

DEXTER VILLAGE PLANNING COMMISSION
September 6, 2005
Regular Meeting

The meeting was called to order at 7:27 PM by Chair Tell at the Dexter Area Senior Citizen Center, 7720 Ann Arbor Street.

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

McCormack and Bell arrive at 7:28 pm

Approval of Minutes

-Moved Kimmel support Phillips to approve the minutes from August 1, 2005 Regular Meeting as presented

Voice Vote: Unanimous Kowalski absent Motion Carried

Approval of Agenda

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

Motion by Chair Tell to modify Agenda to move New Business item B to A

-Moved Clugston, support Carson to modify agenda to move New Business item B to A

Voice Vote: Unanimous Kowalski absent Motion carried

Public Hearings-none

Pre-Arranged Citizen Participation

Patricia Cousins of 7648 Forest-Update on Dexter District Library

Reports of Officers

- A. Chairman Report-Ray Tell-made suggestions to the Commissioners if they see sandwich board signs around town to talk with the Business Owners and ask if signs are helping their businesses.
- B. Planning Commissioners and Council Ex officio reports-none
- C. Community Development Office Report-Allison Bishop
 - 1. Warrior Creek Workday September 17th 9am-12pm
 - 2. Tree PlantingAdditional items covered in packet

Citizens Wishing To Address the Commission

Paul Bishop 5510 Vaughn Rd Dexter
Paul Cousins 7648 Forest
Sean Keough 8222 Webster

Old Business

- A. Consideration of: Ordinance Amendment-Article 2, Definitions
 - Moved Bell, support Phillips to postpone the proposed Article 2, Definitions ordinance amendment until the October 3, 2005 regular Planning Commission meeting. 6-14-05 until 8-1-05, to allow the applicant time to address the following items:
 - Voice Vote: Unanimous
 - Kowalski absent
 - Motion Carried
- B. Consideration of: Ordinance Amendment-Article 15, Village Commercial District
 - Moved Carson, support Bell to set a public hearing October 3, 2005 for the proposed ordinance amendments to Article 15.
 - Voice vote: Unanimous
 - Kowalski absent
 - Motion carried
- C. Consideration of: Ordinance Amendment-Article 15(A), Central Business District

-Moved Bell, support Kimmel to set a public hearing October 3, 2005 for the proposed ordinance amendments to Article 15A, Central Business District
Voice vote: Unanimous
Kowalski absent
Motion Carried

- D. Consideration of: Ordinance Amendment-Heritage Overlay Zoning District
-Moved Carson, support Bell to set a public hearing October 3, 2005 for the purpose of hearing public comment regarding the proposed new ordinance known as Article 15C, Heritage Overlay Zoning District.
Voice vote: Unanimous
Kowalski absent
Motion carried
- E. Consideration of: Zoning Map Amendment-Heritage Overlay Zoning
-Moved Kimmel, support Bell to set a public hearing for the purpose of hearing public comment regarding the proposed zoning map amendment to add a new overlay zoning district to be known as the Heritage Overlay Zoning District, HOD.
Voice vote: Unanimous
Kowalski absent
Motion carried

New Business (item B discussed prior to A)

- B. Discussion of: 2006-2012 Capital Improvement Plan
-Moved Clugston, support Bell to hold two (2) work sessions prior to the next two Planning Commission meetings, October 3rd and November 7th from 6:00-7:30 pm.
Voice vote: Unanimous
Kowalski absent
Motion Carried
- A. Discussion of: Village Council requests of the Planning Commission for opinion on Harvest Valley. *

*The list of questions and responses for item A. of the Planning Commission are found on pages 3-4 of the Agenda.

-Moved Carson, support Clugston Pursuant to Village of Dexter Planning Commission ByLaws, Article X, titled Public Hearings allows that "In addition to those required by law, the Commission may, at its discretion, hold such public hearings or conferences as it decides will be in the public interest." Therefore move that the Village of Dexter Planning Commission shall hold a meeting on September 29, 2005 @ 7:00 pm for the sole purpose of receiving public comment on: How should Village of Dexter proceed with the Annexation Request of Peters Building Company/Harvest Valley?

