

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, OCTOBER 10, 2011

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough

J. Carson

D. Fisher- absent

J. Smith

P. Cousins

J. Semifero - absent

R. Tell

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Allison Bishop, Community Development Manager; Carol Jones, Village Clerk; Rhett Gronevelt of Orchard, Hiltz & McCliment; Jack Donohoe of Ciesa Design; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – September 26, 2011

Motion Smith; support Carson to approve the minutes of the Regular Council Meeting of September 26, 2011 with one correction on page 6 *adding the name of Mr. Tell* to the original motion vote under L1 for a contract for design for the Cedars of Dexter Sidewalk Connection Project.

Unanimous voice vote for approval with Trustees Fisher and Semifero absent

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Cousins; support Smith to approve the agenda as presented with the addition of additional information under Old Business K-1.

Unanimous voice vote for approval with Trustees Fisher and Semifero absent

**F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

Application for the CDBG Grant Funds to be used for project planning for the redevelopment of the Old DAPCO/Broad Street site located at 3045 Broad Street. Project planning will include evaluation of the structure, markets conditions, potential uses, to determine a redevelopment plan for the property.

Consideration of: Resolution Regarding the Village of Dexter Community

Development Block Grant (CDBG) Application for the  
DAPCO/Tupper Properties Project Planning Grant.

President Keough opened the Public Hearing at 7:33 PM. There was no public comment and the hearing was closed at 7:34 PM.

Motion Carson; support Smith to approve the Resolution regarding the Village of Dexter Community Development Block Grant (CDBG) application for the DAPCO/Tupper Properties Project Planning Grant.

Ayes: Cousins, Smith, Tell, Carson and Keough

Nays: None

Absent: Fisher and Semifero

Motion carries

**G. NON-ARRANGED PARTICIPATION**

Sue Sherrill of 3435 Edison Street, Dexter distributed a handout to Council on how the sidewalks in the Village correspond to the center of the road and the right-of-way. She stated that Edison Street residents are asking to put the sidewalk where it makes sense – out by the road.

Tom Covert of 3550 Edison Street, Dexter was pleased to see the reconsideration of the Edison Street sidewalk on the agenda. He stated that he still feels that by putting the sidewalk to the standard the Village is bisecting the property and feels that the best location is 14 feet off of the road.

Evelyn Smith of 7810 Fifth Street, Dexter went house to house to meet the neighbors and she has their signatures asking to place the sidewalk 10 to 14 feet from the road. She asked the Council to be consistent with what is now in the Village.

Jack Davidson of 3434 Edison Street, Dexter mentioned a sign that his wife placed in their yard and the response of people who have seen it. He implored the Council to reconsider the sidewalk stating that we have to put up with the sidewalk and nobody wants in next to their house.

Kandie Waggoner of 7830 Ann Arbor Street, Dexter spoke about the impact the Edison Street sidewalk may have at the tip of her property. She also stated that if the sidewalk would be placed on Fifth Street at 99 feet off the right-of-way it would come through her house.

Cindy Wauer of 7775 Fourth Street, Dexter talked about walking in the Village a lot and that it doesn't make sense to put the sidewalk where marked. The path would be too intrusive and would rather see the Council wait on the project than have the sidewalk up by the homes.

Trustee Fisher entered the meeting at 7:53 PM

Lisa Phillips of 3360 Edison Street, Dexter stated that sidewalk should be 10-14 feet from of the road. The new plan show bump out areas because of trees and if the sidewalk was placed 10 to 14 feet from the side of the road this wouldn't need to be

done. Council did not heed the recommendations of OHM (Orchard, Hiltz and McCliment) and the Village Manager.

Susan Shay of 3510 Edison Street, Dexter mentioned that she had moved to Dexter 2 1/2 years ago and if the sidewalk plan would be approved it would cut her yard in half and she would lose her privacy. She would also have to replace the invisible fence she had installed for her dogs because of the sidewalk placement.

Don Socks of 3085 Chisholm Trail, Chelsea spoke to Council of behalf of his mother who lives at 3333 Edison. He noted to Council that most of the Edison residents were in the audience and that Dexter is a small Village. Standards should be set for new subdivisions.

Don Griffiths of 7585 Forest Street, Dexter commended Council for the reconsideration of the motion from two weeks ago. He remarked that you can have consistency to a standard or consistency to listening to the wishes of the residents.

