

DEXTER VILLAGE PLANNING COMMISSION

August 7, 2006  
Regular Meeting

The meeting was called to order at 7:32 PM by Chair Kowalski at the Dexter Area Senior Center, 7720 Ann Arbor Street.

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

**Absent:** Phillips

**Approval of Minutes**

-Moved Tell, support Clugston to approve the minutes from July 5, 2006, Regular Meeting as presented.

Voice Vote: Unanimous                      Motion Carried                      Absent Phillips

**Approval of Agenda**

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

Voice Vote: Unanimous                      Motion Carried                      Absent Phillips

**Public Hearings**

None

**Pre-Arranged Citizens Participation**

1. Kate Collins, United Methodist Retirement Communities (UMRC) Senior Housing, gave brief presentation of the Gordon Hall project overview.
2. Kate Bond, Washtenaw Engineering
3. Bob Overhizer, Architect's Design Group

**Reports of Officers**

- A. Chairman Report-Chairman Kowalski reminds everyone of the Special Meeting for August 29, 2006 in the National City Bank Basement, 8123 Main Street, Mill Creek Housing Proposal-Joint Meeting with DDA and Village Council. Chair Kowalski also reminded the commission that the next meeting will be Tuesday, September 5 at the National City Bank basement due to the holiday.
- B. Planning Commission and Council Ex-Officio:
  1. Ex-Officio-Carson gives brief comments about the on-going meetings with Scio Township in reference to the Sloan Property in order to find some common ground. Last week Scio Township notified the Village they no longer have any interest in an agreement with the Village over the Sloan property.
  2. No other reports given by the Commission
  3. Community Development Manager-report is included in packet and brief comments about the Healthy Walking Program with Chelsea Community Hospital and Washtenaw County.

**Citizens Wishing to Address the Commission**

None

**Old Business**

None

**New Business**

- A. Consideration of: Wallace Property (Former Busch's) Combined Site Plan Review-Building Change of use (general grocery store to multiple tenant retail)  
-Move Carson support Bell the Planning Commission finds that the Wallace Building Combined Preliminary and Final Site Plan, 3219 Broad Street, dated 7-12-06 with revisions dated 7-31-06 and with parking revisions dated 8/3/06 **meets** the required standards and findings for Combined Site Plan approval pursuant to Sections 21.04(C) of the Zoning Ordinance and recommends **approval** of the plan.  
The Site Plan is recommended with the following conditions:
  1. Addressing the outstanding engineering, planning consultant, Water Department and Fire Department comments.
  2. Provide a photometric plan and details on all types of lighting fixtures.Ayes: Bell, Tell, Kowalski, Kimmel, Wilcox, Clugston, McCormack, Carson

Nays: none  
Motion carried  
Absent: Phillips

- B. Consideration of: Mill Creek Housing Project Preliminary Site Plan  
-Move Clugston, support McCormack to **postpone** the Mill Creek Housing Project Preliminary Site Plan dated 7-3-06 until 9-5-06, to allow the applicant time to address the following items:
1. Addressing the outstanding engineering, planning consultant, Water Department and Fire Department comments, including revisions to the site plan to indicate the change in the number of units.
  2. Resolving the property and parking issues.
  3. Determining the DDA's involvement in the project.
  4. Begin negotiations for the PILOT program.
  5. Provide Project narrative.
  6. Addressing traffic and pedestrian safety concerns.
- Ayes: Carson, Kimmel, Tell, Kowalski, Clugston, McCormack, Carson  
Nays: none  
Motion carried  
Absent: Phillips
- C. Consideration of: Dexter District Library Preliminary Site Plan  
-Moved Kimmel, support Carson the Planning Commission finds that the Dexter District Library Preliminary Site Plan, 3249 Alpine Street, dated 7-5-06 **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. Addressing the outstanding engineering, planning consultant, Water Department and Fire Department comments, including improvements to Alpine Street and storm water issues.
  2. Submittal of the agreement required per the conditional rezoning and submittal of a land combination application.
- Ayes: McCormack, Wilcox, Bell, Kowalski, Carson, Kimmel, Clugston, Tell  
Nays: none  
Motion carried  
Absent: Phillips
- D. Consideration of: Bishop Business Condominiums request to construct land banked parking spaces.  
-Moved Carson, support Tell the Planning Commission **approval** of the construction of five (5) land banked parking spaces.  
Ayes: Kimmel, Wilcox, Clugston, Tell, Kowalski, Carson, McCormack, Bell  
Nays: none  
Motion carried  
Absent: Phillips
- E. Consideration of: Recommendation from ZBA to amend Section 3.17, Fences-set a public hearing  
-Moved Carson, support Kimmel to set a public hearing for Tuesday, September 5, 2006 at 7:30 pm at the National City Bank basement to allow the public an opportunity to comment on the ordinance amendment for Section 3.17, Fences of the Village of Dexter Zoning Ordinance.  
Ayes: Clugston, Carson, Bell, Kimmel, McCormack, Kowalski, Wilcox  
Nays: Tell  
Motion carried  
Absent: Phillips
- F. Consideration of: Motion to set a public hearing for special land use request for outdoor seating at the Monument Park Building, 8031 Main Street.  
-Moved Carson, support McCormack to set a public hearing for Tuesday, September 5, 2006 at 7:30 pm at the National City Bank Basement to allow the public an opportunity to comment on the special land use request for outdoor seating at the Monument Park Building, 8031 Main Street.  
Ayes: Wilcox, McCormack, Bell, Tell, Kowalski, Kimmel, Clugston, Carson  
Nays: none  
Motion carried

Absent: Phillips

**Proposed Business for Next Agenda**

- A. Dexter Area Library Site Plan
- B. Mill Creek Housing Site Plan
- C. DPW Site Plan-Ex-Officio Carson proposed to meet at the site at 7:00 pm at the next meeting
- D. Section 3.1 Fences, Public Hearing
- E. Special Land Use Outdoor Seating Public Hearing

**Citizens Wishing To Address the Commission**

None

**Adjournment**

-Moved Kimmel, support Bell to adjourn the meeting at 10:08 pm  
Voice vote: Unanimous                      Motion carried                      Absent: Phillips

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

**Filing Approved 9-5-06**