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

Proposed Business for Next Agenda

- A. Article 15 VC and Article 15(A) CBD-Public Hearings
- B. Article 15(C), Heritage Overlay District and HOD Zoning Map-Public Hearings
- C. Bishop Business Condominiums-Combined Site Plan-subcommittee report
- D. Article 15(B), ARC Signs and Article 7, Signs-Subcommittee update
- E. Fertilizer, Wetlands, Natural Features Ordinances
- F. Conditional Rezoning ordinance presentation

Citizens Wishing To Address the Commission

- 1. Paul Cousins-Village Council Trustee of 7648 Forest Dexter
- 2. Joe Semifero-Village Council Trustee of 3214 Boulder Court

Adjournment

-Moved Carson, support Bell to adjourn the meeting at 10:37 pm

Respectfully submitted,

Brenda Dirkse
Recording Secretary

Filing Approved _____ 05

New Business continued

- A. Discussion of: Village Council requests of the Planning Commission for opinion on Harvest Valley. *

*The following is a list of questions from the Village Council and responses by the Planning Commission.

- 1) **What are the Planning Commissioners comments and thoughts on how to proceed with the annexation request:**

Does the Village of Dexter need to grow
Is expansion the way to solve the future issues
When we get the answer then we need to go to Scio Township and tell them the reasons we need Harvest Valley and we need Scio's help
Why is the Developer not asking for Scio Township's Opinion
Will this improve the Village of Dexter
Why is the Developer pushing so hard
Will Jackson Road Corridor be a bigger threat
Can it be developed without Scio Township's approval
Is Mr Haeussler wanting the Village to convince Scio Township to approve Harvest Valley
Is there a benefit to the Village of Dexter
Do we need more tax base
Can we annex without Commercial
What effect will it have if we don't annex Harvest Valley
What's the Downtown Development Authority's opinion?
Which direction do we grow in
Do we need Washtenaw County's opinion
Are there other ways to grow other than annexation
Does the Village need the money in 15 years
What if Harvest Valley goes bankrupt
We pay Scio Township a mil-what do we get for that mil-Assessing
Get a professional opinion-3rd party Expert
Get something in writing detailing more economic issues
What's the economic impact to downtown

- 2) **What are the Planning Commissioners comments and thoughts on particular items that they think are important or that Council should pay attention to, i.e. water, sewer, open space, services, etc.:**

Approach to Regional Growth-cooperation
Connectivity to Downtown
Expansion of the School District-Projected student growth
Council should be reminded to pay attention to Baker Road Corridor
Master Plan-Future use for suburban density
Who pays for Sewer and Water
If Developer builds his own(Sewer and Water Plant) will it effect our aquifer
The Village can provide sewer and water and Scio cannot
Address natural features and density

Very unusual for a developer to ask for the Commission's opinion. Concern with the team of Developers-why are they not presenting a better plan
Architect's and Builder's are not a high Quality Design Team
General liability that Village is covered
Expansion-Fire, Police, Garbage, Economic, Cost

3) What are the Planning Commissioners comments and thoughts on what the future zoning might be.

Senior Center, Condominiums, Mobile Home Parks, Low-income housing, more residential, suburban

Build more density-higher density with a trade off for more open space

Zoning is a mechanism-reflect Baker Road Corridor Study and Master Plan

Regional Planning effort

Increasing the expansion of Industrial Park

Do we want to see anything other than residential-limited commercial

Character of commercial with what type of zoning

Some residents on Baker road are not contiguous

4) What are the Planning Commissioners comments and thoughts on how the request fits or does not fit in the community:

See No. 1 and Baker Road Corridor Plan

The size of this project

80 acres-Extension of Dexter Crossing would be developed

Someday making request more like 240 acres

It can fit

Is it a benefit

Does the Village need to grow

We can make it fit

Clarify request from Haeussler

What are Scio concerns

How do we decide zoning must be a PUD

5) What are the Planning Commissioners comments and thoughts on the pros and cons of accepting the annexation request:

Cons

Lack of Quality Design Team

People on Baker Road not included

Lose small town appeal-Village atmosphere

Stamp of approval on suburban sprawl

Tax

Increase of consumers-population

Reduce curb cuts

Taking business away from DDA

Private site for Water and Sewer

Catastrophe possibilities

Increase in population

Increase of traffic on Baker Road

Pros

Opportunity of Planned Growth

Share in Planning on Baker Road

Regional Approach

Preservation of Natural Features

Possible lower cost of services to community

Ask for extra capacity

Better equipment put well on Harvest

Valley property

Increase services

6) What are the Planning Commissioners comments and thoughts on scheduling another opportunity for open discussion on the annexation request:

What is the proper way to ask for public comment