



There was no public wishing to comment.

The Board discussion included, but was not limited to: Baker Road Corridor states that entrances shall be on the street, however challenging with the campus type/shared parking layout of this site, review of the Baker Road Corridor Standards may need to be completed to address shared parking and uses, including potential allowances for rear entry in unique cases, Monument Park Building downtown is an example of how 2 entrances would not work in this case, users cannot be permitted to go through and have access through the entire medical facility, dual entries may be possible when there is a lobby concept; complete streets, entrance at the corner of the building could be considered, floor plan layout, site grading, ADA access, additional pedestrian connections and sidewalk connections.

The applicant's response to locating the entry at the northeast corner was the interior layout challenges and the location of the parking not being conveniently accessible to the door thus requiring patients to walk further and not providing a significant improvement to the request.

The Board continued to discuss the health campus and the overall site improvements, such as pedestrian access from Baker Road to the interior of the site, bike racks, WATS review of a bus stop within the site being ideal for users, the Pharmacy's unique parking lot layout, location of the detention basin, the need to be more for thinking when it comes to the layout of campus type sites, including the location of parking, buildings, and detention areas.

The public hearing was closed at 7:36 pm.

**Recess:** none

### **Business Session**

#### **1. Variance Request-ZBA Case # 2013-03; 2740 Baker Road**

Moved Wilcox, supported Carson:

Based on the information provided by the applicant, BST Investments for 2740 Baker Road, HD-08-06-455-002, at the April 15, 2013 Zoning Board of Appeals meeting the Board determines that per Section 24.05 Standards for Variances and Appeals that the request to waive the following section be GRANTED:

Section 15(D).02(A)1 of the Baker Road Corridor Standards - Buildings shall front towards and have at least one (1) pedestrian entrance facing onto the public street. The Planning Commission may permit buildings which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face the public street. The applicant is proposing the construction of a new building in the Baker Road Corridor that has the main building entrance facing the parking lot or rear of the building.

The determination was made with consideration of the following per Section 24.05 of the Village of Dexter Zoning Ordinance:

1. Public Safety Welfare
2. No Safety Hazard or Nuisance
3. Relationship to Adjacent Land Uses

Ayes: Wilcox, Hansen, Rush, Carson

Nays: Bombery

Motion Carried 4-1

**Adjournment**

-Moved Bombery, support Wilcox to adjourn the meeting at 7:45 pm

MOTION CARRIED 4-0

Respectfully submitted,

Allison Bishop, AICP  
Community Development Manager  
Village of Dexter

Filing Approved 8-19-13