment on the proposed ordinance amendments.
 - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed ordinance amendments
The hearing was closed at 8:06 pm.

-Moved Kowalski, support Carson to recommend the proposed amendments to Article 4, Nonconformities, of the Zoning Ordinance to the Village Council for approval.

Ayes: Phillips, McCormack, Bell, Kowalski, Kimmel, Tell, Lovell, Carson

Nays: none

Motion Carried

- C. Article 15A, Central Business District
 - a. Opening of Hearing – 8:07 pm
 - b. Presentation-Community Development Manager Menard answered questions regarding recommended changes to Article 15A, Central Business District
 - c. Opening of the hearing to the floor-there were no citizens present to comment on the proposed ordinance amendments.
 - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed ordinance amendments
The hearing was closed at 8:14 pm.

-Moved Kimmel, support Bell to postpone the proposed changes to Article 15A to October 4, 2004
Ayes: McCormack, Bell, Kowalski, Phillips, Lovell, Carson, Tell and Kimmel
Nays: none
Motion carried

- D. Article 15, Village Commercial District
 - a. Opening of Hearing – 8:15 pm
 - b. Presentation-Community Development Manager Menard answered questions regarding recommended changes to Article 15, Village Commercial District
 - c. Opening of the hearing to the floor-there were no citizens present to comment on the proposed ordinance amendments.
 - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed ordinance amendments.
The hearing was closed at 8:16 pm

-Moved Bell, support McCormack to postpone the proposed changes to Article 15 to October 4, 2004
Ayes: Bell, Lovell, Phillips, Carson, Tell, Kimmel, McCormack and Kowalski
Nays: none
Motion Carried

- E. Article 20, Schedule of Regulations
 - a. Opening of Hearing – 8:16 pm
 - b. Presentation-Community Development Manager Menard answered question regarding recommended changes to Article 20, Schedule of Regulations.
 - c. Opening of the hearing to the floor-there were no citizens present to comment on the proposed ordinance amendments.
 - d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed ordinance amendments.
The hearing was closed at 8:21 pm.

-Moved Bell, support Kimmel to postpone the proposed changes to Article 20 to October 4, 2004
Ayes: Carson, Lovell, Tell, McCormack, Bell, Phillips, Kowalski and Kimmel
Nays: none
Motion Carried

Reports of Officers

- A. Chairman Report-Ray Tell introduces new Planning Commissioner Thomas Phillips.
- B. Council Ex Officio-Carson reports on 425 Annexation workshop-very educational. Village Council approved resolution for temporary sign permit fees.
- C. Community Development Manager Menard reports on ZBA decision of August 19, 2004.

Citizens Wishing To Address the Commission

Scott Farnell of 9735 Portage Lake Ave., Pinckney-supports the Planning Commission regarding the ordinance issues on the agenda.

Old Business

- A. Boulder Park Phase 2

-Moved by Carson, support Kowalski to postpone the Boulder Park site plan until the October 4, 2004 meeting.

Voice Vote: Unanimous Motion Carried

- B. Doug Lewan-Community Planner continues his report on the Baker Road Corridor Joint Planning Initiative. Doug Lewan commented on the plan and how the plan would be used.

-Moved by Tell, support Carson to postpone further discussion to October 4, 2004

Voice Vote: Unanimous Motion Carried

New Business

- A. Discussion of 2005-2006 CIP Review

-Moved by Carson, support by Bell to set for a work session on October 4, 2004 from 6:30 pm to 7:30 pm

Voice vote: unanimous Motion Carried

- B. Discussion of proposed Zoning Map Amendments

-Moved Kowalski, support McCormack to set a public hearing October 4, 2004 to allow the public an opportunity to comment on the proposed changes to the zoning map

Voice vote: unanimous Motion Carried

- C. Discussion of Proposal to Modify Outdoor Seating Requirements

-Moved Bell, support Kowalski to postpone to further discussion to the October 4, 2004 meeting to allow the community development office to gather more information on how other communities handle outdoor seating.

Voice vote: unanimous Motion carried

Proposed Business for Next Agenda

Boulder Park

2005-2006 CIP Review

Information on Annexations

Baker Road Corridor Plan Presentation

Public Hearing for Article 5, Article 2 and Map Amendments

Citizens Wishing To Address the Commission

None

Adjournment

-Moved Kowalski, support Bell to adjourn the meeting at 9:41 P.M.

Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Brenda Dirkse
Recording Secretary

Filing Approved __10-4-04__