

DEXTER VILLAGE PLANNING COMMISSION
Monday, January 7, 2013
Regular Meeting

The meeting was called to order at 7:33 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

Present: Kowalski, Bell, Stewart, Phillips, Schmid, Robinson

Absent: Wilcox, Kimmel, Carson

Approval of Minutes

-Moved Bell, support Phillips to approve the Regular Meeting minutes for December 3, 2012.
Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Robinson, support Schmid to approve the agenda as presented.
Voice vote: Unanimous Motion Carried

Public Hearings- none

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-none
- B. Planning Commissioners Reports
 - 1. New Ex-Officio member at February meeting – Joe Semifero.
- C. Community Development Office Report
 - 1. Allison has returned from leave and will be in the office on Monday, Wednesday and Thursday. Laura will continue to have office hours on Tuesdays.

Citizens Wishing to Address the Commission

- A. Paul Cousins, 7648 Forest-stated he is in support of the beekeeping ordinance that will be discussed this evening. He is particularly interested in providing space within the community garden for hobby keepers. This would be an area away from the apartments, possibly fenced to keep public distanced from the hives.

Old Business

- A. None-Discussion of Article 7, Sign Regulations postponed until Allison Bishop returns.

New Business

- A. CIP 2014-2018 Discussion
 - 1. Several new CIP priorities were discussed. They included:
 - a. Consideration of additional pedestrian crossings throughout the Baker Road Corridor.
 - b. Pedestrian connection from Walk-About Creek to downtown.
 - c. Pedestrian signage and striping along Dexter-Ann Arbor Road.
 - d. Pedestrian connection from Huron Farms, possibly tie in to the west along river.
 - e. Pedestrian connections across railroad from Huron Street (sidewalk ends in front of mill).
 - f. Grand/Forest stormwater – pavement being washed away at Kensington

- M. Kowalski requested a list of completed projects and an updated electronic CIP version be sent to Planning Commissioners.

- B. Wellness Center Landscaping Plan Discussion-L. Kreps described the modifications that were made to the site landscaping based upon neighbor concerns and discussions with Village Officials and Steve Brouwer. Mainly, five (5) red oaks were replaced with 10' Norway Spruces, and evergreens were relocated from around the dumpster enclosure and the south property line to areas along the north and west property lines to provide greater density. L. Kreps stated that the modifications meet the requirements of the landscaping ordinance, and the new layout added 10 trees providing a total of 190 tree plantings, as opposed to the original 180 tree count.

Commissioners expressed their concerns with regard to the way this modification of an approved plan was handled, and requested better communication between the Village Council and Planning

Commission on these matters.

- C. Bee Keeping Ordinance Discussion – Village Council requested feedback from the Planning Commission in regard to modify Chapter 10, Article 1, Animals of the Village of Dexter Code of Ordinances. Currently, bee keeping is prohibited, but there has been some interest to allow bee keeping within the Community Garden. A sample Bee Keeping Ordinance from the City of Ypsilanti was provided by the Community Development Department for discussion. The Planning Commission discussion demonstrated support for the allowance of bee keeping, but suggested it would be arbitrary to only allow at the Community Garden. They agreed that restricting bee keeping to a minimum parcel size, or as a special use in the RD district were favorable. Also, if the Village Council is intent on only allowing bee keeping at the Community Garden, it would be appropriate to rezone the Community Garden from RD to Public Land, and modify the Public Land listed uses to allow bee keeping.

Proposed Business for Next Agenda

- A. CIP 2014-2018 Discussion

Citizens Wishing To Address the Commission

M. Kowalski inquired about the Dapco Building – Donna Dettling, Village Manager stated that they closed on the property December 28, 2012. The Dance Studio will remain for the time being, as they currently have a 12 month lease. A baseline environmental assessment is currently underway. The DDA’s main focus is the development of the site.

Adjournment

-Move Robinson support Schmid to adjourn at 8:25 p.m.

Respectfully submitted,

Laura Kreps
Planning Consultant

Filing Approved 2-4-13