

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, FEBRUARY 28, 2011

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by President Pro-Tem Tell due to the absence of Village President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough-absent

J. Carson

P. Cousins

D. Fisher

J. Semifero

J. Smith

R. Tell

Also present: Donna Dettling, Village Manager; Carol Jones, Village Clerk; Courtney Nicholls, Assistant Village Manager; Allison Bishop, Community Development Director; Kurt Augustine, Department of Public Works; Rob Turner, County Commissioner; Brett Lenert, Washtenaw County Brownfield Redevelopment Authority; Paul Evanoff, JJR; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – January 24, 2011

Motion Smith; support Semifero to approve the minutes of the Regular Council Meeting of February 14, 2011 with one correction under the Village President's remarks that the Westridge Homeowners Association meeting was held on February 19 and not February 20.

Unanimous voice vote for approval

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Smith; support Semifero to approve the agenda as presented.

Unanimous voice vote for approval

**F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

None

**G. NON-ARRANGED PARTICIPATION**

None

## H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

## I. REPORTS

### 1. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet. In addition Ms. Bishop updated on the following: a) Still trying to decide what to do with the stream restoration and this may set the project back a week or so; b) Will not be present at the March 14 meeting but Council will be discussing the sub-division connector site plan and hope to have discussion on the funding for the parks between the Village and Road Commission; and c) responded to a questions on the Chamber and stream monitoring by ECT.

### 2. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

#### *Dexter Area Fire Department – Ray Tell*

President Pro-Tem Tell explained that the Dexter Area Fire Department’s budget is an ongoing process at present due to the start up and staffing at the Dexter Township sub-station.

#### *Farmer’s Market/Community Garden Representative – Ray Tell*

President Pro-Tem Tell reported that because of Michigan’s cottage industry law, it will allow for more diversity at the market; and possible grants for greenhousing at the Community Garden.

### 3. Subcommittee Reports

Old DAPCO Site Redevelopment Team – Notes from February 14 meeting

Downtown Fire Detection - None

Economic Preparedness – March 7 at 3 PM

Facilities – March 21 at 5 p.m.

Website – Note from February 15 meeting

Mr. Smith reported that the next meeting for the Website will be March 8 at 4 p.m. at the Village Office and asked Council to view the suggested websites for feedback to the committee.

### 4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal update: a) at the Feb. 23 meeting of the Wellness Coalition it was identified that there are opportunities for other groups to become involved; b) asked which Council members would like to attend the Chamber of Commerce Annual Dinner on March 10; c) reported that Larry’s last day was Friday, have 22 applications of which 10 are qualified, Dan, Courtney

and Donna will be conducting interviews and hope to have a candidate by the March 14 or 28 meeting with April 1 hire date; d) currently have a temporary hire to augment the water department staffing; e) looking to have a workshop with Orchard, Hiltz and McCliment regarding the Water Main Project prior to the March 14 meeting; and f) still trying to finish up the 5<sup>th</sup> well and Equalization Basin projects.

5. President's Report

Mr. Keough submits his report as per packet.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$256,463.38

Motion Fisher; support Smith to approve item 1 of the consent agenda.

Unanimous voice vote for approval

**K. OLD BUSINESS-Consideration and Discussion of:**

1. Consideration of: Mill Creek Park Site Plan

Motion Cousins; support Semifero to support the idea of the Mill Creek Site Plan contingent upon modifications necessary to satisfy the permitting requirements.

Ayes: Cousins, Fisher, Smith, Semifero, Tell and Carson

Nays: None

Absent: Keough

Motion carries

2. Discussion of: Medical Marihuana Related Zoning Ordinance Amendments  
Articles 2, Definitions, of the Village of Dexter Zoning Ordinance – Add Medical Marihuana Dispensary and Medical Marihuana Home Occupation.  
Article 3, General Provisions of the Village of Dexter Zoning Ordinance – Amend Home Occupations and add Medical Marihuana Home Occupation.  
Article 8, Special Land Uses, of the Village of Dexter Zoning Ordinance – Add Medical Marihuana Dispensary and special land use regulations for Medical Marihuana Dispensaries.  
Article 14, General Business (C-1) District, Special land Uses - Add Medical Marihuana Dispensary.  
Chapter 22, Section 22-10, Municipal Civil Infraction, of the Village of Dexter General Code – Add fines for Medical Marihuana Dispensary violations.

Discussion included but was not limited to the following: a) the Second Reading includes five ordinance amendments with the addition of public library to

distance requirements for no cultivation of plants; b) request to have the distance from schools and public library be increased upwards to 1000 feet, c) a letter shared from the Ottawa Substance Abuse Prevention Coalition; and d) a request for staff to contact the four surrounding townships and the Sheriff's Department to meet and report back at the next meeting.

Motion Cousins; support Smith to postpone for more information.

