

DEXTER VILLAGE PLANNING COMMISSION

February 6, 2006

Regular Meeting

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

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

Absent: McCormack

Approval of Minutes

-Moved Kimmel support Bell to approve the minutes from January 3, 2006, Regular Meeting as presented.

Voice Vote: Unanimous Motion Carried

Approval of Agenda

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

Voice Vote: Unanimous Motion Carried

Public Hearings

A. Animal Recreation and Rehabilitation Facility (ARRF) Special Land Use Request for a Recreation Center in the RD District

1. Opening of the hearing at 7:31 pm
2. Presentation by Allison Bishop, Community Development Manager
3. Opening of the hearing to the floor-
 1. Lisa Allmendinger, 18829 Bush Road, Chelsea
 - Paul Cousins, 7648 Forest, Dexter
4. Consideration of the matter by the Commission-The Planning Commission discussed the Animal Recreation and Rehabilitation Facility (ARRF) Special Land Use Request for a Recreation Center in the RD District.
5. The hearing was closed at 7:48 pm

-Moved Bell, support Clugston per Section 8.03, Special Land Use review standards, the Planning Commission recommends that the Village Council **approve** the Special Land Use application for ARRF Animal Recreation and Rehabilitation Facility at 7275 Joy Road.

The Special Land Use permit is granted with the following conditions:

1. A doggie bag dispenser and trash can be installed.
2. The applicant/property owner install the required 28 shrubs or 4 trees and provide information on the species and layout prior to planting.
3. Remove or enclose the dumpster.
4. Provide information on all proposed signage pursuant to Article 7.
5. Provide additional information on all other proposed landscaping.
6. Provide information on lighting, if applicable.
7. All conditions must be met before presenting request to the Village Council.

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

Nays: none

McCormack absent

Motion Carried

B. Article 21, Site Plan Review and Approval Ordinance Amendment

1. Opening of the hearing at 7:49 pm
2. Presentation by Allison Bishop, Community Development Manager
3. Opening of the hearing to the floor-none
4. Consideration of the matter by the Commission-The Planning Commission discussed the proposed ordinance amendment to Article 21, Site Plan Review and Approval
5. The hearing was closed at 8:26 pm

-Moved Phillips, support Carson to postpone the proposed amendments to Article 21 until the March 6, 2006 Planning Commission meeting.

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

Nays: none

McCormack absent

Motion Carried

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

Pre-Arranged Citizen Participation

none

Reports of Officers

- A. Chairman Report-Ray Tell
 - a. Water System Reliability Study may have a work session 2-13-06
 - b. Scio Township Planning Commission meeting on Cosco 2-13-06
- B. Planning Commissioners and Council Ex-officio Reports,
 - 1. No reports from the Planning Commissioners.
 - 2. Ex-officio Carson talked about the Village Council's Strategic Planning Session on 1-24-06.
- C. Community Development Office report on page 49 in packet-Allison Bishop briefly reviews
 - 1. Munson Project
 - 2. Baker Road Visioning Sessions 1-30-06 & 1-31-06
 - 3. Pre-Application Meetings

Citizens Wishing To Address the Commission

none

Old Business

- A. Consideration of: Shipman Building Addition-Combined Site Plan
-Moved Kowalski, support Carson finds that the Shipman Building Site Plan, 7200 Huron River Drive, dated 1-10-06 **meets** the required standards and findings for Preliminary and Final Combined Site Plan approval pursuant to Section 21.04 of the Zoning Ordinance and recommends **approval** of the plan. The Site Plan is recommended with the following condition:
 - 1. Addressing the outstanding engineering, planning consultant, Water Department and Fire Department comments.Ayes: Phillips, Bell, Tell, Carson, Lovell, Kowalski, Kimmel, Clugston
Nays: none
McCormack absent
Motion carried
- B. Discussion of: Heritage Overlay Zoning District, Village Commercial Zoning District and Central Business District Ordinance Amendments-no action requested.

New Business

- A. Discussion of: Webster Township Master Plan amendments – Commissioners to get comments to Allison Bishop before the next meeting.

Proposed Business for Next Agenda

- A. Heritage Overlay Zoning and District, Central Business District and Village Commercial District Ordinance Amendments
- B. Jolly Pumpkin
- C. Munson Building-Combined Site Plan/Use Change
- D. Fertilizer, Wetlands, Natural Features Ordinances
- E. Article 21, Site Plan Review and Approval Ordinance Amendment

Citizens Wishing To Address the Commission

None

Adjournment

-Moved Kimmel, support Bell to adjourn the meeting at 9:05 pm

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 3-6-06