

DEXTER VILLAGE PLANNING COMMISSION

June 5, 2006
Regular Meeting

The meeting was called to order at 7:31 PM by Chair Tell at the Dexter Area Senior Center, 7720 Ann Arbor Street.

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

Absent: Phillips, McCormack

Approval of Minutes

-Moved Clugston support Bell to approve the minutes from May 1, 2006, Regular Meeting as presented.

Voice Vote: Unanimous Motion Carried Phillips, McCormick absent

Approval of Agenda

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

Voice Vote: Unanimous Motion Carried Phillips, McCormick absent

Public Hearings

A. Department of Public Works Building-Conditional Rezoning Request-
CANCELLED-Hearing rescheduled for June 21, 2006, Special Meeting.

B. Article 7, Signs, Zoning Ordinance Amendment

1. Opening of the hearing at 7:33 p.m.
2. Presentation by Allison Bishop, AICP, Community Development Manager
3. Opening of the hearing to the floor
 - a. Barbara Gergely, 3236 Boulder Court, Dexter
 - b. Paul Cousins, Village Council, 7648 Forest, Dexter
 - c. Renee Laliberte, Main Street Optometry, Dexter
 - d. David Boyle, 3215 Boulder Court, Dexter
4. Consideration of the matter by the Commission
5. The hearing was closed at 7:57 p.m.

-Moved Clugston, support Kimmel per section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on June 5, 2006, the Planning Commission has determined that the proposed ordinance amendments to Article 7, Signs, to permit the use of sandwich board signs **meets** the criteria for amending the text, standards and regulations of the Zoning Ordinance because the amendments **promote** the implementation of the goals and objectives of the Master Plan including improving the viability of Downtown as the retail and service center of the village and therefore **recommends** that the Village Council adopt the proposed amendment to Article 7, Signs, to permit the use of temporary sandwich board signs.

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

Nays: none

Absent: Phillips, McCormack

Pre-Arranged Citizen Participation

none

Reports of Officers

- A. Chairman Report-Ray Tell
 - A. Reports officer elections are in July, he will not be running for Chairman.
 - B. Welcome Derk Wilcox, Appointed to Planning Commission, Term to June 2008.
- B. Planning Commissioners and Council Ex-Officio Reports
 1. Commissioner Bell-gave a brief presentation on two items:
 - a. WCRC issued a request for proposals for the Main Street Bridge.
 - b. Grape vines are being planted at Gordon Hall.
 2. Commissioner Kimmel makes mention that they need volunteers for Gordon Hall renovations
- C. Community Development Office report-Allison Bishop briefly reviews items in packet
 1. The July Planning Commission meeting will be held Wednesday, July 5, 2006, in the National City Bank Building Basement.

2. A Special Planning Commission meeting is set for June 21, 2006 at 7:30 pm at the National City Bank Building Basement.
3. Phil Seybert needs to give a presentation on 8140 Forest Street.

Citizens Wishing To Address the Commission

1. Phil Seybert, 608 Blue Grass Road, Mt. Pleasant gave a presentation on his conceptual development plan for 8140 Forest Street.

Old Business

- A. Discussion of: Draft Southern Gateway Baker Road Corridor Goals and Objectives, Master Plan Amendments.-No action taken, Commissioners were asked to review goals and objectives and provide comments/questions at the next meeting.

New Business

- A. Consideration of: Motion to hold a special meeting and public hearings on June 21, 2006 at 7:30 pm in the National City Bank basement, 8123 Main Street, to hear public comment on the following:
 - a. Special Land Use Application for Dexter Plaza to permit general restaurants
 - b. Special Land Use Application for Dexter Plaza to permit a dry cleaner.
 - c. Special Land Use Application for Dexter Plaza to permit outdoor seating.
 - d. Conditional Rezoning Application for 3600 Central Street-Department of Public Works Building.

-Move Kimmel support Bell a special meeting has been requested by Dexter Plaza LLC to review three (3) special land use requests. Based on scheduling it is recommended that the special meeting be scheduled for Wednesday, June 21, 2006 at 7:30 pm in the National City Basement. The DPW Building Conditional Rezoning request must also be rescheduled. The Planning Commission also schedules the conditional rezoning public hearing for June 21, 2006 at 7:30 pm
 Ayes: Bell, Kowalski, Kimmel, Clugston, Tell, Wilcox, Carson

Nays: none

Absent: Phillips, McCormick

- B. Major Minor Amendment Determination-Convenience Depot PUD, 2940 Baker Road
 -Move Carson, support Kowalski the Planning Commission concurs with the applicant that the proposed change appears to qualify as a **minor** PUD amendment and suggest the following conditions be added to the PUD amendment:

1. Eliminate the curb cut along Hudson Street.

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

Nays: none

Absent: Phillips, McCormick

- C. Discussion of: Zoning Legislation Changes-Consolidation of Zoning Enabling Legislation-Set Public Hearings for Ordinance Amendments-Article 1, Enacting Clause, Title, Purpose, Article 8, Special Land Uses, Article 23, Ordinance Amendments, Article 24, Zoning Board of Appeals
 -Move Bell, support Clugston to set a Public Hearing July 5, 2006 at 7:30 pm for discussion of Ordinance Amendments for:

Article I-Enacting Clause, Title, Purpose

Article VIII-Special Land Uses

Article XXIII-Ordinance Amendments

Article XXIV-Board of Zoning Appeals

Voice vote: Unanimous

Motion Carried

Absent: Phillips, McCormick

Proposed Business for Next Agenda

- A. Southern Gateway Baker Road Corridor Plan
- B. Zoning Legislation Ordinance Amendments Public Hearings
- C. Special Meeting June 21-DPW Conditional Rezoning Public Hearing
- D. Special Meeting June 21-Dexter Plaza-Special Land Use Public Hearings
- E. Election Planning Commission Officers

Citizens Wishing To Address the Commission

None

Adjournment

-Moved Kowalski, support Bell to adjourn the meeting at 8:43 pm

Voice vote: Unanimous Motion carried Absent: Phillips, McCormick

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 7-5-06