Village of Dexter
Planning Commission – Regular Meeting
Monday, March 3, 2014 at 7:30 pm
7720 Ann Arbor Street
Dexter Senior Center

AGENDA

I. Roll Call

Matt Kowalski, Chair	Thomas Phillips	Molly Robinson, Vice-Chair
James Smith	Marni Schmid	Mary Kimmel
Scott Stewart	Derk Wilcox	Joe Semifero-Ex Officio

II. Action on minutes from – February 3, 2014 - Regular Meeting minutes

III. Approval of agenda

IV. Public Hearings – None.

V. Pre-Arranged Citizen Participation
Limit to those who pre-arrange participation before 5:00 pm Monday the week preceding the meeting. (10-minute limit).

Jim Houk, OHM – Presentation DAPCO Redevelopment Project Review of Design Standards

VI. Reports of Officers

A. Chairman Report – Matt Kowalski
B. Planning Commissioners and Council Ex officio Reports
C. Community Development Office Report – M. Aniol

VII. Citizens Wishing to Address the Commission
This area is intended for those in the audience not listed on the agenda that wish to speak. (5-minute time limit for individuals and 10-minutes for groups)

VIII. Old Business

A. PUD Area Plan – Victoria Condominiums

B. Discussion of: Subcommittee Report
2013 Ordinance Revisions –
Article 7 – Signs – DRAFT
Future Discussion - Article 3 –Exterior Lighting; Article 6 – Landscaping

IX. New Business

A. CIP

X. Proposed business for next agenda

A. CIP
B. Ordinance Revisions – TBD

XI. Citizens wishing to address the Commission

This area is intended for those in the audience not listed on the agenda that wish to speak. (5-minute time limit for individuals and 10-minutes for groups)

XII. Adjournment

XIII. Communications

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 Commission 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

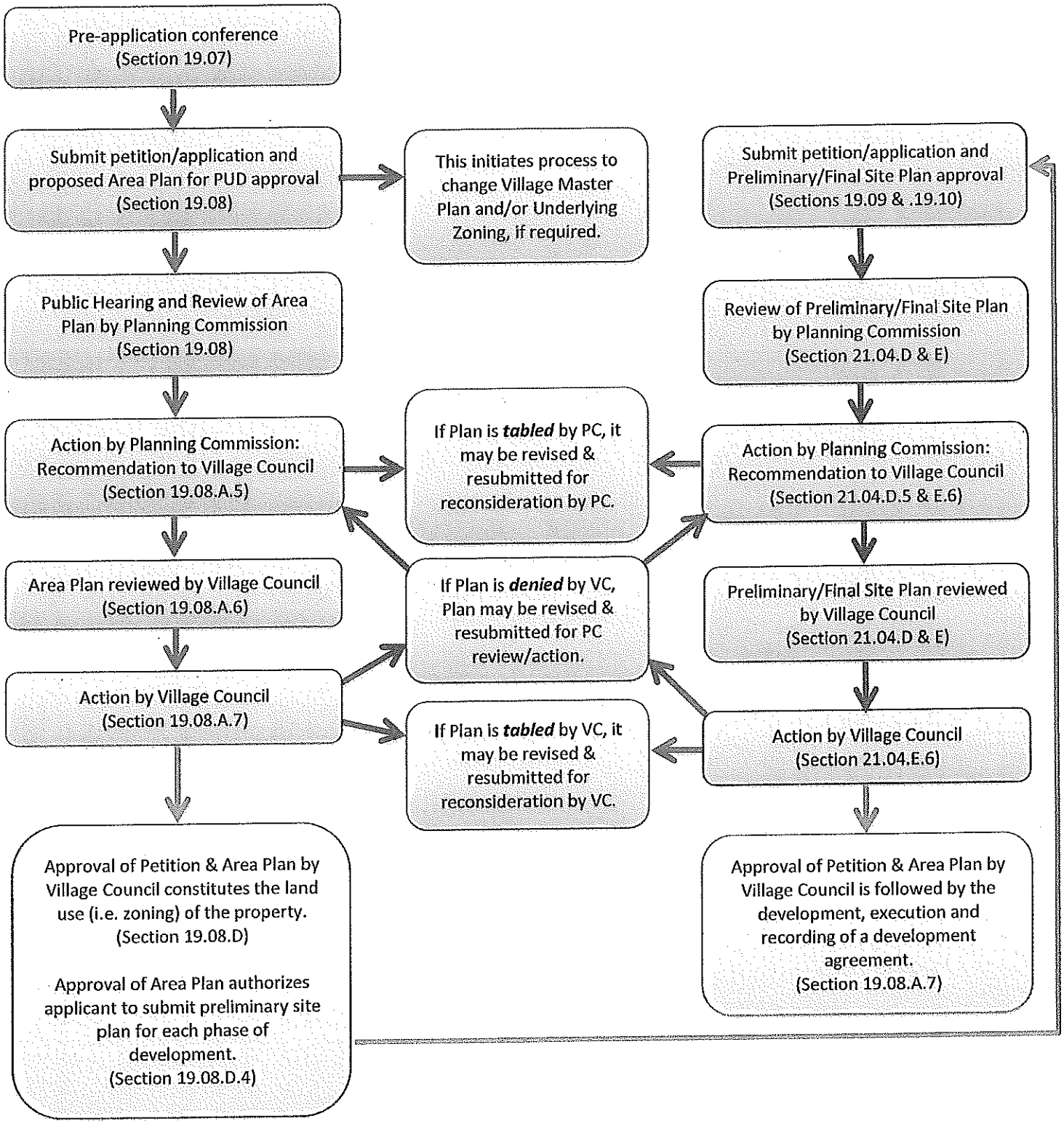
-Move Smith support Phillips to adjourn at 9:00 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved _____,14

