

DEXTER VILLAGE PLANNING COMMISSION

Monday, April 2, 2012

Regular Meeting

The meeting was called to order at 7:34 p.m. by Vice Chair Bell at the Dexter Senior Center, 7720 Ann Arbor Street.

Present: Bell, Clugston, Phillips, Wilcox, Wade, Kimmel, Carson

Absent: Kowalski, Schmid

Carson arrives at 7:36 pm

Approval of Minutes

-Moved Bell, support Phillips to approve the Regular Meeting minutes for March 5, 2012.

Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Bell, support Phillips to add New Business item D. Consideration of: Ordinance Amendment-Article 14A, Professional Business District, adding child care and day care facility-within the Professional Business District.

Ayes: Bell, Phillips, Wilcox, Clugston, Wade, Kimmel

Nays: none

Motion Carried

-Moved Kimmel, support Clugston to approve the agenda as amended.

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. Village Council approved CIP at March 26, 2012 meeting

2. Central and Main streets repaving projects are moving forward

D. Community Development Office Report-report is in packet containing items below:

1. Park development update-moving along on boardwalk and boat launch. Also, stairway to library should be under construction in April, completion by the beginning of August, substantial completion was to be May 15th.

2. Cash Crawl to benefit tornado relief-March 31, 2012-Monument Park.

3. Dexter Parks Geocache Trail Launch-April 1, 2012 at 2pm at Monument Park.

4. Easter Eggstravaganza-April 7, 2012 at 10am at Community Park

5. Storm water Meeting-May 7, 2012 at 6pm Early Start Planning Commission meeting

6. Article 7, Sign Regulations-working with Village Planning Consultant on adding tables to proposed amendments

Citizens Wishing to Address the Commission-none

Old Business

A. Consideration of: Setting public hearings on May 7, 2012 for Zoning Ordinance Amendments Article 5, Parking and Loading, Article 6, Landscaping Standards, Article 15B, Dexter Ann Arbor Road Corridor, Article 15D, Baker Road Corridor and Article 20, Schedule of Regulations.

Staff gave a presentation on the amendments that the Planning Commission has previously worked on and action was not taken. Given length of time that has passed with no action, a public hearing is recommended.

-Moved Carson, support Kimmel to set a public hearing May 7, 2012 at 7:30 p.m. at the Dexter Senior Center, 7720 Ann Arbor Street, to give the public an opportunity to comment on the proposed ordinance amendments to Article 5, Parking and Loading, Article 6, Landscaping Standards, Article 15B, Dexter Ann Arbor Road Corridor, Article 15D, Baker Road Corridor and Article 20, Schedule of Regulations.

