

DEXTER VILLAGE PLANNING COMMISSION
Monday, February 6, 2012
Regular Meeting

The meeting was called to order at 7:33 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

Present: Kowalski, Bell, Clugston, Phillips, Schmid, Wilcox, Wade, Carson

Absent: Kimmel

Approval of Minutes

-Moved Bell, support Phillips to approve the Regular Meeting minutes for January 3, 2012.
Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Clugston, support Carson to approve the agenda as presented.
Voice vote: Unanimous Motion Carried

Public Hearings

- A. 2012-2017 Capital Improvements Plan (CIP)
 - 1. Opening of the hearing at 7:34 pm
 - 2. Presentation of the plan by Allison Bishop, AICP, Community Development Manager highlighting the completed projects, top projects and priority projects discussed in detail by the Commission throughout the review process.
 - 3. Opening of the hearing to the floor: None
 - 4. Consideration of the matter by the Commission: 2012-2017 Capital Improvements Plan
 - 5. The hearing was closed at 7:40 pm
- Moved Wade, support Clugston the Village of Dexter Planning Commission adopts the 2012-2017 Capital Improvements Program and recommends that the Village Council use the document as a guide to developing the FY 2012-2013 Budget (per the resolution included in the packet).
Ayes: Kowalski, Bell, Clugston, Phillips, Schmid, Wilcox, Wade, Carson
Nays: none
Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-none
- B. Planning Commissioners-none
- C. Council Ex-Officio Reports
 - 1. Village Council discussed 2012 road projects and decided on Main Street paving, downtown crosswalks and Central Street Phase 1. The Village will also have \$400,000 Federal Aid money to use by 2014 for Phase 2 of Central Street.
 - 2. There will be a workshop about Edison Street.
 - 3. There are 12 local street projects to be funded. Streets are deteriorating faster than we can fix them.
- D. Community Development Office Report-report is in packet containing items below:
 - 1. Sign Workshop Update-please provide checklist per email request
 - 2. MedHub-3515 Broad Street-approved in October 2011 for building renovations. Minor amendment will be approved by staff for additional windows. Staff providing Planning Commission with notification as required.
 - 3. Dr. Gray-2060 Baker Road-proposed renovations to the site for interior and exterior. Will conform to the landscaping standards the Baker Road Corridor standards. Staff is currently working through the site plan process with applicant and reviewing plan administratively.
 - 4. Everyone is invited to a Border-to-Border ribbon cutting on Friday, February 24, 2012.
 - 5. Commissioner Clugston invited staff to attend a group meeting on affordable housing for seniors with UMRC and Presberteryian Village's representatives. Staff will keep Commission informed on future activities.
 - 6. The Michigan Department of Transportation (MDOT) is purchasing Norfolk Southern Railroad between Detroit and Chicago.

Citizens Wishing To Address the Commission-none

Old Business

- A. Consideration of: Master Plan-Recommendation to Village Council to approve draft Master Plan for distribution.
-Moved Carson, support Wade to recommend Village Council to approve the Draft of the Master Plan to be distributed in accordance with PA 33 of 2008.
Ayes: Carson, Wade, Wilcox, Schmid, Phillips, Clugston, Bell, Kowalski
Nays: none
Motion Carried

- B. Discussion of: Engineering Standards-Purpose and Intent Statement-no action taken
Comments by Commission:
Based on discussions this has not been presented to Village Council yet
Good job-want to see the draft of the Purpose and Intent Statement in the Engineering Standards
There needs to be some common sense used here.
One challenge is designing a system versus developing it
Engineering Standards are used for recommendations only
This basically gives guidance and there is unanimous support
Mr. Carson can help convey this to Village Council

New Business

- A. Consideration of: Dexter Wellness Center Revised Final Site Plan Approval
-Moved Wilcox, support Carson 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 final site plan dated 1-24-12 **meets** the requirements to recommend Village Council approve the final site plan.
In making this determination, the following additional conditions shall apply:
1. Submission of 5 final plan sets for signatures in accordance with Section 21.04(E).
Ayes: Clugston, Bell, Kowalski, Phillips, Wilcox, Schmid, Carson, Wade
Nays: none
Motion Carried

Proposed Business for Next Agenda

- A. Mill Creek Park/Border to Border Trail/Segment D1 Trail Update
- B. Sign Checklist Report
- C. Downtown Historic Character Guidebook (TBD)

Citizens Wishing To Address the Commission-none

Adjournment

-Move Carson support Bell to adjourn at 8:10 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 3-2-12