

DEXTER VILLAGE PLANNING COMMISSION

Monday, August 6, 2007

Regular Meeting

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

**Present:** Phillips, Bell, Clugston, Bellefleur, Carson

**Absent:** McCormack, Kowalski, Kimmel, Wilcox

McCormack arrives at 7:31 P.M.

Wilcox and Kimmel arrive at 7:32 P.M.

**Approval of Minutes**

-Moved Clugston, support Phillips to approve the Regular Meeting Minutes for July 2, 2007.

Voice vote: Unanimous                      Motion Carried                      Absent: Kowalski

**Approval of Agenda**

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

Voice Vote: Unanimous                      Motion Carried                      Absent: Kowalski

**Public Hearings**

A. Article 2, Definitions, Open Space

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 Article 2, Definitions, Open Space
5. The hearing was closed at 7:35 PM

-Moved Clugston, support Bellefleur per Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on August 6, 2007, the Planning Commission has been provided with documentation from the Zoning Board of Appeals indicating problems with the definition of open space in Article 2, Definitions of the Village of Dexter Zoning Ordinance and therefore recommends that the Village Council adopt the recommended ordinance amendment.

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

Nays: none

Absent: Kowalski

Motion Carried

B. Article 22, Administration and Enforcement

1. Opening of the hearing at 7:35 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 22, Administration and Enforcement
5. The hearing was closed at 7:47 PM

-Moved Wilcox, support McCormack per Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on August 6, 2007, the Planning Commission has been provided with documentation from the Village Staff and Village Council indicating problems with time limit extensions for zoning compliance applications in Article 22, Administration and Enforcement and therefore recommends that the Village Council adopt the recommended amendments to Article 22.

Ayes: McCormack

Nays: Bell, Phillips, Bellefleur, Clugston, Kimmel, Carson, Wilcox

Absent: Kowalski

Motion Denied

C. Article 21, Site Plan Review and Approval

1. Opening of the hearing at 7:47 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 21, Site Plan Review and Approval
5. The hearing was closed at 7:58 PM

-Moved Clugston, support Wilcox per Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on August 6, 2007, the Planning Commission has been provided with documentation from the Village Staff indicating problems with time limit extensions for site plans and other requirements within Article 21, Site Plan Review and Approval and therefore recommends that the Village Council adopt the recommended amendments to Article 21.  
Ayes: Carson, Wilcox, Bellefleur, Clugston, Kimmel, Bell, McCormack, Phillips  
Nays: none  
Absent: Kowalski  
Motion Carried

**Pre-Arranged Citizen Participation**

- A. John Iacoangeli, Beckett and Raeder, DDA Consultant, gave a brief presentation and review of Dexter's Downtown Development Authority Development Plan.

**Reports of Officers-**

- A. Vice Chair Bell-none
- B. Ex-Officio Carson: gave brief discussion about the second draft of the 425 Agreement between the Village and Scio Township.
- C. Community Development Office Report-Allison Bishop reports:
  - 1. Report included in packet.

**Citizens Wishing To Address the Commission-**

Doug Fuller, 4325 E. Loch Alpine Drive, Dexter, MI

**Old Business**

- A. Consideration of: Recommendation from DDA to recommend that the Village Council approve the DDA Development Plan  
-Moved Carson, support Bellefleur the Planning Commission moves to adopt the DDA Development Plan.  
Ayes: Phillips, McCormack, Bell, Kimmel, Clugston, Bellefleur, Wilcox, Carson  
Nays: none  
Absent: Kowalski  
Motion Carried
  
- B. Consideration of: Recommendation from the Tree Board to consider amendments to Article 6, Landscaping Standards  
-Move Kimmel, support Clugston to set a Public Hearing for September 4, 2007 at 7:30 PM in the National City Bank basement to allow the public the opportunity to comment on the proposed amendment to Article 6, Landscaping Standards of the Village of Dexter Zoning Ordinance.  
Ayes: McCormack, Wilcox, Phillips, Bell, Clugston, Bellefleur, Carson, Kimmel  
Nays: none  
Absent: Kowalski  
Motion Carried

**New Business**

- A. Consideration of: Recommendation from Village Council to review amendments to Article 4, Nonconformities  
-Moved Wilcox, support McCormack to set a Public Hearing for September 4, 2007 at 7:30 PM in the National City Bank basement to allow the public the opportunity to comment on the proposed amendment to Article 4, Nonconformities.  
Ayes: Bellefleur, Wilcox, Kimmel, Bell, McCormack, Clugston, Phillips, Carson  
Nays: none  
Absent: Kowalski  
Motion Carried
  
- B. Consideration of: Recommendation from Ann Arbor Road Corridor Subcommittee regarding Village Council recommended amendments to Article 15(B), Ann Arbor Road Corridor Overlay Standards  
-Move Phillips, support Bell the Planning Commission moves to accept the subcommittees recommendation to not amend Article 15(B), Ann Arbor Road Corridor Standards and forward the recommendation to the Village Council.

Ayes: Carson, Wilcox, Bellefleur, Bell, McCormack, Phillips, Clugston, Kimmel,  
Nays: none  
Absent: Kowalski  
Motion Carried

- C. Consideration of: Planning Commission Bylaws  
-Moved Clugston, support Bellefleur for the Planning Commission to accept the bylaws without any amendments.  
Voice vote: Unanimous Motion Carried Absent: Kowalski

**Recess**-none

**Proposed Business for Next Agenda**

- A. Dexter Wellness Center Final Site Plan
- B. Schulz Development (Mill Creek Building) Site Plan
- C. Article 4, Nonconformities, Public Hearing
- D. Article 6, Landscaping Standards, Public Hearing

**Citizens Wishing To Address the Commission**-none

**Adjournment**

-Moved McCormack, support Carson to adjourn the meeting at 8:49 p.m.  
Voice vote: Unanimous Motion carried Absent: Kowalski

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

**Filing Approved 9-4-07**