Matt Tierney of 7639 Second Street, Dexter mentioned that he has been a resident for about a year and does favor having sidewalks but it is a safety issue to have sidewalks up so far on the property especially where the sidewalks cross a driveway. Common sense is that sidewalks should be closer to the road.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. September Citation List
4. Impact 2011

## **I. REPORTS**

1. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet. Ms. Bishop gave the following verbal updates: a) highlighted the ordinance amendments that will be presented at the next Council meeting; b) MedHub has requested a minor PUD amendment for the Broad Street site; c) also on the agenda for the next meeting will be the DAPCO addition and the sidewalk installation; d) will be continuing to work on the Master Plan over the next few months; e) have started work on the diversion channel in the Mill Creek Park and you can see initial phases of the amphitheater and other features; and f) the Gateway Initiative will reconvene on Nov. 4.

2. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

None

3. Subcommittee Reports

Old DAPCO Site Redevelopment Team  
Downtown Fire Detection

Economic Preparedness  
Facilities  
*Website –see item L-2*

#### 4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates: a) Monday, Dec 26 would be a scheduled Council meeting and wondering about changing that meeting to Tuesday, Dec. 27; b) have a meeting setup with Northern United Brewery on possible move to Dexter; c) have received an application from DAPCO for a tax abatement; d) leaf pickup in the Village will start sometime next week; e) Assistant Manager, Courtney Nicholls, spoke about the Senate Bill 7 and cap on health care; f) a question was raised on the Forest Street Demolition and when it will start which Mrs. Dettling responded that she will let Council know when it happens; g) reminded Council of the Town Hall meeting scheduled for Oct. 20 at the Dexter Library; h) comment by Trustee Carson on the sidewalk replacement in Dexter Crossing and the excellent service by Romine Construction who are sub-contractors for the project; and i) request to have staff prepare comparisons from other communities on their Performance Dashboard in order to compare with Dexter's.

#### 5. President's Report

Mr. Keough submits his report as per packet. Mr. Keough reported on the following: a) the process is moving forward with the Regional Fire Board and targeting a meeting on January 16, 2012 with the four entities involved along with Council members attending; and b) had a conference call with representatives from Blackhawk Development regarding their property and Lexington and looking at means to resolve the issue.

### J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$403,074.94
2. Consideration of: Set Trick or Treat hours – Monday, October 31, 2011 from 5:30 p.m. – 7:30 p.m.
3. Consideration of: Appointment of Don Darnell to the DDA Board to complete the Term vacated by Joe Nowak term ending August 2012
4. Consideration of: Reappointment of Donna Dettling to serve on the Economic Development Corporation for a one-year term ending December 31, 2012

Motion Fisher support Smith to approve item 1, 2, 3 and 4 of the consent agenda.

Unanimous voice vote for approval with Trustee Semifero absent

**K. OLD BUSINESS-Consideration and Discussion of:**

1. Discussion of: Cityhood Next Steps

Discussion included but was not limited to updates on the process. Ms. Nicholls reported that an email was sent to the Director of Licensing and Regulatory Affairs but have not heard back yet. Additional information was provided on the costs involved to appeal, however, the timeline has not begun yet for appeal. The question was raised if Bill Beach's comments were passed on to our attorney and they were. The question was also asked about getting the Attorney General's opinion but don't know how that might affect the timeline for appeal. The suggestion was made to open up talks with Webster Township regarding the 425 properties.

2. Re-consideration of: Edison Street Sidewalk

*A motion is made to reconsider the original motion passed on September 26, 2011*

*If the motion to reconsider is adopted, the motion below is discussed and voted on.*

*Original Motion from September 26, 2011 Meeting:*

*Motion Semifero; support Smith to place the sidewalk as per Village ordinance, one foot off the 99 foot right-of-way (as shown in Option #2) with a straight connection from Fourth Street to Fifth Street from the park sidewalk to the Fourth Street crossing, with deviations as needed to maintain mature trees and account for geography.*

*Ayes: Semifero, Tell, Fisher, Smith and Keough*

*Nays: Carson and Cousins*

*Motion carries 5 to 2*

Motion Tell; support Fisher to reconsider the original motion passed on September 26, 2011

Ayes: Smith, Tell, Carson, Fisher and Cousins

Nays: Keough

Absent: Semifero

Motion carries 5 to 1

Vote on the Original Motion:

*Motion Semifero; support Smith to place the sidewalk as per Village ordinance, one foot off the 99 foot right-of-way (as shown in Option #2) with a straight connection from Fourth Street to Fifth Street from the park sidewalk to the Fourth Street crossing, with deviations as needed to maintain mature trees and account for geography.*

Ayes: None

Nays: Tell, Fisher, Carson, Cousins, Smith and Keough

Absent: Semifero

Motion fails 6 to 0

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Planned Unit Development (PUD) Amendment -  
Connexions Church – 7444 Dexter Ann Arbor Road

Motion Cousins; support Tell therefore be it resolved, that Connexions Church be permitted to occupy approximately 5,472 square feet within the Bluewater Development PUD, 7444 Dexter Ann Arbor Road; and be it further resolved, that this addendum to the PUD Agreement must be signed by the Village, Bluewater Development LLC and Connexions Church and added to the Development Agreement as an acknowledgement of the approval and conditions of the approval.

