

DEXTER VILLAGE PLANNING COMMISSION  
Tuesday, January 3, 2012  
Regular Meeting

The meeting was called to order at 7:03 p.m. by Vice-Chair Bell at the Dexter Senior Center, 7720 Ann Arbor Street.

**Present:** Bell, Schmid, Wilcox, Wade, Carson

**Absent:** Kowalski, Clugston, Phillips, Kimmel

Kimmel arrives at 7:06

**Approval of Minutes**

-Moved Carson, support Schmid to approve the Regular Meeting minutes for December 5, 2011.

Voice vote: Unanimous                      Motion Carried

**Approval of Agenda**

-Moved Wilcox, support Wade 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-none
- B. Planning Commissioners-none
- C. Council Ex-Officio Reports
  - 1. Cityhood Process Update-January 17, 2012 at 4:00 pm is the Cityhood Boundary Commission Meeting at the Dexter Library.
  - 2. There is a special meeting with the DDA and the Parks Commission on January 12, 2012 from 7:00 pm-9:00 pm for the Broad Street Redevelopment.
- D. Community Development Office Report-report is in packet containing items below:
  - 1. Sign Workshop-January 12<sup>th</sup> Pittsfield Township, please attend. Commissioners Carson and Phillips will also be attending.
  - 2. Park Development Updates-they will be working tomorrow in Mill Creek Park
  - 3. Master Plan-comments due January 9th
  - 4. Comments on Public Art Plan
  - 5. Village Council Work session January 9,2012 at 6:00 pm-Main Street and Central Street Construction Projects
  - 6. DAPCO Redevelopment Meeting-January 12<sup>th</sup>-Senior Center 7:00 pm – 9:00 pm
  - 7. Village Council Work Session- January 23, 2012 at 6:00 pm-Engineering Standards
  - 8. Border to Border Trail should be done in the next 2 weeks

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

**Old Business**

- A. Consideration of: Draft Master Plan Revisions-no action taken
- B. Discussion of: Draft 2012-2017 Capital Improvements Plan
  - Move Schmid, support Wade to set a public hearing for February 6, 2012, to give the public an opportunity to comment on the Draft 2012-2017 Capital Improvements Plan.
  - Ayes: Carson, Kimmel, Bell, Schmid, Wade, Wilcox
  - Nays: none
  - Motion Carried
  - Comments by Commission:
    - The company developing the new Village website is suggesting having a logo.
    - Launch of the website should go along with a logo, maybe a committee meeting to have logo discussion.
    - Message should come before branding

Maybe website, branding, and logo development should be done together  
Comments regarding repaving of Edison and Main Streets

C. Draft Engineering Standards-no action taken

**New Business**

- A. Consideration of: Dexter Wellness Center Revised Combined Site Plan  
-Moved Schmid, support Wade in accordance with Section 5.01(G) of the Village of Dexter Zoning Ordinance the Planning Commission moves to **waive** the applicant's request to provide reduced parking spaces for the Dexter Wellness Center. The applicant's request **meets** the intent of the ordinance and the allowance for flexibility in the application of the parking space numerical requirements.  
Ayes: Wilcox, Wade, Schmid, Bell, Kimmel, Carson,  
Nays: none  
Motion Carried

-Moved Carson, support Kimmel based upon the information received from the applicant, reflected in the minutes of this meeting, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Planning Commission finds the Dexter Wellness Center combined site plan dated 11-23-11 **meets** the requirements to recommend the combined site plan.

In making this determination, the following additional conditions shall apply:

1. Applicable concerns noted in the planning consultant, engineering consultant and DAFD reviews included in the January 3, 2012 Planning Commission packet.

Ayes: Bell, Schmid, Kimmel, Wade, Carson, Wilcox

Nays: none

Motion Carried

*NOTE : Village Council considered the above recommended combined site plan as a preliminary site plan and approved the preliminary site plan on January 23, 2012. The final site plan will be considered by the Planning Commission on February 6, 2012.*

- B. Discussion of: Central Street Road Improvements-construction in 2012  
-Moved Kimmel, support Bell the Planning Commission recommends that the Village Council adopt the Central Street Road Improvements site plan for construction in 2012.  
Ayes: Schmid, Wilcox, Wade, Bell, Kimmel, Carson  
Nays: none  
Motion Carried
- C. Discussion of: Main Street Road Improvements-construction in 2012  
-Moved Wade, support Wilcox the Planning Commission recommends that the Village Council adopt the Main Street Road Improvements site plan for construction in 2012.  
Ayes: Carson, Kimmel, Bell, Wade, Wilcox, Schmid  
Nays: none  
Motion Carried

**Proposed Business for Next Agenda**

- A. Mill Creek Park/Border to Border Trail/Segment D1 Trail Update
- B. 2012-2017 Capital Improvements Plan-review project worksheets
- C. Master Plan-recommendation to Council for plan distribution
- D. Downtown Historic Character Guidebook (TBD)

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

**Adjournment**

-Move Wilcox support Wade to adjourn at 8:28 p.m.

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

**Filing Approved 2-6-12**