

DEXTER VILLAGE PLANNING COMMISSION
Monday, August 5, 2013
Regular Meeting

The meeting was called to order at 7:32 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

Present: Kowalski, Bell, Stewart, Phillips, Schmid, Wilcox, Robinson, Kimmel, Semifero
Absent: none

Approval of Minutes

-Moved Robinson, support Bell to approve the Regular Meeting minutes for July 1, 2013.
Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Bell 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 and Council Ex-Officio Reports
 - 1. Commissioner Schmid-briefly states that the Arts, Culture and Heritage Committee met last week to discuss two new pieces of art; a troll-with several submission's by artists and one for bike art. Discussion on both pieces was postponed.
- C. Community Development Office Report-Allison Bishop
 - 1. ZBA Application-8080 Grand Street-meeting 3rd Monday, August 19, 2013-OHM review included in packet.
 - 2. FY 12-13-4th Quarter Report-Development is up with new permits coming in weekly.
 - 3. Segment D1 Site Plan-submitted to MDOT for review
 - 4. There is a possibility of a Beer Grotto going into the old pharmacy building on Main Street-May submit for a special use at the next Planning Commission meeting for serving alcohol in downtown-new franchise concept.
 - 5. Sign subcommittee recommended list
 - 6. At the next meeting a representative from the Huron River Watershed Council will be giving a 45 minute presentation about Climate Resiliency-Commission requested to reduce presentation to 30 minutes with questions.

Citizens Wishing to Address the Commission-none

Old Business

- A. Discussion of: Subcommittee Report
2013 Ordinance Revisions-included is a memo about the direction of the committee-bullet points and feedback, list of goals and objectives to be submitted to Planning Commission. Will send out final list for approval-possibly no need to meet in September.

New Business

- A. Consideration of: Dexter Fastener Technologies-Waiver or Modifications per Section 6.13, Waiver or Modification for Special Situations

WAIVER #1(Distribution Facility, 2103 Bishop Circle) – In accordance with Section 6.04, Parking Lot Screening Modification - Determination if existing landscaping to be preserved provides all or part of the required parking lot screening.

Move Bell, support Phillips, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.04 Parking Lot Screening Requirements and GRANT credit for the existing plant material because the proposed landscaping plan for the Dexter Fastener Technologies Project at 2103 Bishop Circle MEETS the intent of the ordinance.

Ayes: Wilcox, Schmid, Robinson, Kowalski, Bell, Phillips, Kimmel, Semifero, Stewart
Nays: none

Motion Carried 9-0

WAIVER #2 (Manufacturing Facility, 2110 Bishop Circle) – In accordance with Section 6.04, Parking Lot Screening Modification – Determination if existing landscaping to be preserved provides all or part of the required parking lot screening.

Move Bell, support Schmid, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.04 Parking Lot Screening Requirements and GRANT credit for the existing plant material because the proposed landscaping plan for the Dexter Fastener Technologies Project at 2110 Bishop Circle MEETS the intent of the ordinance.

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

Nays: none

Motion Carried 9-0

WAIVER #3 – In accordance with Section 6.07, On Site Landscaping Modification – Determination if existing landscaping to be preserved provides all or part of the required on site landscaping.

Move Wilcox, support Robinson, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.07 On Site Landscaping and GRANT credit for the existing plant material because the proposed on site landscaping for the Dexter Fastener Technologies Project MEETS the intent of the ordinance.

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

Nays: none

Motion Carried 9-0

WAIVER #4 – In accordance with Section 6.06, Buffer/Screen Landscaping Waiver or Modification – Determination if the proposed Buffer Zones 1-9 landscaping provides all or part of the required east, west and south property line landscaping.

Move Bell, support Phillips, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.06 Buffer/Screen Landscaping for Buffer Zones 1-4; 6-9 and GRANT credit for the existing plant material/vegetation because the proposed buffers, existing vegetation or the topographical changes that would limit the benefits of required landscaping MEETS the intent of the ordinance. Buffers 5W, 5C and 5E have been excluded from this waiver approval.

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

Nays: none

Motion Carried 9-0

WAIVER #4A – In accordance with Section 6.06, Buffer/Screen Landscaping Waiver or Modification – Determination if the proposed Buffer Zones 1-9 landscaping provides all or part of the required east, west and south property line landscaping.

Move Schmid, support Robinson, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.06 Buffer/Screen Landscaping for Buffer Zones 5W, 5C and 5E and GRANT credit for the existing plant material/vegetation because the proposed buffers, existing vegetation or the topographical changes that would limit the benefits of required landscaping MEETS the intent of the ordinance. The proposed buffer is adjacent to an agricultural use; the future residential use has an unknown timeline; the future property owner should be responsible as part of a rezoning process; there is more than enough room for the future property owner to provide a buffer; there was disagreement about the need for the Buffer D requirement and the proposal meets the Buffer A requirement except for the shrub count.

Ayes: Bell, Stewart, Phillips, Schmid, Wilcox, Robinson, Kimmel, Semifero

Nays: Kowalski

Motion Carried 8-1

WAIVER #5-In accordance with Section 3.19 E. 4. d, Light Pole Height Modification – Planning Commission determination if the applicant's request to increase light pole height to 22 feet should **be recommended to the Village Council. (There is an agenda item for Council to take action on the recommendation).**

Move Wilcox, support Schmid, Pursuant to Section 3.19E.4.d, the Planning Commission recommends that the Village Council PERMIT Dexter Fastener Technologies to install 22 foot parking lot light poles at 2103 and 2110 Bishop Circle as part of the proposed building and parking lot expansion project as

requested by the applicant.

Ayes: Bell, Stewart, Wilcox, Schmid, Phillips, Kimmel, Semifero

Nays: Kowalski, Robinson

Motion Carried 7-2

Following action on the waiver requests the Planning Commission discussed various site plan elements as detailed above and made the following motion to APPROVE the Combined Preliminary and Final Site plan with conditions.

Moved Bell, support Wilcox-based upon the information received from the applicant, reflected in minutes of this meeting, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Planning Commission finds the Dexter Fastener Technologies, 2103 and 2110 Bishop Circle East, combined site plan dated 7-26-13 meets the requirements to recommend the combined site plan.

In making this determination, the following additional conditions shall apply:

1. Applicable concerns noted in the planning consultant, engineering consultant and DAFD reviews included in the August 5, 2013 Planning Commission packet.
2. Parking on the site plan should be shown as land-banked. The applicant will work with staff on administrative approval of the parking upon the need to construct the parking.
3. Remove from the site plan all prohibited tree species, replace the trees with permitted, preferably native species (specifically Norway and Crimson Maple).
4. The plan shall conform to the tree replacement ordinance or a suitable resolution as approved by the Village Council.

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

Nays: none

Motion Carried 9-0

Proposed Business for Next Agenda

- A. Ann Arbor and Central Street Construction Plans
- B. Beer Grotto
- C. Huron River Watershed Council presentation

Citizens Wishing To Address the Commission-none

Adjournment

-Move Bell support Schmid to adjourn at 10:05 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 9-3-13