

DEXTER VILLAGE PLANNING COMMISSION
Monday, November 4, 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, Bell, Stewart, Schmid, Wilcox, Robinson, Semifero

Absent: Phillips, Kimmel

Approval of Minutes

-Moved Robinson, support Stewart to approve the Regular Meeting minutes for October 7, 2013.
Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Bell support Wilcox to amend the agenda to move New Business to Public Hearings.
Agenda approved as amended.
Voice vote: Unanimous Motion Carried

Public Hearings

- A. Special Land Use-Ownership of four (4) or more dogs-3659 Cushing Court
 - A. Opening of the hearing at 7:40 pm
 - B. Presentation given by Laura Kreps, AICP, Planning Consultant and applicant Karen Spaulding, both give brief presentation of request
 - C. Opening of the hearing to the floor: Diane Johnson from dog rescue works with applicant
 - D. Consideration of the matter by the Commission: Ownership of four (4) or more dogs-3659 Cushing Court
 - E. The hearing was closed at 7:42 pm

-Moved Wilcox, support Schmid based on the information provided by the applicant at the November 4, 2013 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the Village Council approve the Special Land Use application to allow four (4) or more dogs at 3659 Cushing Court.

The Special Land Use permit is granted with the following conditions:

- 1. No more than four (4) dogs and two (2) cats shall be housed at the residence at any one time
- 2. Dogs must be contained within fenced rear yard or leashed when on walks
- 3. The applicant shall procure a Zoning Compliance permit annually (on or before the first day of January) as outlined in Section 10-38 of the Village of Dexter's Codified Ordinance.

Commission comments and questions:

Do you live in a house or condominium

Are there cats in the house

Lots of dogs and puppies make a lot of noise

Is there a size limit

Have you ever had neighbor complaints

How do you take care of the waste

How many adult dogs do you want to have

Don't agree we need to modify language of the motion

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

Nays: none

Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-election day, please get out and vote
- B. Planning Commissioners Reports
 - 1. Ex-Officio Semifero briefly discusses Dexter Mill and Central Street, started union negotiations-health care big issue.
- C. Community Development Office Report-L. Kreps
 - 1. Summary of CDM position/replacement-Village Manager provided notice that was posted, interview process to start November 18, 2013. Chair Kowalski wants to participate in hiring process-hoping to get someone who will stay a long time.
 - 2. Please email Brenda or Donna at the Village Offices to let them know if you are coming to the meetings so we can be sure we will have a quorum.

Citizens Wishing to Address the Commission-none

Old Business

- A. Discussion of: Subcommittee Report-2013 Ordinance Revisions- Article 7-Signs-DRAFT Goals-Committee met only 3 people attended. Discussion included:
Modifying ordinance for ease of use / re-organization
Reduce technical language
Sign plan review during site plan
Broad and Grand Street redevelopment and appropriate signage in these locations.

- B. Discussion of: Modifications to Tree Replacement Ordinance-Section 6.14
Village Council wants Planning Commission to look at ordinance.
Dextech request 1 to1 replacement
Dextech could expand again and tear up trees they are going to plant now
Direction to Village Council is to go to ZBA – unanimous.
This issue may only come up now, that's what variances are for
Thought this was already handled
Once we get new staff we may re-look at ordinance as a whole
We did waivers already but not for trees

New Business-moved to Public Hearings

Proposed Business for Next Agenda

- A. CIP
- B. Beer Grotto-TBD
- C. Victoria Condos Major PUD Amendment-TBD

Citizens Wishing To Address the Commission-none

Adjournment

-Move Bell support Robinson to adjourn at 8:21 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved December 2, 2013