Article 19 Planned Unit Development Process



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MEMORANDUM

TO: Michelle Aniol, Community Development Manager
Village of Dexter Planning Commission

FROM: Laura Kreps, AICP

DATE: February 27, 2014

RE: REVISED Victoria Condominium Area Plan

Since the February 3rd Planning Commission meeting, Village Staff has met with the applicant who has provided a revised area plan for your review. We note the following modifications from the last area plan submittal:

1. The structures (a 4-unit and a 2-unit) located in the northern portion of the development adjacent to Dan Hoey Road with access from Lexington Drive have been eliminated.

2. With the elimination of the northernmost structures, this area will be maintained as an open space area. This area is 0.88 acres in size and will be landscaped with street trees along Lexington Drive.

3. With the elimination of the two (2) northernmost structures, the development has been reduced from 46 units (in this phase) to 42 units. The composition and placement of the buildings has been modified slightly to include:

    a. 1 – 3-unit building

    b. 5 – 4-unit buildings

    c. 2 – 6-unit buildings

    d. 1 – 7-unit building

    This is a reduction from 11 buildings encompassing 46 units to 9 buildings housing 42 units.

4. Sidewalk connections at the intersection of Victoria Drive and Carrington have been extended to tie-in with existing adjacent walkways.

5. The location of the existing utility easement in the northern portion of the site has been provided.

6. Setback information from Lexington and Carrington Drives has been provided on the site plan.

In addition to the items addressed above, we feel it is necessary to comment on the discussion held at the February 3rd meeting with regard to the installation of sidewalks along the rear of the proposed structures along both Carrington and Lexington Drives. In our opinion, requiring the installation of sidewalks in this area is unnecessary. The proposed development will allow for pedestrian movement along Lexington with appropriate connection(s) across Lexington Drive, along both sides of Victoria Drive with connections to Carrington Drive and the commercial development to the east.

There is limited area at the rear of the structures to accommodate sidewalks, and requiring them will likely result in a reduction in the proposed landscaping along Lexington and Carrington Drives.

Based upon the information provided in the revised Victoria Condominiums Area Plan, we recommend the Planning Commission recommend approval of the plan and forward to Village Council for final consideration.

Please feel free to contact me with questions prior to the meeting. I can be reached at lkreps@cwaplan.com or 734.662.2200.

CARLISLE/WORTMAN ASSOCIATES, INC.

SUGGESTED MOTIONS

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 / DENY)** 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.

2. Planning Commission consider if "significant open space" has been provided in accordance with Section 19.03C.

3. Other reasonable conditions imposed by the Planning Commission or the Village Council.

4. _____

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OR

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 moves to **(POSTPONE)** action on the Victoria Condominiums modified area plan until **(DATE)** to allow the applicant more time to address the following:

1._____
2._____
3._____