

DEXTER VILLAGE PLANNING COMMISSION

November 7, 2005

Regular Meeting

The meeting was called to order at 7:29 PM by Chair Tell at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

Present: Phillips, Bell, Kowalski, Kimmel, Clugston, Tell, Lovell, Carson

Absent: McCormack

Approval of Minutes

-Moved Kimmel support Bell to approve the minutes from October 3, 2005 Regular Meeting as presented

Voice Vote: Unanimous McCormack absent Motion Carried

-Moved Tell, support Clugston to approve the minutes from October 3, 2005 Special Workshop as presented

Voice vote: Unanimous McCormack absent Motion Carried

Approval of Agenda

-Moved Carson, support Kowalski to approve the agenda as presented.

Voice Vote: Unanimous McCormack absent Motion Carried

Public Hearings

- A. Special Land Use Request-Katie's Restaurant
 - 1. Opening of the hearing at 7:31 pm
 - 2. Presentation by Doug Lewan, Carlisle Wortman, Village Planning Consultant and Rich Henes, Cornerstone Design
 - 3. Opening of the hearing to the floor-Paul Cousins 7648 Forest, Dexter MI
 - 4. Consideration of the matter by the Commission-The Planning Commission discussed the Special Land Use Request-Katie's Restaurant
 - 5. The hearing was closed at 7:52 pm

-Moved Kimmel, support Lovell for the Planning Commission to recommend **Approval** of the Special Land Use request to permit Katie's Restaurant to serve alcohol at 2830 Baker Road 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 November 2, 2005.

2. The Parking Lot Lighting not to exceed 20' in height.

Ayes: Bell, Phillips, Clugston, Kimmel, Kowalski, Tell, Lovell

Nays: none

Absent: McCormack

Motion Carried

Pre-Arranged Citizen Participation

none

Reports of Officers

- A. Chairman Report-Ray Tell
 - a. Meeting with Mr. Wallace to discuss redevelopment of Busch's Property.
 - b. Annual Workshop for Planning-Commissioner Phillips to attend.
- B. Planning Commissioners and Council Ex-officio Reports,
 - 1. Commissioner Kimmel comments that the Gordon Hall bid must be in 11-15-05
 - 2. Ex-officio Carson talks about the Village Council meeting with Scio Township on 10-20-05 being a good meeting and the Village President called a special council meeting 11-10-05 at 7:30 pm-the Village is to contribute to Gordon Hall and meeting with the Road Commission on 11-4-05 to discuss the dam.

Citizens Wishing To Address the Commission

none

Old Business

- A. Consideration of: Capital Improvements Plan
-Moved Carson, support Clugston to set a public hearing December 5, 2005 at 7:30 pm at the Senior Center to provide the public with an opportunity to comment on the 2006-2012 Capital Improvements Plan.
Voice Vote: Unanimous McCormack absent Motion Carried

New Business

- A. Katie's Restaurant-Final Site Plan #1
-Moved Carson, support Phillips to WAIVE the east buffer requirements, which would require the applicant to install a berm or a fence, based on the criteria set forth in Section 6.13
Ayes: Kimmel, Kowalski, Carson, Bell, Tell, Clugston, Phillips, Lovell
Absent: McCormack
Nays: none
Motion Carried

-Moved Tell, support Carson to WAIVE the replacement standards for low quality trees, including the three(3) willows and the one (1) poplar on site, based on the criteria set forth in Section 6.14E.
Ayes: Lovell, Kimmel, Bell, Phillips, Tell, Carson, Clugston
Absent: McCormack
Nays: Kowalski
Motion Carried

-Moved Kimmel, support Kowalski that the Katie's Restaurant Site Plan dated 10-19-05 **meets** the required standards and findings for Final Site Plan approval pursuant to Section 21.04 of the Zoning Ordinance and recommends **approval** of the Plan.

The Site Plan is recommended with the following conditions:

1. Approval of the requested variance
2. Addressing the outstanding engineering, planning consultant and Fire Department comments.
3. All Crabapple Trees be replaced with appropriate evergreen.

Ayes: Tell, Carson, Phillips, Bell, Kowalski, Kimmel, Clugston, Lovell
Absent: McCormack
Nays: none
Motion Carried

- B. Dexter Crossing PUD-Major or Minor Amendment determination
-Moved Kimmel, support Kowalski to postpone the request submitted Peters Building Company until 12-5-05 to allow the applicant more time to gather the following information:
1. For a representative from Peters Building Company to explain to the Commission how the 5 units in the request were chosen.
Voice vote: Unanimous McCormack absent Motion Carried

- C. Conditional Rezoning Ordinance presentation:
-Moved Carson, support Kowalski to set a public hearing on 1-3-06 to allow the public the opportunity to comment on the proposed Conditional Rezoning Ordinance.
Voice vote: Unanimous McCormack absent Motion Carried

Proposed Business for Next Agenda

- A. Fertilizer, Wetlands, Natural Features Ordinances-pending
- B. Heritage Overlay Zoning and District
- C. Article 21-Site Plan Review Approval Ordinance Amendment
- D. Baker Road Corridor Planning

Citizens Wishing To Address the Commission

None

Adjournment

-Moved Kimmel, support Kowalski to adjourn the meeting at 9:26 pm

Respectfully submitted,

Brenda Dirkse
Recording Secretary

Filing Approved 12-5-05