

## DEXTER VILLAGE PLANNING COMMISSION

March 7, 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, Kowalski, Kimmel, Bell, Tell, Lovell, Carson

**Absent:** McCormack, Clugston

### Approval of Minutes

-Moved Bell support Kimmel to approve the minutes from February 7, 2005 Regular Meeting as presented

Voice Vote: Unanimous      Motion Carried

### Approval of Agenda

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

Voice Vote: Unanimous      Motion carried

### Public Hearings

#### A. Village of Dexter Master Plan

a. Opening of the hearing – 7:35 pm

b. Presentation by Doug Lewan, Village Planning Consultant

c. Opening of the hearing to the floor for public comment:

1. Shawn Keough, Village Council Trustee, 8222 Webster Drive

2. Paul Cousins, Village Council Trustee, 7648 Forest

d. Consideration of the matter by the Commission-The Planning Commission discussed the Village of Dexter Master Plan

The hearing was closed at 8:35 pm

-Moved Kimmel, support Bell to postpone the approval of the Village of Dexter Master Plan for further discussion by the Planning Commission on items discussed during public comment

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

Nays: none

Motion Carried

### Pre-Arranged Citizen Participation

none

### Reports of Officers

A. Chairman Report-addressed adding items to the Master Plan every 3 months for review.

B. Planning Commissioners and Council Ex officio reports-Carson-Ex-Officio states:

1. The Village Council passed the Budget for 2005 and 2006.

2. Next Village Council meeting set for March 14, 2005.

No other reports given by Commissioners

C. Community Development Office Report-Allison Bishop

1. Commissioners have copies of two site plans for next meeting

2. Main Street Bridge meeting set for April 12, 2005

### Citizens Wishing To Address the Commission

Paul Cousins of 7648 Forest:

1. Thanks to the Planning Commission for all their hard work.

2. Library Site building will need to be 25,000 square feet.

### Old Business

A. Dexter Plaza Preliminary Site Plan

-Moved Bell, support Carson to postpone the Dexter Plaza Preliminary Site Plan until April 4, 2005.

Voice Vote: Unanimous      Motion Carried

## **New Business**

- A. Ordinance Revision-Section 6.06, Landscaping Between Land Uses  
-Moved Bell, support Kowalski to set a public hearing for April 4, 2005 to allow the public the opportunity to comment on the proposed amendments.  
Voice Vote: Unanimous                      Motion Carried
- B. Ordinance Revision-Article 17, Research and Development District  
-Moved Kowalski, support Bell to set a public hearing for April 4, 2005 to allow the public the opportunity to comment on the proposed amendments.  
Voice Vote: Unanimous                      Motion Carried
- C. Special Land Use Application-Jet's Pizza, 7200 Dan Hoey Road  
-Moved Kowalski, support Bell to set a public hearing for April 4, 2005 to allow the public an opportunity to comment on the application for Special Land Use for Jet's Pizza, a carry-out restaurant.  
Voice Vote: Unanimous                      Motion Carried
- D. Special Land Use Application-My Cleaners, 7200 Dan Hoey Road  
-Moved Kimmel, support Lovell to set a public hearing for April 4, 2005 to allow the public an opportunity to comment on the application for Special Land Use for My Cleaner's Inc., a Cleaning establishment.  
Voice Vote: Unanimous                      Motion Carried
- E. Special Land Use Application-7940 Ann Arbor Street  
-Moved Kimmel, support Kowalski to set a public hearing for April 4, 2005, to allow the public an opportunity to comment on the application for Special Land Use for 7940 Ann Arbor Street, a Service Establishment of an office/workshop/retail outlet or showroom nature.

## **Proposed Business for Next Agenda**

Public Hearing-Jet's Pizza  
Public Hearing-My Cleaner's  
Public Hearing-7940 Ann Arbor Street  
Article 6 and Article 17 Ordinance Amendment Public Hearings  
3276 Central Street-Site Plan Review  
7940 Ann Arbor Street-Site Plan Review  
Dexter Plaza Preliminary Site Plan

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

None

## **Adjournment**

-Moved Carson, support Bell to adjourn the meeting at 9:00 P.M.  
Voice Vote: Unanimous                      Motion Carried

## **Communications**

- A. Washtenaw County Road Commission Right of Way Master Plan

Respectfully submitted,

Brenda Dirkse  
Recording Secretary

**Filing Approved 4-4-05**