

DEXTER VILLAGE PLANNING COMMISSION

Tuesday, September 5, 2006

Regular Meeting

The meeting was called to order at 7:30 PM by Chair Kowalski at the National City Bank Basement at 8123 Main Street.

Present: Phillips, McCormack, Kowalski, Kimmel, Clugston, Tell, Wilcox, Carson

Absent: Bell

Approval of Minutes

-Moved Tell, support Clugston to approve the Regular Meeting Minutes for August 7, 2006.

Voice vote: Unanimous Motion Carried Absent: Bell

Approval of Agenda

-Moved Carson, support Tell to approve the agenda as amended to remove item IV. B. per the applicants request.

Voice Vote: Unanimous Motion Carried Absent: Bell

The item will be placed on the following months agenda as a public hearing. There was no one present who wished to speak on behalf of the application.

Public Hearings

A. North Pointe Seafood and Steakhouse Outdoor Seating Special Land Use Request, 8031 Main Street

1. Opening of the hearing at 7:35 pm
2. Presentation by Allison Bishop, AICP, Community Development Manager
3. Opening of the hearing to the floor
 - a. Cindy MacNeil, 6420 Robison Lane, Saline MI 48176-applicant
4. Consideration of the matter by the Commission, Special Land Use Request for North Pointe Seafood and Steakhouse Outdoor Seating at 8031 Main Street
5. The hearing was closed at 7:40 pm

-Moved Kimmel, support Tell based on the information presented by the applicant, the public hearing held on September 5, 2006 the Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the Village Council **Approve** the Special Land Use application for outdoor seating at North Pointe Seafood and Steakhouse, 8031 Main Street.

1. The applicant should provide information on umbrellas, if applicable. Color samples must be provided for review to determine compatibility with building colors.
2. The applicant will be required to annually submit the outdoor seating permit application, required information, fee, Hold Harmless Agreement and insurance requirement.

Ayes: Clugston, Kimmel, Kowalski, Phillips, Carson, Wilcox, Tell, McCormack

Nays: none

Absent: Bell

Motion Carried

B. Special Land Use Request for Greener Cleaner Cleaning Establishment-postponed and removed from Agenda

C. Article 3, Section 3.17, Fences Ordinance Amendment

1. Opening of the hearing at 7:40 p.m.
2. Presentation by Allison Bishop, AICP, Community Development Manager
3. Opening of the hearing to the floor
 - a. Phil Seybert 608 Blue Grass Rd, Mt. Pleasant-clarification on dumpster enclosure
4. Consideration of the matter by the Commission, Article 3, Section 3.17, Fences Ordinance Amendment
5. The hearing was closed at 8:00 p.m.

-Moved Phillips, support Kowalski based on the information presented at the Planning Commission meeting and September 5, 2006 Public Hearing the Planning Commission moves to postpone the recommendation for the proposed changes to Article 3, Section 3.17 Fences until October 2, 2006.

Ayes: Phillips, McCormack, Kowalski, Clugston, Tell, Wilcox, Carson

Nays: Kimmel

Absent: Bell

Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chair Kowalski makes note of special meetings set for September 14, 2006 and October 2, 2006
- B. Ex-Officio Carson mentioned approval of petition to annex 320 acres of the Sloan-Kingsley Property.
No other reports given by commission
- C. Community Development Office Report-Allison Bishop:
 - a. Master Plan Amendment review
 - i. Planning Advisory Board-September 25, 2006
 - ii. Board of Commissioners-October 18, 2006

Citizens Wishing To Address the Commission-none

Old Business

- A. Consideration of: Mill Creek Housing Preliminary Site Plan
-Moved Carson, support Tell the Planning Commission finds that the Mill Creek Housing Project Preliminary Site Plan, 8140 Forest Street dated 8-4-06 **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 revisions to the site plan to indicate the change in the number of units.
 - 2. Resolving the property and parking issues.
 - 3. Coordination with the village and DDA for state funding for the public improvements necessary due to the project.
 - 4. Determining the DDA's involvement in the project.
 - 5. Begin negotiations for the PILOT program prior to final site plan approval by the Village Council.
 - 6. Based on the standards, the Planning Commission accepts the proposed building layout
 - 7. Receive a favorable variance from ZBA for height (4 floors)
 - 8. Above conditions must be met prior to submittal to Village Council for preliminary site plan approval.Ayes: Carson, Wilcox, Clugston, Kimmel, Kowalski, McCormack, Phillips
Nays: Tell
Absent: Bell
Motion Carried

New Business-none

Proposed Business for Next Agenda

- A. Dexter Area Library Site Plan
- B. DPW Site Plan

Citizens Wishing To Address the Commission

None

Adjournment

-Moved Clugston, support McCormack to adjourn the meeting at 8:50 p.m.
Voice vote: Unanimous Motion carried Absent: Bell

Respectfully submitted,

Allison Bishop
Recording Secretary

Filing Approved 10-2-06