

DEXTER VILLAGE PLANNING COMMISSION
Tuesday, November 6, 2006
Regular Meeting

The meeting was called to order at 7:30 PM by Chair Kowalski at the Dexter Area Senior Center, 7720 Ann Arbor Street.

Present: Phillips, Bell, Kowalski, Kimmel, Clugston, Tell, Wilcox, Carson

Absent: McCormack

McCormack arrives at 7:31 pm

Approval of Minutes

-Moved Tell, support Kimmel to approve the Regular Meeting Minutes for October 2, 2006.

Voice vote: Unanimous Motion Carried

Approval of Agenda

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

Voice Vote: Unanimous Motion Carried

Public Hearings

A. United Methodist Retirement Communities Planned Unit Development Area Plan/Preliminary Site Plan, 8341 Island Lake Road.

1. Opening of the hearing at 7:31 pm
2. Opening of the hearing to the floor
 - a. Paul Bishop, 5510 Vaughn, Dexter
 - b. Kate Collins, United Methodist Retirement Communities, 805 W. Middle St., Chelsea
 - c. Kate Bond, Washtenaw Engineering, 3250 Liberty, Ann Arbor
 - d. Bob Overhiser, Architect Design Group, 123 N. Ashley, Ann Arbor
3. Presentation:
 - a. Allison Bishop, Community Development Manager, Village of Dexter, 8123 Main Dexter
 - b. Paul Siersma, Planning Consultant, Carlisle/Wortman Assoc. 605 S. Main, Ann Arbor
 - c. Christine Cale, Engineering Consultant, OHM, 34000 Plymouth Rd, Livonia
4. Consideration of the matter by the Commission, Special Land Use Request for United Methodist Retirement Communities Planned Unit Development Area Plan/Preliminary Site Plan, 8341 Island Lake Road.
5. The hearing was closed at 9:05 pm

-Moved Tell, support Kimmel the Planning Commission finds the Planned Unit Development (PUD) Area plan and preliminary site plan received by the village on October 2, 2006 **meets** the qualification for consideration as a PUD and Section 21.04. The Planning Commission finds the following factor(s) as outlined in Section 19.08 C.

1. The proposed development conforms to the adopted Master Plan or any part thereof, or represents land use policy, which, in the Planning Commission's opinion, is a logical and acceptable change in the adopted Master Plan.
2. The proposed development conforms to the intent and all regulations and standards of a PUD district.
3. The proposed development will be adequately serve by public facilities and services such as: highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal; or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services.
4. Common open space, other common properties and facilities, individual properties, and all other elements of a PUD are so planned that they will achieve a unified open space and recreation area system, with open space-and all other elements in appropriate locations, suitably related to each other, the site and surrounding lands.
5. The petitioner will make a provision to assure that public and common areas will be or have been irrevocably committed for that purpose. Provisions have been made to provide for financing of improvements shown on the plan for open space and other common areas, and that proper maintenance of such improvements is assured.
6. Traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the neighborhood. In applying this standard the Planning Commission has considered, among other things, convenient routes for pedestrian traffic; relationship of the proposed project to main

- thoroughfares and street intersections; and the general character and intensity of the existing and potential development of the neighborhood.
7. The mix of housing unit types and densities is acceptable in terms of convenience, privacy, compatibility, and similar measures.
 8. The Planning Commission has determined, where applicable, that noise, odor, light, or other external effects, which are connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.
 9. The proposed development will create as minimal disturbance as possible to natural features and land forms.
 10. Streets will follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property will have adequate access-to-public streets. The plans provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.
 11. Pedestrian circulation is provided within the site, and will interconnect all use areas, where applicable. The pedestrian system will provide for a logical extension of pedestrian ways outside the site and to the edges of the PUD, where applicable.

In making this determination, the following additional conditions shall apply:

1. Concerns noted in the Planner's review dated October 20, 2006.
2. Concerns notes in the Engineer's review dated October 19, 2006
3. Concerns noted in the DAFD review dated October 12, 2006.
4. Concerns noted in the Water Utilities review dated October 18, 2006.
5. Annexation into the Village of Dexter.
6. Approval of a Land Division application.
7. Approval of a development agreement.
8. Approval of the entrance(s) to the site by the Washtenaw County Road Commission.
9. Per Section 21.08.A.6, Planning Commission notification of recommendation to Washtenaw County Department of Planning and Environment.
10. Drain Commission approval.

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

Nays: none

Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chair Kowalski-none
- B. Ex-Officio Carson briefly reviews that he and Jim Seta Council President continue to meet with Scio Township about the Sloan/Kingsley Farm-there should be a rough draft of the 425 agreement between the Village and Scio Township after the first of the year.
- C. No other reports given by Commission
- D. Community Development Office Report-Allison Bishop
 - a. 2007-2012 CIP
 - b. Article 19-PUD Planned Unit Development
 - c. Master Plan Amendment approved

Citizens Wishing To Address the Commission-none

Old Business-none

New Business

- A. Consideration of: Dexter District Library Final Site Plan

Motion #1

-Moved Kowalski, support Phillips the Planning Commission moves to **waive** the tree replacement requirements for fourteen (14) low quality trees at the Dexter District Library site, or thirteen (13) low quality trees if the Elm is determined to be an American Elm.

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

Nays: none

Motion Carried

Motion #2

-Moved Carson, support Bell the Planning Commission finds that the Dexter District Library Final Site Plan, 3249 Alpine Street, dated 10-2-06 **meets** the required standards and findings for Final Site Plan approval pursuant to Section 21.04(C) of the Zoning Ordinance and recommends **approval** of the plan.

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

Nays: none

Motion Carried

B. Discussion of: Proposed amendments to the Zoning Ordinance, Article 21, Site Plan Review and Approval.

-Moved Kimmel, support Clugston to set a public hearing for Article 21, Site Plan Review and Approval, on December 4, 2006 at @ 7:30 p.m. at the Dexter Area Senior Center to allow the public to comment on the proposed amendments.

Voice vote: Unanimous Motion carried

C. Discussion of: Proposed amendments to the Zoning Ordinance, Article 7, Signs Regulations

-Moved Kimmel, support Bell to postpone the proposed amendments to the Zoning Ordinance, Article 7, Signs Regulations to December 4, 2006 at 7:30 p.m. at the Dexter Area Senior Center to make sure that the Planning Commission has adequate time to comprehensively review the amendments.

Voice vote: Unanimous Motion carried

Proposed Business for Next Agenda

A. Ordinance amendments-Article 21, Article 19 and Article 7

B. 2007-2012 CIP

C. Fence Ordinance

Citizens Wishing To Address the Commission

1. Dan Munzel, 4770 N. Whitman Circle, Dexter (Webster Township), comments supporting on Gordon Hall UMRC proposal.

Adjournment

-Moved Bell, support Kowalski to adjourn the meeting at 10:15 p.m.

Voice vote: Unanimous Motion carried

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 12-4-06