

## DEXTER VILLAGE PLANNING COMMISSION

January 4, 2005

### Regular Meeting

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

**Present:** Phillips, McCormack, Kowalski, Kimmel, Clugston, Tell, Carson, Bell

**Absent:** Lovell

Bell arrives at 7:33 pm

#### Approval of Minutes

-Moved Clugston support Kowalski to approve the minutes from December 6, 2004 Regular Meeting as presented

Voice Vote: Unanimous      Motion Carried

#### Approval of Agenda

-Moved Kimmel, support McCormack to approve the agenda as presented.

Voice Vote: Unanimous      Motion carried

#### Public Hearings

Community Development Manager Menard gave a brief presentation on items set for public hearing and information included in the packet.

A. Monument Park Special Land Use Application submitted by AR Brouwer

a. Opening of the hearing - 7:34 pm

b. Presentation – Community Development Manager Bishop answered questions regarding the Special Land Use Application.

c. Opening of the Hearing to the Floor-no public comment

d. Consideration of the matter by the Commission – The Planning Commission discussed the Monument Park Special Land Use Application

The hearing was closed at 7:40 pm

Move Carson, support Kowalski to approve AR Brouwer's request for the Special Land Use Permit for 8031 Main Street, the Monument Park Building based on the following:

1. The applicant's compliance with the requirements set forth in Section 8.03, General Review Standards for All Special Land Uses, of the Village of Dexter Zoning Ordinance and per the Planning Consultant's review dated December 22, 2004.

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

Nays: none

Motion Carried

#### Pre-Arranged Citizen Participation

None

#### Reports of Officers

A. Chairman Report-Ray Tell-reports that the Dexter Plaza Site Plan meeting will be 1-30-2005.

B. Planning Commissioners and Council Ex officio reports-none

C. Community Development Office Report-Allison Bishop

1. Council Notice of Decisions

2. 3<sup>rd</sup> Quarter Report

3. WCPARC Border to Border PowerPoint

#### Citizens Wishing To Address the Commission

Village Council President-Jim Seta of 411 Cambridge Drive-expressing "Thanks" to the Planning Commissioners for volunteering in 2004 and for good decision making in addition to all their hard work.

## Old Business

None

## New Business

### A. Monument Park Building-Combined Site Plan Review

Presentation by Community Development Manager Bishop and AR Brouwer representatives also gave presentation and answered questions regarding the Monument Park Combined Site Plan.

-Moved Phillips, support Kimmel to waive the requirement set forth in Section 6.04.B. Landscaping screening because there is no location to put the required plantings and to recommend that the Village Council **Approve** the Monument Park Combined Site Plan dated 12-17-04, with revised sheet A-3 dated 12-27-04 based on/with the following conditions:

1. Revised legal description on site plan.
2. ZBA approval of the variance request on January 17, 2005
3. Dumpster enclosure information added to the site plan.
4. Bike rack location and detail should be added to the plan.
5. Plan should be revised to reflect comments noted in the Village Engineers review dated December 28, 2004.
6. Plan should be revised to reflect comments noted in the Dexter Area Fire Department review dated December 18, 2004.
7. The elevation shall reflect a more durable material than EIFS and be consistent with the characteristics currently indicated on the elevation and consistent with sec. 15A.H.4.
8. The site Plan shall not go to council until the satisfaction of all 7 items are completed and approved by the Community Development Manager Bishop.

Ayes: McCormack, Phillips, Kimmel

Nays: Bell, Kowalski, Clugston, Carson, Tell

Motion failed

-Moved Carson, support Bell to waive the requirement set forth in Section 6.04.B. Landscaping screening because there is no location to put the required plantings and to recommend that the Village Council **Approve** the Monument Park Combined Site Plan dated 12-17-04, with revised sheet A-3 dated 12-27-04 based on/with the following conditions:

1. Revised legal description on site plan.
2. ZBA approval of the variance request on January 17, 2005
3. Dumpster enclosure information added to the site plan.
4. Bike rack location and detail should be added to the plan.
5. Plan should be revised to reflect comments noted in the Village Engineers review dated December 28, 2004.
6. Plan should be revised to reflect comments noted in the Dexter Area Fire Department review dated December 18, 2004.
7. The site Plan shall not go before the Village Council until the satisfaction of the above (6) items are completed and approved by the Community Development Manager Bishop.

Ayes: Tell, Carson, Clugston, Kowalski, Bell

Nays: Kimmel, Phillips, McCormack

Motion Carried

## Proposed Business for Next Agenda

Monument Park Combined Site Plan

Master Plan

Baker Road Corridor Plan

**Citizens Wishing To Address the Commission**

None

**Adjournment**

-Moved Bell, support Kowalski to adjourn the meeting at 8:44 P.M.

Voice Vote: Unanimous          Motion Carried

**Communications**

- A. Updated Planning Commission Roster
- B. 2005 Meeting Schedule
- C. Site Plan Review Committee Schedule

Respectfully submitted,

Brenda Dirkse  
Recording Secretary

**Filing Approved** 2-7-05