

DEXTER VILLAGE PLANNING COMMISSION

January 3, 2006

Regular Meeting

The meeting was called to order at 7:30 PM by Chair Tell at the National City Bank Building, basement conference room, 8123 Main Street.

Present: Phillips, Kowalski, Kimmel, Clugston, Tell, Lovell, Carson

Absent: Bell, McCormack

7:31 pm-Bell arrives

7:34 pm-McCormack arrives

Approval of Minutes

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

Voice Vote: Unanimous Motion Carried

Approval of Agenda

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

Voice Vote: Unanimous Motion Carried

Public Hearings

A. Article 23, Section 23.06 Conditional Rezoning of Land Ordinance Amendment

1. Opening of the hearing at 7:32 pm
2. Presentation by Allison Bishop, Community Development Manager
3. Opening of the hearing to the floor-Paul Cousins 7648 Forest, Dexter MI
4. Consideration of the matter by the Commission-The Planning Commission discussed the proposed ordinance amendment to Article 23, Section 23.06 Conditional Rezoning of Land
5. The hearing was closed at 7:40 pm

-Moved Tell, support Bell per Section 23.06 Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning on January 3, 2006, the Planning Commission has determined that Article 23, Section 23.06, Conditional Rezoning of land meets the criteria for amending the text, standards and regulations of the Zoning Ordinance and therefore recommends that the Village Council adopt the proposed amendment to Article 23, Section 23.06 Conditional Rezoning of Land.

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

Nays: none

Motion Carried

B. Article 7, Section 7.07, Signs Ordinance Amendment

1. Opening of the hearing at 7:40 pm
2. Presentation by Chair Tell, Planning Commission
3. Opening of the hearing to the floor-Barbara Gergely, Dexter Flowers 8054 Main Street and Paul Cousins 7648 Forest
4. Consideration of the matter by the Commission-The Planning Commission discussed the proposed ordinance amendment to Article 7, Section 7.07 Signs
5. The hearing was closed at 7:55 pm

-Moved Carson, support Clugston to postpone the public hearing for the proposed amendments to Article 7, Section 7.07 Signs to June 5, 2006 Planning Commission meeting.

Voice vote: Unanimous Motion Carried

C. Jolly Pumpkin Artesian Ales Special Land Use request for bar/tavern/lounge and outdoor seating

1. Opening of the hearing at 7:56 pm
2. No presentation given
3. Opening of the hearing to the floor-none
4. Consideration of the matter by the Commission-the applicant requested a postponement
5. The hearing was closed at 7:57 pm

-Moved Carson, support Kowalski to postpone the public hearing per the applicant's request to February 6, 2006 Planning Commission meeting.

Voice vote: Unanimous Motion Carried

Pre-Arranged Citizen Participation

none

Reports of Officers

- A. Chairman Report-Ray Tell
 - a. Water System Reliability Study
- B. Planning Commissioners and Council Ex-officio Reports,
 - 1. No reports from the Planning Commissioners.
 - 2. Ex-officio Carson talks about the Water Reliability Study.
 - Participation in the Regional Planning meeting and work study, At the December 12th Village Council Meeting, the Village Council amended the Nuisance Ordinance.
 - Department of Public Works (DPW) new facility is to come before the Planning Commission in March.

Citizens Wishing To Address the Commission

- 1. Paul Cousins 7648 Forest, supports the Special Land Use Request for the Animal Recreation and Rehabilitation Facility (ARRF).

Old Business

- A. Consideration of: Ordinance Amendment to Article 21, Site Plan Review and Approval
 - Moved Carson, support Kimmel to set a public hearing February 6, 2006 at 7:30 pm at the Dexter Senior Center to provide the public with an opportunity to comment on ordinance amendment for Article 21, Site Plan Review and Approval.
 - Ayes: Kimmel, Kowalski, Tell, Carson, Bell, Phillips, McCormack, Clugston, Lovell
 - Nays: none
 - Motion Carried
- B. Review of: The Baker Road Corridor Planning invitation/invite list/draft agenda

New Business

- A. Special Land Use Request for Animal Recreation and Rehabilitation Facility, ARRF, 7275 Joy Road
 - Moved Kowalski, support Bell to set a public hearing for Monday, February 6, 2006 at 7:30 pm at the Dexter Senior Center to allow the public an opportunity to comment on Animal Recreation and Rehabilitation Facility's special land use request for a recreation center at 7275 Joy Road in the Research and Development District.
 - Voice vote: Unanimous Motion Carried

Proposed Business for Next Agenda

- A. Heritage Overlay Zoning and District
- B. Shipman Building Site Plan
- C. Jolly Pumpkin Special Land Use Public Hearing
- D. Fertilizer, Wetlands, Natural Features Ordinances
- E. Ordinance Amendment to Article 21-Site Plan Review Approval

Citizens Wishing To Address the Commission

None

Adjournment

-Moved Carson, support Kowalski to adjourn the meeting at 8:19 pm

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 2-6-06