

DEXTER VILLAGE PLANNING COMMISSION

August 1, 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, Kimmel, Tell, Clugston, Lovell  
**Absent:** Bell, Carson, Kowalski, McCormack

**Approval of Minutes**

-Moved Kimmel support Phillips to approve the minutes from July 5, 2005 Regular Meeting as presented

Voice Vote: Unanimous      Motion Carried

**Approval of Agenda**

-Moved Clugston, support Tell to approve the agenda as presented.

Voice Vote: Unanimous      Motion carried

**Public Hearings**

A. Article 2, Definitions, Floor Area

- a. Opening of the hearing – 7:40 pm
- b. Presentation by Allison Bishop, Community Development Manager
- c. Opening of the hearing to the floor for public comment – No comments
- d. Consideration of the matter by the Commission-The Planning Commission discussed the proposed changes to Article 2. Commissioner Phillips suggested reviewing the BOMA (Building Owners and Management Association standards prior to adopting the recommendations. Phillips will work with Community Development Manager Bishop on any proposed changes.
- e. The hearing was closed at 7:45 pm

-Moved Phillips, support Clugston to postpone the proposed changes to Article 2, Definitions, Floor Area until the September 6, 2005 meeting.

Ayes: Phillips, Kimmel, Lovell, Tell, Clugston

Nays: none

Kowalski, Bell, McCormack and Carson absent

Motion carried

**Pre-Arranged Citizen Participation**

None

**Reports of Officers**

- A. Chairman Report-Ray Tell- no report
- B. Planning Commissioners and Council Ex officio reports- no reports
- C. Community Development Office Report-Allison Bishop
  1. Village Council Decisions
  2. ZBA Notice of Decisions
  3. Dexter Township Amendment
  4. Other comments within report

**Citizens Wishing To Address the Commission**

None

**Old Business**

A. Consideration of: Boulder Park Phase 2-Final Site Plan

-Moved Kimmel, support Lovell, the Planning Commission finds that the Final Site Plan for Boulder Park Phase 2 dated 7-11-05 meets the required standards and findings for Final Site Plan approval pursuant to Section 21.04 of the Zoning Ordinance and recommends approval.

The Final Site Plan is granted with the following conditions:

1. Concerns noted in the Engineering Consultant review dated July 28, 2005
2. Add a note to the lighting plan that states that lighting will be turned off at the end of business per the Zoning Ordinance.
3. Village Council contingencies that the existing two (2) curb cuts be removed upon the initial start of constructions and that MAVD contribute to the Dexter Ann Arbor Road improvements.
5. All of the above mentioned final site plan issues should be taken care of prior to the plan being submitted to the Village Council for review.

Yeas: Clugston, Phillips, Kimmel, Lovell  
Nays: None  
Motion Carried

**B. Consideration of: Dexter Plaza-Final Site Plan**

-Moved Tell, support Clugston, Based on the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that the Final Site Plan for Dexter Plaza dated 7-11-05 meets the required standards and findings for Final Site Plan approval pursuant to Section 21.04 of the Zoning Ordinance and recommends approval.

The Final Site Plan is granted with the following conditions:

1. The Reciprocal Easement Agreement must be recorded with the Washtenaw County Register of Deeds and a copy must be provided to the Village of Dexter.
2. Concerns noted in the Engineering Consultant review dated July 28, 2005 must be addressed
3. Concerns noted by the Washtenaw County Road Commission.
4. Approval of the requested variances and land division application.
5. All of the above mentioned final site plan issues should be taken care of prior to the plan being submitted to the Village Council for review.

Yeas: Kimmel, Lovell, Clugston, Phillips, Tell  
Nays: None  
Motion Carried

**C. Consideration of Scio Township Master Plan**

Planning Consultant, Doug Lewan gave a presentation and explained why the Planning Commission was recently seeing so many Township Master Plan amendments. Surrounding Townships are all trying to obtain funding from the State of Michigan for PDR (purchase of development rights) ordinances.

**New Business**

**A. Consideration of: Ordinance Amendment: Article 15(B) ARC Signs and Article 7, Signs**  
Brief presentation by:

1. Doug Lewan, Planning Consultant and Allison Bishop, Community Development Manager

-Moved Clugston, support Kimmel to postpone amendments until the September 6, 2005 regular meeting.

Voice Vote: Unanimous  
Nays: none  
Motion Carried

-Moved Tell, support Clugston to create a subcommittee to look into the sign ordinances.

Voice Vote: Unanimous  
Nays: None  
Motion Carried

Volunteers for the subcommittee were Clugston, Lovell and Kimmel.

- B. Consideration of: Ordinance Amendment: Article 15, Village Commercial and Article 15A, Central Business District
  - Moved Kimmel, support Phillips to postpone action until September 6, 2005.
  - Yeas: Lovell, Tell, Phillips, Kimmel, Clugston
  - Nays: none
  - Motion carried

**Proposed Business for Next Agenda**

- A. Ordinance review - Article 15(B), ARC Signs and Article 7, Signs
- B. Ordinance review - Article 15, VC and Article 15A, CBD
- C. Ordinance review - Article 15C, Heritage Overlay District and map
- D. Fertilizer, Wetlands, Natural Features Ordinances (pending)
- E. Article 2, Definitions

**Citizens Wishing To Address the Commission**

- A. Allison Bishop commented on Site plan review meeting scheduled for August 29, 2005 at 5:00pm to review Lot 39 site plan within the Dexter Research Park.

**Adjournment**

- Meeting adjourned at 8:35 pm

Respectfully submitted,

Allison Bishop  
Recording Secretary

**Filing Approved 9-6-05**