

DEXTER VILLAGE PLANNING COMMISSION

Monday, June 4, 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: McCormack, Kowalski, Kimmel, Clugston, Bellefleur, Carson

Absent: Phillips, Bell, Wilcox

Approval of Minutes

-Moved Clugston, support McCormick to approve the Regular Meeting Minutes for May 7, 2007.

Voice vote: Unanimous Motion Carried Absent: Phillips, Bell, Wilcox

Approval of Agenda

-Moved Carson, support Kimmel to approve the agenda as presented.

Voice Vote: Unanimous Motion Carried Absent: Phillips, Bell, Wilcox

Public Hearings

A. Foggy Bottom Outdoor Seating Permit Special Land Use Permit-Section 14.03(J)

1. Opening of the hearing at 7:31 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, Foggy Bottom Outdoor Seating Permit Special Land Use Permit-Section 14.03(J)
5. The hearing was closed at 7:43 pm

-Moved Kimmel, support Bellefleur based on the information provided by the applicant at the June 4, 2007 special 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 Foggy Bottom Coffee House, 7065 Dexter Ann Arbor Road. The Special Land Use permit is granted with the following conditions:

1. A three (3) foot setback from the access drive is required.
2. Landscaping planters be required between the seating and the access drive. The landscaping planters should be similar to Argiero's and of substantial weight to serve as a buffer.
3. If the applicant proposes to change the furniture type staff can approve the seating to remain outdoors each evening.
4. The applicant should provide information on canopies or umbrellas, when applicable. Color samples must be provided for review to determine compatibility with building colors.
5. No trash cans should be permitted outdoors.
6. The applicant must bring in tables and chairs at night.
7. The applicant will be required to annually submit the outdoor seating permit and hold harmless agreement.

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

Nays: none

Motion Carried

Absent: Phillips, Bell, Wilcox

B. Mill Creek Building Special Land Use Permit-Section 15.03(A)H

1. Opening of the hearing at 7:43 pm
2. Presentation by Paul Siersma of Carlisle Wortman Associates and Joe Schulz of Schulz Development
3. Opening of the hearing to the floor-none
4. Consideration of the matter by the Commission, Mill Creek Building Special Land Use Permit-Section 15.03(A)H
5. The hearing was closed at 7:50 pm

-Move Carson, Support Clugston for the Planning Commission to recommend approval of the Special Land Use Permit for the Mill Creek Building, a building over 20,000 square feet in the CBD District, parcel numbers: 08-06-210-007 and 08-06-210-006.

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

Nays: none

Motion Carried

Absent: Phillips, Bell, Wilcox

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chair Kowalski-briefly mentioned the course offered by Citizen Planner online.
- B. Ex-Officio Carson:
 - 1. The Village Council continues to meet with Scio Township on the Sloan/Kingsley Property
- C. Community Development Office Report-Allison Bishop reports:
 - 1. Received Dexter Wellness Final Site Plan today. They want to proceed to council.
 - 2. Mill Creek Subcommittee-need a Planning Commissioner to participate on parcel 006 underneath building.

Citizens Wishing To Address the Commission-

- 1. Ray Tell, 3539 Hudson-the ZBA requested the Planning Commission to review the standards of ADA Accessible Ramps

Old Business

- A. Consideration of: Article 19, Planned Unit Development Regulations
-Moved Clugston, support McCormack to postpone Article 19, Planned Unit Development Regulations to July 2, 2007 at 7:30 pm
Ayes: Clugston, Bellefleur, Kimmel, McCormack, Kowalski, Carson
Nays: none
Motion Carried
Absent: Phillips, Bell, Wilcox

New Business

- A. Consideration of: Appointing a Planning Commission Representative to the Mill Creek Building Subcommittee.
-Move Kimmel, support Kowalski to appoint Planning Commissioner John Bellefleur to the Mill Creek Building Subcommittee.
Ayes: Kimmel, Carson, Clugston, Bellefleur, McCormack, Kowalski
Nays: none
Motion Carried

- B. Consideration of: Mill Creek Building Preliminary Site Plan
-Move Carson, Support Clugston based upon the information received from the applicant, reflected in 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 Preliminary site plan dated 5-24-07 **meets** the requirements to recommend the Preliminary Site Plan.
In making this determination, the following additional conditions shall apply:
 - 1. Concerns noted in the Community Development Office review dated June 1, 2007
 - 2. Concerns noted in the planner's review dated May 23, 2007.
 - 3. Concerns notes in the engineer's review dated May 30, 2007
 - 4. Concerns noted in the DAFD review dated May 13, 2007
 - 5. Issues addressed and discussed by the SPR committee at the May 29, 2007 meeting.
 - 6. Purchase on Village parcel HD-08-06-210-006.
 - 7. Execution of negotiated contract for public and off-site improvements.Ayes: Carson, Bellefleur, Kowalski, Kimmel, Clugston, McCormack
Nays: none
Motion Carried
Absent: Phillips, Bell, Wilcox

Recess-none

Proposed Business for Next Agenda

- A. Baker Road Senior Housing presentation
- B. Lot 37-Dexter Business and Research Park-Combined Site Plan
- C. Review of standards for ADA accessible ramps
- D. Planning Commissioner Annual Elections (Chair, Vice Chair, Secretary)
- E. Article 19, Planned Unit Development Regulations

Citizens Wishing To Address the Commission-none

Adjournment

-Moved Kimmel, support Bellefleur to adjourn the meeting at 8:49 p.m.

Voice vote: Unanimous Motion carried absent: Phillips, Bell, Wilcox

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 7-2-07