Ayes: Smith, Semifero, Tell, Carson, Fisher and Cousins

Nays: None

Absent: Keough

Motion carries

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Resolution Supporting the Brownfield Plan Amendment for BST Investments, 2810 Baker Road Brownfield Redevelopment Project

Motion Semifero; support Carson to approve the Resolution supporting the Brownfield Plan Amendment for BST Investments, 2810 Baker Road Brownfield Redevelopment Project.

Ayes: Semifero, Tell, Fisher, Carson, Cousins and Smith

Nays: None

Absent: Keough

Motion Carries

2. Consideration of: Scope of Services from JJR for bidding and construction engineering services for Mill Creek Park

Motion Semifero; support Carson to approve the Scope of Services from JJR for bidding and construction engineering services for Mill Creek Park not to exceed \$65,600.

Ayes: Tell, Carson, Cousins, Smith, Fisher and Semifero

Nays: None

Absent: Keough

Motion carries

3. Consideration of: Scope of Services for Warrior Creek Stairway

Motion Semifero; support Cousins to approve the Scope of Services from JJR for the Warrior Creek Stairway not to exceed \$12,100.

Ayes: Carson, Cousins, Fisher, Smith, Semifero and Tell

Nays: None

Absent: Keough

Motion carries

4. Discussion of: Right of Way Policy

Discussion included but was not limited to the following: a) not prepared to deal with a policy at this time, would like to do some onsite evaluation; b) doesn't make sense to apply a concept or policy to the 'Old Village'; c) purpose of the policy is to establish a guideline not a definitive set of rules; and d) need for a Town Hall Meeting on this topic.

**M. COUNCIL COMMENTS**

Carson	None
Semifero	None
Smith	None
Jones	Announced that her father will be celebrating his 90 <sup>th</sup> Birthday on March 9
Fisher	None
Cousins	None

**N. NON-ARRANGED PARTICIPATION**

Rob Turner, 209 Quiet Creek Court, Chelsea and District 1 County Commissioner spoke about the challenges the County Board of Commissioners will face with a \$20,000,000 budget shortage next year by looking to streamline areas and concentrate on what the county does well. Mr. Turner also mentioned that he is the liaison to the County Road Commission from the Board of Commissioners.

President Keough arrived at the meeting at 8:56 PM

At 8:59 PM a recess was taken and the meeting resumed at 9:04 PM.

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS AND POTENTIAL PURCHASE OF PROPERTY IN ACCORDANCE WITH MCL 15.268 Sec.8(c)**

Motion Smith; support Semifero to move into closed session at 9:04 PM for the purpose of discussing labor negotiations and potential purchase of property.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

Motion Smith; support Cousins to leave closed session at 10:00 PM.

Ayes: Smith, Semifero, Tell Carson, Fisher, Cousins and Keough

Nays: None

Motion carries

**P. ADJOURNMENT**

Motion Cousins; support Semifero to adjourn at 10:00 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: March 14, 2011

**RESOLVED BY THE VILLAGE COUNCIL OF DEXTER:**

WHEREAS, Washtenaw County established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) in accordance with the Brownfield Redevelopment Financing Act, being Act 381 of 1996 as amended (the Act) to encourage redevelopment of contaminated, functionally obsolete or blighted property by providing economic incentives; and

WHEREAS, a Brownfield Plan for the BST Investments-2810 Baker Road Brownfield Redevelopment Project has been created to facilitate the redevelopment of the Property resulting in approximately 88,000 square feet of commercial space in the Downtown Development Authority District, with an estimated investment of \$9 million; and

WHEREAS, a Brownfield Plan was originally approved for the project by the Village of Dexter on May 29, 2007 to support project application for Michigan Business Tax Credit application; and

WHEREAS, The proposed Brownfield Plan Amendment for the BST-Investments 2810 Baker Road Brownfield Redevelopment Project will retain this eligibility and add the utilization of tax increment revenues to support demolition and other associated Brownfield activities; and

WHEREAS, January 20, 2011, the Dexter Downtown Development Authority approved an interlocal agreement with the Washtenaw County Brownfield Redevelopment Authority to facilitate the implementation of the proposed Brownfield Plan Amendment; and

WHEREAS, the Plan must be approved by the Village of Dexter prior to final approval by the Washtenaw County Board of Commissioners;

NOW THEREFORE BE IT RESOLVED that the Village of Dexter approves the Brownfield Plan Amendment for the BST Investments 2810 Baker Road Brownfield Redevelopment Project; and

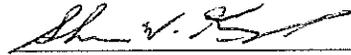
THAT the proposed Brownfield Plan meets the requirements of the Act and constitutes a valid public purpose.

AYES: Semifero, Tell, Fisher, Smith, Carson and Cousins

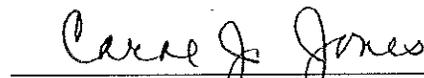
NAYS: None

ABSENT: Keough

**RESOLUTION DECLARED ADOPTED THIS 28<sup>TH</sup> DAY OF FEBRUARY, 2011**

  
Shawn W. Keough, Village President

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 28<sup>th</sup> day of February, 2011.

  
Carol Jones, Village Clerk