

STORM WATER WORKSHOP
6:00-7:15 pm

A special workshop was held to discuss storm water management, storm water education, storm water regulations and compliance. A power point presentation was provided by representative from the Michigan Department of Environmental Quality, Village Staff and the Huron River Watershed Council. The meeting was held as an educational forum for participants, a MS4 compliance requirement and as a kick off to discussions on how the Village can provide storm water management and water quality improvements. The next meeting was tentatively scheduled for June 4, 2012 – staff has invited the City of Ann Arbor to discuss their Storm Water Utility funding.

DEXTER VILLAGE PLANNING COMMISSION
Monday, May 7, 2012
Regular Meeting

The meeting was called to order at 7:31 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

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

Approval of Minutes

-Moved Bell, support Clugston to approve the Regular Meeting minutes for April 2, 2012.
Voice vote: Unanimous Motion Carried

Approval of Agenda

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

Public Hearings

A. Article 5, Parking and Loading

1. Opening of the hearing at 7:33 pm
2. Presentation by Allison Bishop, AICP, Community Development Manager
3. Opening of the hearing to the floor: none
4. Consideration of the matter by the Commission: Article 5, Parking and Loading
5. The hearing was closed at 7:36 pm

-Moved Clugston, support Bell per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 7, 2012, the Planning Commission recommends that the Village Council amend Article 5, Parking and Loading in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village's Zoning districts.

Ayes: Carson, Kimmel, Wade, Wilcox, Schmid, Phillips, Clugston, Bell, Kowalski
Nays: none
Motion Carried

B. Article 6, Landscaping Standards

1. Opening of the hearing at 7:37 pm
2. Presentation by Allison Bishop, AICP, Community Development Manager
3. Opening of the hearing to the floor: none
4. Consideration of the matter by the Commission: Article 6, Landscaping Standards
5. The hearing was closed at 7:39 pm

-Moved Bell, support Carson per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 7, 2012, the Planning Commission recommends that the Village Council amend Article 6, Landscaping Standards in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village's Zoning districts.

Ayes: Kowalski, Bell, Clugston, Phillips, Schmid, Wilcox, Wade, Kimmel, Carson
Nays: none
Motion Carried

C. Article 15B, Ann Arbor Road Corridor Standards

1. Opening of the hearing at 7:40 pm
2. Presentation by Allison Bishop, AICP, Community Development Manager
3. Opening of the hearing to the floor: none
4. Consideration of the matter by the Commission: Article 15B, Ann Arbor Road Corridor

Standards

5. The hearing was closed at 7:41 pm
-Moved Wilcox, support Bell per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 7, 2012, the Planning Commission recommends that the Village Council amend Article 15B, Ann Arbor Road Corridor Standards in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village's Zoning districts.
Ayes: Clugston, Carson, Kimmel, Bell, Wade, Kowalski, Schmid, Phillips, Wilcox
Nays: none
Motion Carried
- D. Article 15D, Baker Road Corridor Standards
 1. Opening of the hearing at 7:42 pm
 2. Presentation by Allison Bishop, AICP, Community Development Manager
 3. Opening of the hearing to the floor: none
 4. Consideration of the matter by the Commission: Article 15D, Baker Road Corridor Standards
 5. The hearing was closed at 7:44 pm

-Moved Wade, support Bell per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 7, 2012, the Planning Commission recommends that the Village Council amend Article 15D, Baker Road Corridor Standards in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village's Zoning districts.
Ayes: Wilcox, Kowalski, Schmid, Carson, Phillips, Kimmel, Bell, Wade, Clugston
Nays: none
Motion Carried
- E. Article 20, Schedule of Regulations
 1. Opening of the hearing at 7:44 pm
 2. Presentation by Allison Bishop, AICP, Community Development Manager
 3. Opening of the hearing to the floor: none
 4. Consideration of the matter by the Commission: Article 20, Schedule of Regulations
 5. The hearing was closed at 7:46 pm

-Moved Wilcox, support Clugston per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 7, 2012, the Planning Commission recommends that the Village Council amend Article 20, Schedule of Regulations in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village's Zoning districts.
Ayes: Kimmel, Clugston, Wilcox, Wade, Bell, Kowalski, Carson, Phillips, Schmid
Nays: none
Motion Carried
- F. Article 14A, Professional Business District
 1. Opening of the hearing at 7:48 pm
 2. Presentation by Allison Bishop, AICP, Community Development Manager and Carrie Anderson, Owner of Morning Star Child Care
 3. Opening of the hearing to the floor: none
 4. Consideration of the matter by the Commission: Article 14A, Professional Business District
 5. The hearing was closed at 7:51 pm

-Moved Wade, support Schmid per Section per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 7, 2012, the Planning Commission recommends that the Village Council amend Article 14A, Professional Business District to add child care centers and day care centers as a permitted land use in order to promote implementation of the goals and objectives of the Master Plan and to provide for a more comprehensive mixture of land uses to support the district.
Comments by Commission:
Know people in the area and they are very excited to look out the window and see kids playing
This is a good transitional use between any offices that may be there in the future.
Live in Dexter Crossing and a little girl came over to my house and was excited to have her daycare to be close to home.
Ayes: Schmid, Wade, Kimmel, Clugston, Wilcox, Kowalski, Bell, Phillips, 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. Wednesday Village goes before the State Boundary Commission
 - 2. Village Council started budget process, 5 hours long last Wednesday. Taxable Revenue \$53,000 higher than last year. Good indicator that the next meeting will decide next road project. \$200,000 to spend on that. Will be in the CIP.
- D. Community Development Office Report-report is in packet containing items below:
 - 1. Park development update-Village Council extended park completion to July 1, 2012
 - 2. LaFontaine Wind Turbine Request-Withdrawn, may want to do something on interior of site.
 - 3. 3rd Quarter Report-housing construction up, partially rebuilds from tornado.
 - 4. Encore Theatre-met last week with the Village, interested in expanding possibly to old Tupper Property.
 - 5. Dexter Plaza site has new owner-A.F. Jona from Birmingham, may expand to bank pad-small retail possible.
 - 6. Dexter Crossing sold to Property Management Company out of Ann Arbor, may be interested in development of outlots.
 - 7. Northern United Brewing Company is purchasing former Martinrea/PILOT building within Dexter Business and Research Park-wants to have a Tasting Room. Brief discussion about liquor license.
 - 8. LaFontaine issued temporary Certificate of Occupancy, moving in and will demo old building. They still have landscaping to complete.
 - 9. 8500 square foot addition to Dapco is complete; K-Space addition also complete
 - 10. New dental office on Baker Road under construction
 - 11. Main Street final paving scheduled for Saturday

Citizens Wishing to Address the Commission-none

Old Business

- A. Discussion of: Article 7, Signs Regulations-Amendments to the Village Sign Ordinance-staff requested that the Planning Commission provide comments for discussion at the next meeting and possible consideration of setting public hearing in June for the July meeting. Postponed to next agenda-no action taken

New Business

- A. Discussion of: Draft Master Plan -end of 63 day comment period
-Moved Carson, support Bell to set a public hearing June 4, 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 draft Master Plan.
Ayes: Wade, Kimmel, Carson, Phillips, Schmid, Wilcox, Kowalski, Bell, Clugston
Nays: none
Motion Carried

Proposed Business for Next Agenda

- A. Park Development Updates
- B. Master Plan Update Public Hearing
- C. Article 7, Sign Regulations
- D. Downtown Historical Character Guidebook (TBD)

Citizens Wishing To Address the Commission-none

Adjournment

-Move Bell support Carson to adjourn at 8:23 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 6-4-12