

DEXTER VILLAGE PLANNING COMMISSION

July 5, 2006

Regular Meeting

The meeting was called to order at 7:32 PM by Chair Tell at the National City Bank Basement, at 8123 Main Street.

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

**Absent:** Phillips, McCormack, Clugston

Clugston arrives at 7:34 pm

**Approval of Minutes-June 5, 2006**

-Moved Kowalski support Bell to approve the minutes from June 5, 2006, Regular Meeting as presented.

Voice Vote: Unanimous                      Motion Carried                      Phillips, McCormack absent

**Approval of Minutes-June 21, 2006-Special Meeting**

Moved Carson, support Wilcox to correct heading and location on the minutes for June 21, 2006, and approve the minutes as corrected.

Voice vote: Unanimous                      Motion Carried                      Phillips, McCormack absent

**Approval of Agenda**

-Moved Kimmel, support Kowalski to add letter from HCMA and approve the agenda as presented.

Voice Vote: Unanimous                      Motion Carried                      Phillips, McCormack absent

**Public Hearings**

A. Special Land Use for Department of Public Works Facility and Salt Storage-Section 14.03(G)-Essential public service building and Storage yards.

1. Opening of the hearing at 7:35 p.m.
2. Presentation by Village Planning Consultant, Doug Lewan, Carlisle Wortman
3. Opening of the hearing to the floor
  - a. Ruth Stielstra 7742 Cottonwood Lane, Dexter
4. Consideration of the matter by the Commission
5. The hearing was closed at 8:05 p.m.

-Moved Carson, support Kowalski the Planning Commission recommends that the Village Council **approve** the Village of Dexter's request for Special Land Use approval of an essential public service building and storage for the Department of Public Works Building and Salt Storage at 3600 Central Street, HD-08-05-225-001 and HD-08-05-225-002 based on the following:

1. The applicant's **compliance** with the requirements set forth in Section 8.03, General Review Standards for All Special Land Uses of the Village of Dexter Zoning Ordinance and per the Planning Consultant's review dated June 21, 2006.
2. Extra measures are taken to minimize the impacts to the natural features on the site, including woodlands and wetlands.
3. Best Management Practices be considered for the detention area.
4. Comply with Section 8.11(B) 3 b, description of materials stored.
5. Comply with Section 8.11 (B) 15 d, building shall be of masonry construction.

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

Nays: none

Motion Carried

Absent: Phillips, McCormack

B. Ordinance Amendment-Article 1, Enacting Clause, Title and Purpose

1. Opening of the hearing at 8:05 p.m
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
5. The hearing was closed at 8:08 p.m.

-Moved Kowalski, support Clugston per section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the public hearing held by the Planning Commission on July 5, 2006, the Planning Commission has determined that the proposed ordinance amendments to **Article 1, Enacting Clause, Title and Purpose** meet the criteria for amending the text, standards and regulations of the Zoning Ordinance because the amendments are consistent with legislative changes adopted by the State of Michigan and therefore recommends that the Village Council adopt the proposed amendment.

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

Nays: none

Motion Carried

Absent: Phillips, McCormack

C. Ordinance Amendment-Article 8, Special Land Uses

1. Opening of the hearing at 8:08 p.m.
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
5. The hearing was closed at 8:10 p.m.

-Moved Bell, support Kimmel per section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the public hearing held by the Planning Commission on July 5, 2006, the Planning Commission has determined that the proposed ordinance amendments to **Article 8, Special Land Uses**, meet the criteria for amending the text, standards and regulations of the Zoning Ordinance because the amendments are consistent with legislative changes adopted by the State of Michigan and therefore recommends that the Village Council adopt the proposed amendment.

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

Nays: none

Motion Carried

Absent: Phillips, McCormack

D. Ordinance Amendment-Article 23, Ordinance Amendments

1. Opening of the hearing at 8:11 p.m.
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
5. The hearing was closed at 8:12 p.m.

-Moved Wilcox, support Kowalski per section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the public hearing held by the Planning Commission on July 5, 2006, the Planning Commission has determined that the proposed ordinance amendments to **Article 23, Ordinance Amendments**, meet the criteria for amending the text, standards and regulations of the Zoning Ordinance because the amendments are consistent with legislative changes adopted by the State of Michigan and therefore recommends that the Village Council adopt the proposed amendment.

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

Nays: none

Motion Carried

Absent: Phillips, McCormack

E. Ordinance Amendment-Article 24, Board of Zoning Appeals

1. Opening of the hearing at 8:13 p.m.
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
5. The hearing was closed at 8:15 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 July 5, 2006, the Planning Commission has determined that the proposed ordinance amendments to **Article 24, Board of Zoning Appeals**, meet the criteria for amending the text, standards and regulations of the Zoning Ordinance because the amendments are consistent with legislative changes adopted by the State of Michigan and therefore recommends that the Village Council adopt the proposed amendment.