Ayes: Tell, Carson, Cousins, Smith, Fisher and Keough

Nays: None

Absent: Semifero

Motion carries

2. Consideration of: Approval of Ciesa Design as the Village's Website  
Developer for an amount not to exceed \$20,000

Motion Fisher; support Smith to approve Ciesa Design as the Villages Website developer for an amount not to exceed \$20,000.

Ayes: Carson, Cousins, Fisher, Smith, Tell and Keough

Nays: None

Absent: Semifero

Motion carries

3. Consideration of: Setting Public Hearing on November 14, 2011 for QED  
Industrial Facility Tax Exemption

Motion Cousins; support Fisher to set a Public Hearing on November 14, 2011 for QED Industrial Facility Tax Exemption.

Ayes: Cousins, Fisher, Smith, Tell, Carson and Keough

Nays: None

Absent: Semifero

Motion carries

**M. COUNCIL COMMENTS**

- |        |  |
|--------|--|
| Carson | Noted that the exercise this evening as to where to place the sidewalk on Edison Street goes against the Master Plan. Would like to see a discussion item on the Nov. 14 agenda on where to place and align the sidewalks in the old Village as we haven't decided yet how we would approach this topic. |
| Fisher | None   |

Smith Curious as to why we would want to discuss placement of sidewalks in the old Village before determining what the standards should be.

Jones Have tickets for the St. Andrew's Annual Sauerkraut Supper.

Tell Thanked the residents for coming and being a part of the audience. Asked that they continue to come and get involved and would like to see them at the budget hearings.

Cousins Also thanked the residents for coming and also remember that the sidewalks for Edison Street are not yet determined. Invited all to join the walk in the Village on Saturday morning, Oct. 15 at 9 am starting from the Dexter Library and sponsored by the 5 Healthy Communities group.

#### **N. NON-ARRANGED PARTICIPATION**

Tom Covert of 3550 Edison Street, Dexter thanked Council for reconsidering the sidewalks on Edison Street. It is rare what happened this evening and rare to let the residents have a voice.

Sue Sherrill of 3435 Edison Street, Dexter felt that Council had no malice in the previous decision regarding the previous decision and felt that the Trustees were doing what they thought was best for the Village.

#### **O. ADJOURNMENT**

Motion Carson; support Cousins to adjourn at 9:30 PM.

Unanimous voice vote for approval with Trustee Semifero absent

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: October 24, 2011

**VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION REGARDING THE  
VILLAGE OF DEXTER  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION  
FOR THE DAPCO/TUPPER PROPERTIES PROJECT PLANNING GRANT**

WHEREAS, the Village has requested funding from the State of Michigan Economic Development Corporation, Community Development Block Grant through the Michigan Strategic Fund for the purpose of planning for the redevelopment of property located at 3045 Broad Street; and

WHEREAS, the Village has submitted and received approval of the CDBG Pre-Application; and

WHEREAS, the Village's plans to use the grant funding to determine how to best redevelop the site, including evaluation of the site, preparing design concept alternatives, completing an economic and market analysis and providing recommendation and implementation strategies for the project; and

WHEREAS, the Village is requesting \$13,250 in grant funding to assist with the Project Planning for redevelopment of the DAPCO/Tupper Property; and

WHEREAS, the Village has held the required Public Hearing on Monday, October 10, 2011 at 7:30 pm at 7720 Ann Arbor Street, Dexter, Michigan; and

WHEREAS, redevelopment of the DAPCO/Tupper Property is consistent with the goals and objectives of the DDA Development Plan as described in the application; and

WHEREAS, implementation of the plan will result in private investment of retail and office space that will provide future job creation. It is expected that the planning grant will eventually lead to job creation where at least 51% of the jobs are low to moderate income; and

WHEREAS, no project costs will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs is received from the CDBG Project Manager; and

WHEREAS, local authorization to submit the Michigan CDBG Application has been granted by the Village Council; and

BE IT FURTHER RESOLVED, that Allison Bishop, Community Development Manager for the Village of Dexter has been authorized to sign the Application Forms and the Grant Agreement;