Ayes: Carson, Kimmel, Phillips, Bell, Wade, Clugston, Wilcox

Nays: none

Motion Carried

New Business

- A. Consideration of: Article 3, Section 3.07-Use Compatibility Determination
LaFontaine Chevrolet request to store new vehicles at 7931 Grand Street
Comments and Discussion items by Commission:
The use runs with the land
I1 is Limited Industrial-the location is shielded from the road
Other I1 zoning districts were discussed including Second Street
If use is compatible-no on site sales will occur
Delivery of new vehicles will occur at Dexter Ann Arbor Road site
Limitations on deliveries to a certain time of day
Use closely related to Permitted Uses in the I1 District - a better fit
Special uses are different types of use under Sub-section 8
Agree for permitted-limited I1 locations
Suitability of area for parking 200 vehicles
Vehicles parked on an existing, underutilized paved surface
Any improvements would have to go before Planning Commission
Already Industrial Use with parking lot to be used for parking
-Moved Carson, support Wilcox pursuant to Article 3, section 3.07, the Planning Commission has determined that LaFontaine Chevrolet's request to store approximately 200 new vehicles at 7931 Grand Street be considered a **Compatible Use** within the I-1, Limited Industrial District. The Planning Commission determines that the new vehicle storage be considered a **Permitted Land Use**. In making this determination the Planning Commission has considered characteristics such as traffic generation, type of services offered, types of goods produced, methods of operation, and building and/or site characteristics. The Planning Commission will also require that LaFontaine meet the following conditions as part of the determination:
1. Additional lighting or site improvements at the site require approval of the Village of Dexter.
 2. Vehicle sales are not permitted.
 3. Upon redevelopment of the site the use must be included on the site plan or removed from the site.
- Ayes: Carson, Kimmel, Wade, Wilcox, Phillips, Clugston, Bell
Nays: none
Motion Carried
- B. Consideration of: Article 3, Section 3.07-Use Compatibility Determination
LaFontaine Chevrolet request to install small scale wind turbines at 7120 Dexter Ann Arbor Road
Brief Presentation by Applicant Josh Bloom:
Washtenaw County has created a new template for a new ordinance
Wind Turbines meet required setbacks from property line
There are over 1000 wind turbines installed around the country
Will make the turbines Green to make similar to street lights
They should not be a big distraction
LaFontaine's corporate standards are LEED Sustainability and Renewable Energy which will benefit the community
Comment and Discussion Items by Commission:
Does LaFontaine have solar panels on the roof?
Did LaFontaine look at solar panels to power other site elements?
Height of wind turbines is 28'-light is at 12'-the rendering is misleading, light is in the wrong place
State has adopted a model wind turbine ordinance
Washtenaw County has a template to encourage municipalities to create an ordinance
How come turbines are not placed on the interior of the site?
Parking lot is paved-conduit is in place for the lights already
Why was this not part of original site plan
Applicant asking Commission to rush decision
LEED points available for other sustainable technology, including solar panels on the roof
The turbine noise will be minimal for one; consideration must be given to the noise of 7
-Moved Phillips, support Clugston pursuant to Article 3, Section 3.07, the Planning Commission has determined that LaFontaine Chevrolet's request to install small scale wind turbines at 7120 Dexter Ann Arbor Road be considered a **Incompatible Use** within the C-1, General Business District.
Ayes: Phillips, Carson, Clugston
Nays: Bell, Wade, Kimmel, Wilcox
Motion Denied

-Moved Wade, support Bell, the Planning Commission moves to **postpone** action on the request from LaFontaine Chevrolet to permit the installation of small scale wind turbines at 7120 Dexter Ann Arbor Road until May 7, 2012 regular meeting to allow more time for the following:

1. Allow more time to discuss an alternate location for wind turbines on the site.
2. Allow a more thorough review of the Ann Arbor Road Corridor Master Plan and ordinance.

Ayes: Clugston, Wilcox, Carson, Kimmel, Wade, Phillips, Bell

Nays: none

Motion Carried

C. Consideration of: Article 3.19, Exterior Lighting Standards Deviation

No action required at this time given postponement of previous agenda item.

-Moved Bell, support Wade, the Planning Commission moves to **postpone** action on the request from LaFontaine Chevrolet to deviate from standard village street lights at 7120 Dexter Ann Arbor Road until May 7, 2012 regular meeting.

Ayes: Wilcox, Clugston, Wade, Bell, Phillips, Kimmel, Carson

Nays: none

Motion Carried

D. Consideration of: Ordinance Amendment-Article 14A, Professional Business District, adding child care and day care facilities within the Professional Business District.

-Moved Carson, support Phillips to set a public hearing May 7, 2012 at 7:30 p.m. at the Dexter Senior Center, 7720 Ann Arbor Street to give the public an opportunity to comment on the ordinance amendment for Article 14A, Professional Business District, adding child care and day care facilities within the Professional Business District.

Ayes: Wilcox, Carson, Clugston, Kimmel, Wade, Phillips, Bell

Nays: none

Motion Carried

Proposed Business for Next Agenda

- A. Park Development Updates
- B. Ordinance Amendments-Public Hearings
- C. Master Plan receipt of responses-63 day comment period
- D. 6:00 pm Early Start Planning Commission Meeting-Storm water Projects and Funding
- E. LaFontaine wind turbine
- F. Downtown Historical Character Guidebook (TBD)

Citizens Wishing To Address the Commission-none

Adjournment

-Move Bell support Carson to adjourn at 8:45 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 5-7-12