

DEXTER VILLAGE PLANNING COMMISSION  
Monday, April 1, 2013  
Regular Meeting

The meeting was called to order at 7:31 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

**Present:** Kowalski, Stewart, Schmid, Wilcox, Robinson, Kimmel, Semifero

**Absent:** Bell, Phillips

**Approval of Minutes**

-Moved Robinson, support Kimmel to approve the Regular Meeting minutes for March 4, 2013.

Voice vote: Unanimous                      Motion Carried

**Approval of Agenda**

-Moved Schmid, support Wilcox to approve the agenda as presented.

Voice vote: Unanimous                      Motion Carried

**Public Hearings**

A. 2013-2018 Capital Improvements Plan (CIP)

- A. Opening of the hearing at 7:32 pm
- B. No presentation given
- C. Opening of the hearing to the floor: none
- D. The hearing was closed at 7:33 pm

Brief comments by Commission-

Do we have to agree on everything?

The CIP is a guiding document

-Moved Schmid, support Robinson to adopt the Resolution to recommend approval of the 2013-2018 Capital Improvements Plan as presented.

Ayes: Wilcox, Schmid, Semifero, Kowalski, Kimmel, Stewart, Robinson

Nays: none

Motion Carried

**Pre-Arranged Citizen Participation-none**

**Reports of Officers-**

- A. Chairman Report Kowalski-Commissioner Wilcox, Steve Brouwer and I attended a pre-application meeting for the new building at the Dexter Wellness site (Dexter Town Center – Building 3) at the request of the applicant to review the proposed elevation. The applicant will seek a variance for a rear entrance to the building. The building could be an After Hours Care. Site plan will be before Planning Commission next month. Notes from meeting attached.
- B. Planning Commissioners and Ex Officio Reports
  - 1. Ex-Officio Semifero-brief comments on the budget process-Hudson Street sidewalks-discussion on sidewalk placement, right-of-ways and what fits best for affected residents. Agendas have been light. Not a lot going on right now. There is a letter in the packet about the Cityhood Townhall Meeting on 4/27/13 at the Library. The May 7 cityhood election is after the next Planning Commission Meeting.
- C. Community Development Office Report – staff not present at meeting
  - 1. Information on the new website
  - 2. Cityhood Fact Sheet included in packet

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

**Old Business**

A. Discussion of 2013 Ordinance Revisions-Signs, lighting and landscaping

DRAFT Goals and Objectives for revisions included

Commission Comments:

LaFontaine site plan, supplemental-windmill proposal, could be considered public art-nothing to cover them in the ordinance; Planning Commission may want to review adoption of goals and objectives to provide regulations for “green” power sources.

Maybe have some sort of “Catch All” clause in the ordinance for business usage, there’s no way to know everything that may come up.

LaFontaine applying for Lead Certification  
Brief discussion about windmill and solar panel height in Ann Arbor; Planning Commission may want to consider reviewing possible changes to regulate  
Cross-reference what comes across ZBA, signs and lighting  
Note concerns, we will discuss them in May

**New Business-none**

**Proposed Business for Next Agenda**

- A. Site Plan Review-Dexter Wellness Center Building 3
  - a. ZBA Case 2013-3 Notice of Decision
- B. Ordinance Revision Discussion
- C. Segment D1 B2B Revised Trail Plan Review

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

**Adjournment**

-Move Wilcox support Stewart to adjourn at 8:00 p.m.

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

**Filing Approved 5-6-13**