

DEXTER VILLAGE PLANNING COMMISSION

March 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, McCormack, Bell, Kimmel, Tell, Lovell, Carson

**Absent:** Kowalski

Clugston arrives at 7:37 PM

**Approval of Minutes**

-Moved Bell support Kimmel to approve the minutes from February 6, 2006, Regular Meeting as presented.

Voice Vote: Unanimous            Motion Carried

**Approval of Agenda**

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

Voice Vote: Unanimous            Motion Carried

**Public Hearings**

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

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-none
4. Consideration of the matter by the Commission-The Planning Commission agreed to postpone.
5. The hearing was closed at 7:32 pm

-Moved Phillips, support McCormack to postpone the proposed amendments to Article 21, Site Plan Review and Approval until April 3, 2006

Voice vote: Unanimous            Motion Carried

**Pre-Arranged Citizen Participation**

1. Jim Seta, Village Council President gave presentation and certificate of appreciation to Erik Lovell, Planning Commissioner thanking him for years of dedication and service to the Village of Dexter Planning Commission and the Zoning Board Appeals.

**Reports of Officers**

A. Chairman Report-Ray Tell

- a. Acceptance of Erik Lovell's resignation following March 6 meeting.
- b. Appointment to ZBA to replace Erik Lovell

-Move Carson, support Tell to appoint Mary Kimmel to the Zoning Board of Appeals as the Planning Commission representative.

Voice vote: Unanimous    Kowalski absent            Motion Carried

B. Planning Commissioners and Council Ex-Officio Reports

1. Commissioner Bell gave brief presentation that he attended last Thursday's Huron River Watershed Council meeting and stated it was a very good meeting.
2. Commissioner Lovell made brief comments about the Village of Dexter and working as a Planning Commissioner.
3. Ex-Officio Carson gave brief report
  - a. Village Council passed a Resolution for the Purpose of Establishing Council Policy Statements on Growth
  - b. Village Council will attend the upcoming meetings for Webster and Scio Townships.

C. Community Development Office report-Allison Bishop briefly reviews items in packet

1. The Library submitted information for conditional re-zoning, a public hearing will be held April 3, 2006.
2. Bids went out for the new Department of Public Works facility. A possible site plan should be before the Planning Commission sometime in May.

**Citizens Wishing To Address the Commission**

none

## Old Business

- A. Article 15C, Heritage Overlay Zoning District Ordinance-New Ordinance and the amendments to the zoning map to include the Heritage Overlay zoning.  
-Moved Phillips, support Carson to set a public hearing for April 3, 2006 at 7:30 pm at the Dexter Senior Center to allow the public an opportunity to comment on the proposed new ordinance, Article 15C, Heritage Overlay Zoning District and the amendments to the zoning map to include the heritage overlay zoning and add the 4 parcels on Ann Arbor Street  
Ayes: Phillips, Lovell, McCormack, Bell, Carson, Tell, Clugston, Kimmel  
Nays: none  
Kowalski absent  
Motion carried
- B. Article 15, Village Commercial Zoning District Ordinance Amendments  
-Move Carson, support Kimmel to set a public hearing for April 3, 2006 at 7:30 pm at the Dexter Senior Center to allow the public an opportunity to comment on the proposed amendments to Article 15, Village Commercial Zoning District  
Voice vote: Unanimous                      Motion Carried                      Kowalski absent
- C. Article 15A, Central Business Zoning District Ordinance Amendments  
-Move Carson, support Clugston to set a public hearing for April 3, 2006 at 7:30 pm at the Dexter Senior Center to allow the public an opportunity to comment on the proposed new ordinance, Article 15A, Central Business Zoning District  
Voice vote: Unanimous                      Motion Carried                      Kowalski absent

## New Business

- A. Consideration of: Munson Building, 3141 Baker Road-Combined Preliminary/Final Site Plan Item #1  
-Move Bell, support Clugston per Section 6.13 of the Village of Dexter Zoning Ordinance, the Planning Commission **waives** the landscaping requirements set forth in Article 6, Landscaping Standards  
Ayes: Clugston, Kimmel, McCormack, Tell, Bell, Phillips, Lovell, Carson  
Nays: none  
Kowalski absent  
Motion Carried  
Item #2  
-Move Bell, support McCormack that the Munson Building Combined Site Plan, 3141 Baker Road, dated 2-27-06 **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 conditions:  
1. Add a note to the plan that a Knox Box will be added to the exterior of the building with a set of building keys per the DAFD review dated 2-25-06.  
2. Provide information on second story use.  
Ayes: Carson, Tell, Bell, Lovell, Phillips, Clugston, McCormack, Kimmel  
Nays: none  
Kowalski absent  
Motion carried
- B. Consideration of: Southern Gateway Baker Road Corridor Planning-Review of Draft Goals and Objectives.  
Comments due in two weeks from the Planning Commission
- C. Consideration of: Border-to-Border Trail Resolution of Support  
-Move Tell, support Kimmel for the Planning Commission to support the Resolution for the Washtenaw County Parks and Huron Clinton Metropolitan Authorities Request for a Bridge Crossing.  
Voice vote: Unanimous                      Motion Carried                      Kowalski absent

- D. Consideration of: Special Land Use Request from the Parks Commission to officially designate First Street Park as a park and permit the Dexter Ringers to construct Horseshoe pits.  
-Move Clugston, support Carson to set a public hearing for April 3, 2006 at 7:30 pm at the Dexter Senior Center to allow the public an opportunity to comment on the special land use request.  
Ayes: Carson, Bell, Lovell, McCormack, Clugston, Kimmel, Phillips, Tell  
Nays: none  
Kowalski absent  
Motion carried

**Proposed Business for Next Agenda**

- A. Article 15, 15B, 15C and zoning map amendment Public Hearing
- B. Parks Commission Special Land Use Public Hearing
- C. Fertilizer, Wetlands, Natural Features Ordinances
- D. Southern Gateway Baker Road Corridor Plan
- E. Consideration of Southern Gateway Baker Road Corridor Planning Review of Draft Goal and Objectives.

**Citizens Wishing To Address the Commission**

None

**Adjournment**

-Moved Kimmel, support Bell to adjourn the meeting at 8:35 pm

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

**Filing Approved 4-3-06**