

DEXTER VILLAGE PLANNING COMMISSION  
Monday, March 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, Wilcox, Robinson, Kimmel, Semifero

**Absent:** Schmid

Phillips arrives at 7:34 pm

**Approval of Minutes**

-Moved Smith, support Semifero to amend the minutes "Election of Secretary" to correct spelling of the word Commission to Commissioner and approve the Regular Meeting minutes for February 3, 2014.

Voice vote: Unanimous                      Motion Carried

**Approval of Agenda**

-Moved Robinson support Wilcox to approve the Agenda as presented.

Voice vote: Unanimous                      Motion Carried

**Public Hearings-none**

**Pre-Arranged Citizen Participation**

- A. Jim Houk from OHM-Presentation of DAPCO Redevelopment Project, Review of Design Standards Presentation gave a better vision to the Planning Commission as to what the Village is looking for in terms of redevelopment of the property. The Village will reach out to developers as to what the level of expectation will be such as; density, features, setbacks, building height requirements, design, signage and landscaping. Hopefully, the DTE substation will be moved to the Dan Hoey site. Economics-critical mass scale third story residential, challenge will be parking. Maybe ground level parking. Possibly close off the end of Grand Street. Consistent Architectural design to match the rest of the Village. Give the developers a standard with established criteria.

**Commission Comments:**

This is a well thought out progression

We are almost putting fourth too much design.

Building height requirements in the Ordinance have not kept up with needs

Materials are fine, but site plan is too much to give developers, this should be a starting point.

The market can't tolerate this level of finishes

Building envelope may be limited

Street vacation-shift the street, end of Grand Street needed for parking

Parking at grade level, possible wrapped with retail

Can we connect the upper building levels-one power line will stay in place even if substation goes away.

**Reports of Officers-**

- A. Chairman Report Kowalski-mentions Commission Smith on Charter Commission with him, please look at website and give opinions and suggestions to the Charter Commission.
- B. Planning Commissioners Reports: Commissioner Phillips mentions the Village Council has taken up the discussion on the Border-to-Border Trail  
Ex-Officio Semifero briefly states that Council asked Patrick to go back and have discussions on the Huron Farms connection to the Border-to-Border Trail. Also mentions Grant funding from the State for Safe Routes to Schools-for improvements of sidewalks and Island on Baker Road. AT&T wants to provide cable and internet service in the Village-Franchise agreement being completed. They already have lines in the ground.
- C. Community Development Office Report: Michelle Aniol, Community Development Manager briefly talks about the upcoming Arbor Day Celebration and trees are ordered for event. Tree bid posted for spring plantings, detailed flow chart in packet. Overhaul PUD Ordinance.

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

## Old Business

- A. Revised PUD Area Plan-Victoria Condominiums-Michelle Aniol presented an overview of Carlisle Wortman report with Planning Commission. Discussed changes made to revised plan. Also mentions that sidewalks were not approved in original site plan-not enough room. This is a good compromise. -Moved Robinson, support Smith based on the information provided by the applicant at the March 3, 2014 Planning Commission meeting and pursuant to Section 19.08 C., Standards for Petition and Area Plan Review, the Planning Commission recommends that the Village Council **approve** the modified area plan for the Victoria Condominiums Planned Unit Development.  
The area plan approval is granted with the following conditions:
1. We defer any comments related to the existing or proposed modifications of the on-site utility systems to the Village engineer and Village Utility Departments.
- Commission Comments:  
Mailboxes on main access roads-nice to walk out to them-rest of the mailboxes are the same.  
Mailboxes on Carrington are after drive, people would have to turn around.  
Add additional firewalls-more expensive  
Will forego sidewalks on Lexington and Carrington  
More architectural detail would be nice  
Feedback on sidewalks will be discussion item at Council  
Policy and goal, long term goal sidewalks  
Ayes: Wilcox, Semifero, Smith, Kowalski, Robinson, Phillips, Kimmel, Stewart  
Nays: none  
Motion Carried
- B. Discussion of: Subcommittee Report-2013 Ordinance Revisions- Article 7-Signs-  
Future discussion-Article 3-Exterior lighting; Article 6-Landscaping- no action taken

## New Business

- A. CIP-Planning Commission wants to keep responsibility for CIP-no action taken, more discussion next meeting.

## Proposed Business for Next Agenda

- A. CIP
- B. Ordinance Revisions

## Citizens Wishing To Address the Commission-none

## Adjournment

-Move Smith support Robinson to adjourn at 8:51 p.m.

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

**Filing Approved April 5, 2014**