

DEXTER VILLAGE PLANNING COMMISSION
Monday, June 2, 2014
Regular Meeting

The meeting was called to order at 7:30 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

Present: Kowalski, Smith, Schmid, Semifero, Kimmel

Absent: Stewart, Phillips

Robinson arrives at 7:40 pm

Approval of Minutes

-Moved Smith, support Schmid to approve the Regular Meeting minutes for May 5, 2014.

Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Smith 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-please look at road repair for Grand and Hudson
- B. Planning Commissioners Reports: Ex-Officio Semifero briefly states that Council went through the budget, an agreement was reached with the Union and staff, and Trustee Carson and Ex-Officio are finalizing the road budget, maintenance and summer/fall project and the possible need to increase the road millage. Request from Chair Kowalski to look at Grand and Hudson Streets for repair. Commissioner Smith asked about money for storm water repair for both sides of the road on Forest Street.
- C. Commissioner Schmid mentions next Arts, Culture and Heritage Committee meeting on June 19, 2014 and the troll is being installed on the path.
- D. Community Development Office Report: Michelle Aniol, Community Development Manager Report in packet:
 1. Received complaints from residents at Victoria Condominiums that the grass had not been mowed, inspection conducted, and a letter went out.
 2. Council adopted a resolution accepting the CIP for 2014-2019 at the May 12th meeting.
 3. Approved re-zoning for 7394 Dexter-Ann Arbor and 7390 Dexter-Ann Arbor at the May 27th Village Council meeting.
 4. ZBA update included in packet.
 5. Tree Board update: Gino from Arbor Care Tree Surgeons identified stressed trees in different locations, two trees dedicated for Mill Creek Park and next year more trees will be planted in Huron Farms.
 6. Redevelopment update: Professor and real estate developer Peter Allen has been working with U of M students on a study that provides an opportunity to take a priority redevelopment site in your downtown and have a fairly detailed feasibility analysis completed, as well as assist in accomplishing some of the criteria in Best Practice five (RRSites).
 7. 3rd Quarter Report is in packet
 8. Still a number of vacant lots in Westridge.

Citizens Wishing to Address the Commission-none

Old Business-none

New Business

A. Ordinance Revisions

Discussion and possible action regarding revisions/amendments to the Zoning Ordinance, including Article 7 Signs, Exterior Lighting and Article 6, Landscaping.

Commission Comments:

1. You can do a complete overhaul and look at issues and goals
2. Technical work is where all the time comes in
3. We want to get it done-not in pieces, based on time to be able to do revisions
4. We need to use a consultant
5. Should keep it in-house to do small things
6. The committee looked the Birmingham sign ordinance
7. Readers of the ordinance find it difficult to understand
8. Looked at it a second time- took pictures of signs
9. Committee decided to get goals and objectives approved by Village Council for direction
10. Could we work with a consultant for a price to move forward
11. Get committee to meet-do you want them to go to Council first
12. Bring to Planning Commission first
13. Planning Commission will give feedback and can be more focused
14. Will we ever be able to satisfy everyone
15. There are definitely parts that will be able to be adaptable and look at signs that ZBA granted
16. Look at adopting a format to use for future updates with consistency; we don't have to update everything at once.
17. Codes are tricky, the second bullet point about adding a Sign Master Plan-we don't want people going to ZBA every time they want a change
18. How do you get to the point of where we can tell people this is the maximum of what you can have unless it is a true hardship
19. We have a strip mall and downtown-how do you write a sign ordinance for both types of locations and businesses
20. We will always have people who want something different
21. Do we look at a form base code
22. Look at physical development of an area
23. Not sure where we're at as far as discussion or vote
24. Will we see information on Oil drilling or fracking; Planning Commission will be looking at it

Proposed Business for Next Agenda

- A. Ordinance Revisions-Article 7-Signs; Goals and Objectives
- B. Morning Star Day Care
- C. Update on drilling and fracking

Citizens Wishing To Address the Commission-none

Adjournment

-Move Smith support Robinson to adjourn at 8:30 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved July 7, 2014