

DEXTER VILLAGE PLANNING COMMISSION
Monday, November 5, 2007
Regular Meeting

The meeting was called to order at 7:30 PM by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street

Present: Phillips, McCormack, Bell, Kowalski, Kimmel, Clugston, Bellefleur, Wilcox, Carson

Approval of Minutes

-Moved Clugston, support McCormack to approve the Regular Meeting Minutes for October 1, 2007.

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 5, Parking and Loading Ordinance Amendment

1. Opening of the hearing at 7:31 pm
2. Presentation by Allison Bishop, AICP, Community Development Manager
3. Opening of the hearing to the floor: none
4. Consideration of the matter by the Commission Article 5, Parking and Loading Ordinance Amendment
5. The hearing was closed at 7:33 PM

-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 November 5, 2007, the Planning Commission has been provided with information from the Village Planning Consultant that demonstrates improved techniques to deal with certain parking and loading provisions within the Village of Dexter Zoning Ordinance and therefore recommends that the Village Council adopt the recommended amendments to Article 5, Parking and Loading.

Ayes: Bell, McCormack, Phillips, Clugston, Kimmel, Kowalski, Carson, Wilcox, Bellefleur

Nays: none

Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chair Kowalski-Talks about President Seta resigning
- B. Ex-Officio Carson: Speaks briefly on the next step after President Seta's resignation. This will be addressed at the 1st Council meeting in December.
- C. Community Development Office Report
 1. Report included in packet.

Citizens Wishing To Address the Commission-

none

Old Business-none

New Business

A. Consideration of: Schulz Development Buffer A Waiver Request

-Moved Bell, support Bellefleur pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to **waive** Section 6.06 Landscape Screening Between Land Uses, Buffer A requirements for the Mill Creek Terrace project because of the existing building placements and the location of the proposed building. It has also been determined that no good purpose would be served by the buffer because the development is within the Central Business District (CBD).

Ayes: Carson, Kimmel, Clugston, Wilcox, Bellefleur, Kowalski, Phillips, Bell, McCormack

Nays: none

Motion Carried

- B. Consideration of: Schulz Development Tree Replacement Waiver Request
-Move Kimmel, support Wilcox pursuant to Section 6.14 of the Village of Dexter Zoning Ordinance the Planning Commission moves to **waive** Section 6.14 Tree Replacement Standards for the low quality, non-native tree 24" elm tree at the Mill Creek Terrace project because the proposed landscaping plan meets the intent of the ordinance. The Planning Commission also permits the applicant to contribute funds, an amount to be established by the Village Council, for the 5 evergreen trees (10 replacements) that will be removed and cannot be replaced on the project site due to inadequate planting area for the healthy installation.

Ayes: Bellefleur, Wilcox, Carson, Phillips, Bell, McCormack, Clugston, Kimmel, Kowalski

Nays: none

Motion Carried

- C. Consideration of: Schulz Development (Mill Creek Terrace) Combined Site Plan
-Moved Clugston, support Bellefleur based upon the information received from the applicant, reflected in the minutes of this meeting, and in conformance with Section 21.04 of the Village of Dexter Zoning Ordinance, the Planning Commission finds the Mill Creek Building combined site plan dated 10-24-07 **meets** the requirements to recommend the combined site plan.

In making this determination, the following additional conditions shall apply:

1. Concerns noted in the planner's review dated October 31, 2007.
2. Concerns noted in the engineer's review dated November 1, 2007.
3. Concerns noted in the DAFD review dated September 24, 2007.
4. Execution of the development agreement by the applicant, the Village and the DDA.
5. Review and approval of the public improvements to be built and designed by the DDA.

Ayes: Clugston, Kimmel Kowalski, Bell, McCormack, Carson, Wilcox, Bellefleur,

Nays: Phillips

Motion Carried

Recess-none

Proposed Business for Next Agenda

Citizens Wishing To Address the Commission-none

Adjournment

-Moved Bellefleur, support McCormack to adjourn the meeting at 8:41 p.m.

Voice vote: Unanimous Motion carried

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 1-7-07