

DEXTER VILLAGE PLANNING COMMISSION
Monday, May 7, 2007
Regular Meeting

The meeting was called to order at 7:36 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 Kimmel, support McCormick to approve the Regular Meeting Minutes for April 2, 2007.
Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Carson, support Bell to approve the agenda as presented.
Voice Vote: Unanimous Motion Carried

Public Hearings

- A. Terry B's Outdoor Seating Permit-7954 Ann Arbor Street
 - 1. Opening of the hearing at 7:34 pm
 - 2. Presentation by Allison Bishop, Community Development Manager and Terry Alexander, Architect, Miller Road, Ann Arbor
 - 3. Opening of the hearing to the floor-none
 - 4. Consideration of the matter by the Commission, 2007-2012 Capital Improvements Plan
 - 5. The hearing was closed at 7:48 pm

-Moved Carson, support Clugston based on the information provided by the applicant at the May 7, 2007 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 Terry B's, 7954 Ann Arbor Street.
The Special Land Use permit is granted with the following conditions:

 - 1. Submittal and approval of the Land Combination application for parcel HD-08-06-129-090.
 - 2. Relocation of employee parking from Fifth Street.

Voice vote: Unanimous Motion Carried

- B. Article 19, Planned Unit Development Regulations
 - 1. Opening of the hearing at 7:49 pm
 - 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, Article 19, Planned Unit Development Regulations
 - 5. The hearing was closed at 7:52 pm

-Move Bellefleur, Support Bell to postpone a recommendation on the proposed ordinance amendments to June 4, 2007
Voice vote: Unanimous Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chair Kowalski-none.
- B. Ex-Officio Carson:
 - 1. The Committee working on the 425 Agreement took a field trip to the Sloan Farm-very positive, hoping to have a 425 Draft in June.
 - 2. Scio Township Board adopted Baker Road Corridor Plan
- C. Community Development Office Report-Allison Bishop reports:
 - 1. The Library Groundbreaking is this Saturday May 12, 2007 at 12:30 pm at the new library site.
 - 2. The Farmer's Market opened last Saturday May 5, 2007
 - 3. Site Plan Review Committee meeting is scheduled for May 29, 2007.
 - 4. The Village Council moved to accept the Planning Commission's CIP.

Citizens Wishing To Address the Commission-none

Old Business

None

New Business

- A. Consideration of: Motion to Amend the Agenda
-Move Carson, support Kowalski to amend the agenda to address item 9B, Cedars of Dexter Landscaping Modification Request, to be heard before item 9A.
Voice vote: Unanimous Motion Carried
- B. Consideration of: Cedars of Dexter Landscaping Modification Request
-Move Carson, Support Wilcox pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to **waive** the landscaping buffer requirements for the Western Property to permit additional vegetation for the buffer as opposed to the required 4-foot fence or wall. Pursuant to Section 6.13 the applicant **has** met the criteria applicable to granting landscaping waivers.
Voice vote: Unanimous Motion Carried
- C. Consideration of: Cedars of Dexter Final Site Plan-United Methodist Retirement Community
-Move Carson, support Bell based upon the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that the Cedars of Dexter Final Site Plan, CD-03-31-300-023, dated 4-16-07 **meets** the required standards and findings for Final Site Plan approval pursuant to Section 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, and Fire Department comments.
 2. The Developer shall also meet Article 6, Section 6.12 of the Village of Dexter Zoning Ordinance, the Village's tree replacement standards. If all trees cannot be replaced on site per the Ordinance the Developer shall either replace the trees in a location recommended by the Village or contribute to the Village's Tree Replacement Endowment Fund. (UMRC to provide draft language) Exhibit 7 should be a letter from Jim Haeussler indicated waiver of pump station connection). The Planning Commission supports the limited replacement of the required tree mitigation with under-story trees subsequent to the review and approval of the Planning Consultant.
 3. Applicant will insert additional evergreens as a screen along the east property line buffer next to units 17 and 18.
- Ayes: Carson, Wilcox, Bellefleur, Clugston, Kimmel, Kowalski, Bell, McCormick, Phillips
Nays: none
Motion Carried

Recess-Commissioner Phillips left meeting

- D. Consideration of: Dexter Wellness Center Preliminary Site Plan-AR Brouwer Company
-Move Wilcox, support Clugston 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 Dexter Wellness Center Preliminary Site plan dated 4-30-07 **meets** the requirements to recommend the Preliminary Site Plan.
In making this determination, the following additional conditions shall apply:
1. Concerns noted in the planner's review dated April 18, 2007.
 2. Concerns noted in the engineer's review dated April 18, 2007
 3. Concerns noted in the DAFD review dated April 13, 2007.
 4. Concerns noted in the Water Utilities review dated April 18, 2007.
 5. Issues addressed and discussed by the SPR committee at the April 30, 2007 meeting.
 6. The addition of sixty (60) land banked parking spaces.
 7. Concerns noted in Community Planners review dated May 7, 2007.
- Ayes: Clugston, Kimmel, Kowalski, Bell, McCormick, Wilcox, Bellefleur
Nays: Carson
Motion Carried
Phillips Absent
- E. Consideration of: Dexter Wellness Center Loading Space Waiver
-Move Bell, support Kimmel pursuant to Section 5.01G of the Village of Dexter Zoning Ordinance the Planning Commission moves to **Authorize** flexibility in the loading space requirements for the project due to the unnecessary need for additional loading spaces that will result in the development not having

as much parking and the Planning Commission moves to waive twenty-four (24) required parking spaces to required parking on Final Site Plan.

Voice vote: Unanimous Motion Carried Phillips absent

Proposed Business for Next Agenda

- A. Mill Creek Development-Finley Property Preliminary Site Plan
- B. Baker Road Senior Housing presentation
- C. Article 19, Planned Unit Development Regulations

Citizens Wishing To Address the Commission-none

Adjournment

-Moved Wilcox, support Bell to adjourn the meeting at 10:30 p.m.

Voice vote: Unanimous Motion carried Phillips absent

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved June 4, 2007