

DEXTER VILLAGE PLANNING COMMISSION
Monday, February 3, 2014
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, Smith, Stewart, Phillips, Schmid, Robinson, Semifero

Absent: Wilcox, Kimmel

Approval of Minutes

-Moved Robinson, support Schmid to approve the Regular Meeting minutes for December 2, 2013.
Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Schmid support Smith to amend the agenda item VI.C. Community Development Report given by L. Kreps to change report given by Donna Dettling, Village Manager and approve Agenda as amended.
Voice vote: Unanimous Motion Carried

Election of Vice-Chair

-Moved Schmid, support Phillips to nominate Commissioner Robinson as Vice-Chair
Ayes: Semifero, Robinson, Schmid, Phillips, Stewart, Smith, Kowalski
Nays: none
Motion Carried

-Moved Semifero, support Smith to amend the agenda to add Election of Secretary
Voice vote: Unanimous Motion Carried

Election of Secretary

-Moved Robinson, support Smith to nominate Commissioner Schmid as Secretary
Ayes: Kowalski, Smith, Stewart, Phillips, Schmid, Robinson, Semifero
Nays: none

Public Hearings

- A. PUD Area Plan-Victoria Condominiums
 - A. Opening of the hearing at 7:37 pm
 - B. Presentations given by Laura Kreps, Interim Community Development Manager, David Boersma and Michael Colpetzer of Spicer Group
 - C. Opening of the hearing to the floor:
 - 1. Jim Carson, Village Council and resident of Dexter Crossing gave brief comments about Area Plan for Victoria Condominiums. Original builder should have completed the project in five years and that didn't happen. Very pleased that building is starting up again. Some residents concerned about homes being built on Lexington. Lexington and Carrington are collector roads, not residential. PUD means compromise.
 - D. Consideration of the matter by the Commission: PUD Area Plan-Victoria Condominiums
 - E. The hearing was closed 8:05 pm

-Moved Robinson, support Phillips based on the information provided by the applicant at the February 3, 2014 Planning Commission meeting and pursuant to Section 19.08C., Standards for Petition and Area Plan Review, the Planning Commission moves to postpone action on the Victoria Condominiums modified area plan until March 3, 2014, to allow the applicant more time to address the following:

- 1. Review and address the concerns of the Planning Commission.

Commission Comments:

Concerns with calculation of open space within the rear and side yard set backs

Two more buildings added on Lexington, questions on placement

Changes in Parking, no on-site parking on Lexington

How wide is the road

Is this an amended area plan or a new area plan

Sidewalks are crucial on Carrington and Lexington

Location of building L-possible different plan, possibly stacked units

Units look a lot like Eaton Court

Disagree with other Commissioners to require sidewalks on both sides of the road would be redundant

Ayes: Stewart, Semifero, Phillips, Smith, Kowalski, Robinson, Schmid

Nays: none

Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-Welcome to Michelle Aniol the new Community Development Manager for the Village of Dexter.
- B. Planning Commissioners Reports: Commissioner Phillips briefly spoke about a visual presentation he gave to Village Council at the last meeting of the feasibility for four possible connections from Huron Farms to the Border to Border Trail and asked Council for support with an engineering study.

Citizens Wishing to Address the Commission-

- C. Paul Cousins, Village Council, 7648 Forest-briefly mentions the condition of the silt fence and metal fence at out-lot at the Dexter Wellness site on Baker Road. Also, mentions the need for signage at the corner for the sidewalk at the pharmacy exit.

Old Business

- A. Discussion of: Subcommittee Report-2013 Ordinance Revisions- Article 7-Signs- Future discussion-Article 3-Exterior lighting; Article 6-Landscaping- no action taken

New Business-none

Proposed Business for Next Agenda

- A. CIP
- B. Jim Houk, OHM-Presentation DAPCO Redevelopment Project Review of Design Standards
- C. Victoria Condominiums

Citizens Wishing To Address the Commission-none

Adjournment

-Move Smith support Phillips to adjourn at 9:00 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved March 3, 2014