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

Nays: none

Motion Carried

Absent: Phillips, McCormack

**Pre-Arranged Citizen Participation**

none

**Reports of Officers**

- A. Chairman Report-Ray Tell

1. Reports that this is his last meeting as Chair of the Planning Commission and he will be running for Village Council.
- B. Planning Commissioners and Council Ex-Officio Reports
  1. Ex-Officio Carson gave a brief presentation on two items:
    - a. Note 1<sup>st</sup> paragraph on 2<sup>nd</sup> page of the Resolution For The Purpose Of Establishing the Committee Members for The Dexter City Study Committee.
    - b. Council adopted a new budget.
- C. Community Development Office report-Allison Bishop briefly reviews items in packet
  1. Plans up for review: Dexter Library, Wallace Project and Mill Creek Housing Project

### Citizens Wishing To Address the Commission

none

### Old Business

- A. Consideration of: Proposed Southern Gateway Baker Road Corridor Master plan text amendments.
  - Moved Bell, support Clugston the Planning Commission recommends that the Village Council approve the proposed text amendments for distribution to adjacent municipalities and the County.
  - Ayes: Clugston, Kimmel, Carson, Tell, Kowalski, Bell, Wilcox
  - Nays: none
  - Motion carried
  - Absent: Phillips, McCormack

### New Business

- A. Consideration of: Department of Public Works Building and Salt Storage-Landscaping Waivers
  - a. The Planning Commission has been asked to waive the west property line landscaping buffer requirement. The land use to the west of the proposed Department of Public Works Facility and salt storage is zoned and used as R1B, single family. The existing landscaping is substantial and will be preserved to meet the intent of the landscape buffer requirements of the ordinance.
    - Moved Kimmel support Carson per Section 6.13 of the Village of Dexter Zoning Ordinance, the Planning Commission moves to waive the landscaping buffer requirements for the western property line of 3600 Central Street, the proposed Department of Public Works Building and Salt Storage yard because the existing landscaping buffer and natural screening provides a substantial landscaping buffer and the desired screening per the ordinance buffer requirements.
    - Ayes: Kimmel, Tell, Bell, Kowalski, Carson, Wilcox, Clugston
    - Nays: none
    - Absent: Phillips, McCormack
  - b. The Planning Commission has been asked to waive the south property line buffer requirement. The land to the south of the proposed DPW Building is the railroad tracks and industrial uses (I-1 zoning). The existing landscaping buffer to the south of the railroad tracks is substantial and will be preserved to meet the intent of the landscaping buffer requirements of the ordinance.
    - Moved Wilcox, support Clugston per Section 6.13 of the Village of Dexter Zoning Ordinance, the Planning Commission moves to waive the landscaping buffer requirements for the southern property line of 3600 Central Street, the proposed Department of Public Works Building and Salt Storage yard because the existing landscaping buffer and natural screening provides a substantial landscaping buffer and the desired screening per the ordinance buffer requirements.
    - Ayes: Kowalski, Carson, Wilcox, Clugston, Kimmel, Tell, Bell
    - Nays: none
    - Motion carried
    - Absent: Phillips, McCormack
- B. Consideration of: Department of Public Works Building and Salt Storage-Preliminary Site Plan Review.
  - Moved Tell, support Kowalski the Planning Commission finds that the Department of Public Works Building and Salt Storage, including the essential public service building and storage yards, preliminary site plan, 3600 Central Street, dated 6-5-06 **meets** the required standards and findings for preliminary 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. Comments per the Planning Consultant review dated June 21, 2006
2. Comments per the Engineering Consultant review dated June 19, 2006
3. Easement documents for grading and access via the railroad property.
4. MDEQ final wetland determination.
5. Reduce pavement per page 105 of Planning Commission packet
6. Provide information on floor drains and where they go.
7. Strike number 2 on Carlisle Wortman's Review

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

Nays: none

Motion carried

Absent: Phillips, McCormick

- C. Consideration of: Planning Commission Elections (Chair, Vice Chair and Secretary)
- Moved Carson, support Tell to appoint Commissioner Kowalski to Chair
  - Moved Tell, support Carson to appoint Commissioner Bell to Vice-Chair
  - Moved Tell, support Kimmel to appoint Commissioner Clugston to Secretary.
- Voice vote: Unanimous      Motion carried      Absent: Phillips, McCormack

**Proposed Business for Next Agenda**

- A. Dexter Area Library Site Plan
- B. Wallace Building Site Plan
- C. Seybert/Finley Property Site Plan
- D. DPW Site Plan

**Citizens Wishing To Address the Commission**

Ex-Officio Carson thanks Chair Tell for his time as Chairman of the Planning Commission.

**Adjournment**

-Moved Bell, support Kowalski to adjourn the meeting at 8:52 pm

Voice vote: Unanimous      Motion carried      Absent: Phillips, McCormick

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

**Filing Approved 8-7-06**