

DEXTER VILLAGE PLANNING COMMISSION

June 6, 2005

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, Kowalski, Kimmel, Tell, Lovell, Carson

**Absent:** Clugston, Bell

Bell arrives at 7:36 pm

**Approval of Minutes**

-Moved Carson support Kimmel to approve the minutes from May 2, 2005 Regular Meeting as presented

Voice Vote: Unanimous      Clugston absent      Motion Carried

**Approval of Agenda**

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

Voice Vote: Unanimous      Clugston absent      Motion carried

**Public Hearings**

None

**Pre-Arranged Citizen Participation**

None

**Reports of Officers**

- A. Chairman Report-Ray Tell-commented on the regional planning workshop attended by Carson, Clugston and himself-no other report given
- B. Planning Commissioners and Council Ex officio reports-Carson-Ex-Officio-no reports
- C. Community Development Office Report-Allison Bishop
  - 1. ¼ly Report
  - 2. Notice of Decision
  - 3. Subcommittee Update-Historic District Draft Ordinance/Map
  - 4. Dexter Senior Center is having a pig roast open to the public @ \$10.00 per person on June 23, 2005

**Citizens Wishing To Address the Commission**

None

**Old Business**

- A. Section 6.06, Landscaping Review-Set Public Hearing
  - Moved Kimmel, support Kowalski to set a public hearing for July 5, 2005 to allow the public to comment on the proposed changes to Article 6, Section 6.06 of the Village of Dexter Zoning Ordinance. It is recommended that due to the significant changes another public hearing be held.
  - Yeas: Phillips, McCormack, Bell, Kowalski, Kimmel, Tell, Lovell, Carson
  - Nays: none
  - Clugston absent
  - Motion Carried

**New Business**

- A. 3276 Central Street Combined Preliminary and Final Site Plan Review
  - Brief presentation by:
    - 1. Doug Lewan, Village Planning Consultant
    - 2. Jessica Wood from OHM
    - 3. David Bona of Bona and Kolb Architects.

-Moved Tell, support Carson to **approve** the Combined Preliminary and Final Site Plan for 3276 Central Street with the following conditions:

1. Add 2 trees to the Southwest property line as suggested by applicant.
2. The applicant's contribution to the voluntary public parking fund for the number for three (3) parking spaces at \$2500 each that cannot be met by the ordinance requirements. The contribution shall be made prior to the issuance of Final Zoning Compliance.
3. Submittal of the detention/retention information and cost estimate information noted in the Village Engineers review dated May 24, 2005 prior to plan submittal to the Village Council.

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

Nays: none

Clugston absent

Motion Carried

B. Dexter Plaza-Final Site Plan

Brief presentation by:

1. Doug Lewan, Village Planning Consultant
2. Jessica Wood from OHM
3. Steve Brouwer, AR Brouwer
4. Rene Papo, Chelsea Land Company

-Moved Kowalski, support Bell to postpone the Final Site Plan for Dexter Plaza until July 5, 2005, to allow the applicant time to address the following items:

1. Concerns noted in the Planning Consultant review dated May 31, 2005.
2. Concerns noted in the Engineering Consultant review dated May 31, 2005
3. Concerns noted in the Water Utilities review dated May 19, 2005.
4. Concerns noted by the Washtenaw County Road Commission.
5. Application for a variance and land division.

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

Nays: none

Clugston absent

Motion Carried

C. Boulder Park Phase 2-Final Site Plan

Presentation by:

1. Doug Lewan, Village Planning Consultant
2. Jessica Wood, OHM
3. Mark Melchi, MAVD-submitted Final Site Plan Review Responses, (see attached)

-Moved Bell, support Kimmel to postpone the Final Site Plan for Boulder Park Phase 2 until July 5, 2005, to allow the applicant time to address the following items:

1. Concerns noted in the Planning Consultant review dated May 25, 2005.
2. Concerns noted in the Engineering Consultant review dated May 18, 2005.
3. Concerns noted in the Water Utilities review dated May 29, 2005.
4. Concerns noted in the DAFD review dated May 8, 2005.

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

Nays: none

Clugston absent

Motion Carried

D. Article 7, Section 7.07 Sign Ordinance Amendments

Presentation by Allison Bishop, Community Development Manager

-Moved Tell, support Kowalski to set the Section 7.07(2) ordinance amendments proposed at the June 6, 2005 Planning Commission meeting for public hearing on July 5, 2005.

Yeas: Lovell, Bell, Phillips, McCormack, Kowalski, Carson Lovell

Nays: Kimmel

Clugston absent

Motion Carried

- E. Nomination of 2 Planning Commissioners to Merchant Sign Committee  
-Moved Tell, support Kimmel to nominate 2 Planning Commissioners Tell and Clugston to Merchant Sign Committee.  
Yeas: Lovell, Kimmel, Kowalski, Phillips, Bell, Tell, McCormack, Carson  
Nays: none  
Clugston absent  
Motion Carried

**Proposed Business for Next Agenda**

- D. Subcommittee Report-Set Public Hearing(s)
- E. Article 2-Definitions, Ordinance Amendment
- F. Article 8.02b(1)-Special Land Use Ordinance Amendment
- G. Fertilizer, Wetlands, Natural Features Ordinances

**Citizens Wishing To Address the Commission**

- 1. Shawn Keough-Village Council Trustee of 8222 Webster Dexter-addressed comments to the Commissioners in reference to Merchants and Village officials holding a meeting six weeks ago about discussing new ways to market the Village's Business District.

**Adjournment**

- Moved Kowalski, support Bell to adjourn the meeting at 10:22 P.M.  
Voice Vote: Unanimous                      Clugston absent                      Motion Carried

**Communications**

- A. Keynote Speech
- B. Scio Township Master Plan Amendment Notice

Respectfully submitted,

Brenda Dirkse  
Recording Secretary

**Filing Approved 7-5-05**