

DEXTER VILLAGE PLANNING COMMISSION

May 2, 2005

Regular Meeting

The meeting was called to order at 7:31 PM by Chair Tell at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

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

**Absent:** Kowalski

Lovell arrives at 7:35 pm

**Approval of Minutes**

-Moved Clugston, support Bell to approve the minutes from April 4, 2005 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**

None

**Pre-Arranged Citizen Participation**

None

**Reports of Officers**

- A. Chairman Report-Ray Tell commented on the annexation procedure.
- B. Planning Commissioners and Council Ex officio reports- Site Plan Review Subcommittee report held 4/25/05 regarding 3276 Central Street was mentioned.
- C. Community Development Office Report-Allison Bishop, Community Development Manager's report is included in the Commissioners packets for their review, there was no questions.

**Citizens Wishing To Address the Commission**

None

**Old Business**

- A. Section 6.06, Landscaping review – A brief presentation of the proposed amendments was given. Possible items for discussion were presented. The Planning Commission discussed the amendments and made several suggestions about ways to clarify the ordinance to make it easier to read.
- Moved Carson, support Lovell to postpone the proposed ordinance amendments to Section 6.06 of the Landscaping standards to June 6, 2005 Planning Commission meeting.

**New Business**

- A. 7940 Ann Arbor Street – Section 6.13, Landscaping Waiver  
Community Development Manager Bishop gave a brief presentation of the review included in the Planning Commissioners packet. Bishop explained that the applicant was actually requesting 2 waivers. The Planning Commission discussed the review and waiver request.  
-Moved Bell, support Kimmel, based on the criteria set forth in Section 6.13, the Planning Commission grants the street tree waiver for the following reasons, the proposed site plan modification request is to preserve street trees on the developed portion of 7940 Ann Arbor Street, existing natural vegetation appears to provide the desired street tree placement based on current street tree standards and ordinances, and conditions exist on the site such that no good purpose would be served by providing additional street trees. The addition of more street trees could also

potentially have a detrimental affect on the root structure of the existing landmark trees. It should also be noted that in within Section 6.01 of the Landscaping Ordinance: The standards of this Article are intended to provide incentives to preserve quality mature trees.

Voice Vote: Tell, Bell, Clugston, Kimmel, McCormack, Carson, Lovell, Phillips

Absent: Kowalski

Motion Carried

-Moved Carson, support Bell, Based on the criteria set forth in Section 6.13, the Planning Commission grants the buffer waiver for the following reasons, the proposed site plan modification request is to preserve existing buffer trees on the developed portion of 7940 Ann Arbor Street, existing natural vegetation appears to provide the desired buffer screening based on the current buffer standards, and the applicant is providing eleven (11) additional shrubs to further meet the intent and buffer requirements between land uses. It should also be noted that within Section 6.01 of the Landscaping Ordinance: The standards of this Article are intended to provide incentives to preserve quality mature trees.

Voice Vote: Clugston, Phillips, Carson, Kimmel, Lovell, Bell, Tell, McCormack

Absent: Kowalski

Motion Carried

#### **Proposed Business for Next Agenda**

- A. Article 6.06 Review
- B. 3276 Central Street – Combined Site Plan Review
- C. Subcommittee Report
- D. Dexter Plaza – Final Site Plan ?
- E. Boulder Park Phase 2 – Final Site Plan

#### **Citizens Wishing To Address the Commission**

1. Joe Semifero, 3214 Boulder Court, commented on Dexter Plaza site plan.

#### **Adjournment**

-Moved Tell, support Bell to adjourn the meeting at 8:10 P.M.

Voice Vote: Unanimous                      Motion Carried

#### **Communications**

- A. Updated Article 17 and Amendment Sheet
- B. Updated Contact List
- C. The Commission Journal
- D. Standards for the Conduct of Public Officers

Respectfully submitted,

Allison Bishop  
Recording Secretary

**Filing Approved 6-6-05**