

DEXTER VILLAGE PLANNING COMMISSION
Monday, June 4, 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, Clugston, Phillips, Schmid, Wade, Kimmel, Carson

Absent: Bell, Wilcox

Approval of Minutes

-Moved Clugston, support Wade to approve the Regular Meeting minutes for May 7, 2012.

Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Schmid, support Carson to approve the agenda as presented.

Voice vote: Unanimous Motion Carried

Public Hearings

A. 2012 Master Plan

1. Opening of the hearing at 7:39 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: 2012 Master Plan
5. The hearing was closed at 7:41 pm

-Moved Carson, support Kimmel to adopt the Resolution recommending Council approval of the Village of Dexter Master Plan.

The Master Plan is a general statement of the Village's goals and policies and provides a single, comprehensive view of the community's desires for the future. The goals and policies outlined in the Plan guide the Planning Commission, Village Council and other Village bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development; the Plan provides a stable, long-term basis for decision-making providing for a balance of land uses specific to the character of the Village of Dexter; the Plan provides the statutory basis upon which zoning decisions are made; the Plan attempts to coordinate public improvements and private developments; and the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Village's direction for the future. The Village of Dexter Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Village.

Commission comments:

Goal was to make the Master Plan easy to read and shorter

Consolidation and simplify

It was a long process but worth it

Ayes: Carson, Kimmel, Wade, Phillips, Schmid, Clugston, Kowalski

Nays: none

Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-thank you to Commissioner Kim Clugston for 16 years of great service.
- B. Planning Commissioners
 1. Commissioner Schmid comments about Arts, Culture and Heritage Committee art has been chosen. 4-5 pieces will be installed, very excited about selections and where they are going to be placed. LaFontaine will have a permanent piece in front of dealership. The Committee is done until next year.
- C. Council Ex-Officio Reports
 1. Village Council will take action on budget on June 25, 2012
 2. We have a balanced budget-not using reserves
 3. Waiting to hear from the State regarding Cityhood
 4. Regional group CAPT/DART-networking group different townships has been working for a few years with interns from Eastern Michigan University to develop a Guide for communities to use similar to Dexter-Ann Arbor Road Corridor plan, motorized and non-motorized Access Plan. It will be sent to

Allison for review, she can email it to the Planning Commissioners and they can give comments back to Ex-Officio Carson and then the townships will review it.

- D. Community Development Office Report-report is in packet containing items below:
1. ADA Ramp poured this week in the park, work is continuing in the park until July 1. The Parks Commission is having fly fishing and kayaking demonstrations during Dexter Daze.
 2. Certificate of Appreciation given to thank Commissioner Clugston for many years of service on the Planning Commission and to the Village of Dexter.
 3. Central Street construction starts June 11th down to one lane for two months.
 4. LaFontaine has a Zoning Board of Appeals request for a sign variance on June 18, 2012, Doug Lewan of Carlisle Wortman will do review. They are requesting three ground signs, two signs on Dexter-Ann Arbor and one on Ryan Drive. Please give comments to Community Development Manager Allison Bishop.
 5. Border-to-Border Trail-bridge is up over the Huron River, starting path to Hudson Mills in August or September.

Citizens Wishing to Address the Commission

1. Paul Cousins, Council Trustee, 7648 Forest, Dexter
 - a. Thank you to Commissioner Clugston for all her years of service.
 - b. The new Park is looking great. Briefly commented about lack of parking and public restrooms for the people coming to the new park.
 - c. Not sure why Village Council delayed action on Article 14A, Professional Business ordinance being passed.
 - d. Thanks to Commissioner Schmid for work on the Arts, Culture and Heritage Committee. The Yellow Door Breakfast went very well, 102 people came and they raised over \$2000. It was a lot of work but worth it and it showed what people think about public art.

Old Business

- A. Discussion of: Article 7, Signs Regulations-Amendments to the Village Sign Ordinance
-Moved Wade, support Phillips to set a public hearing for July 2, 2012 at 7:30 pm, at the Dexter Area Senior Center to give the public an opportunity to comment on the Article 7, Signs Regulation Amendments to the Village Sign Ordinance.

Commission comments:

Changes are good but don't address all concerns

An ordinance of this complexity is a big deal, we should not expect variances

Regulating garage sale signs without a permit you cannot enforce

If we get a lot of variances, something could be wrong with the ordinance

Many things are clarified; new content-building sign proportions are probably not adequate

This makes planning process simpler

You don't want flashing or neon signs

We don't want to over-regulate

Every community deals with signs and sign enforcement

Maybe we need a sign consultant opinion

Problems come from limiting businesses to 42 square feet

Busch's sign will not be visible when the trees out on Dexter-Ann Arbor grow larger

The sign ordinance is too much; it is supposed to protect the Village from worst case scenario

We don't like pole signs or 2nd story signs

Ground sign restrictions to much, limited based on size, distance from building and road

We can talk more about signs at July meeting

We like the Busch's sign, but we need some controls in place

Birmingham has a good sign ordinance

Village Council likes clear standards

We're trying to legislate design and the ordinance is a guideline not a prescription

We will be expecting a request from Dexter Crossing for a ground sign

- Motion to rescind motion to set public hearing based additional discussion and need for additional consideration.

-Moved Wade, support Phillips to postpone discussion of Article 7, Signs Regulations-Amendments to the Village Sign Ordinance to July 2, 2012

Ayes: Carson, Kimmel, Wade, Schmid, Phillips, Clugston, Kowalski

Nays: none

Motion Carried

New Business

- A. Reconsideration of: Article 5, Parking and Loading
 - 1. Section 5.01A-Location of off-street parking spaces
 - 2. Section 5.07F-Off Street Loading and Unloading
 - 3. Section 5.10 Access Management, E. Standards for the Number of Commercial Driveways

-Moved Schmid, support Wade to reject Village Council's suggestion to incorporate additional language as proposed by staff for items 1. (Section 5.01A) and 3. (Section 5.10).
 Ayes: Clugston, Carson, Kimmel, Schmid, Wade, Phillips, Kowalski
 Nays: none
 Motion Carried

-Moved Wade, support Schmid to incorporate number 2. Section 5.07F-Off Street Loading and Unloading item D.-remove clearance requirement of 14 feet in height for loading and unloading and for Small Commercial Minimum Number of Loading and Unloading Spaces change Gross Floor Area to 0-5000 no loading requirement and for 5000-15,000 requirement of 1 space and set a public hearing for July 2, 2012 at 7:30 pm, at the Dexter Area Senior Center to give the public an opportunity to comment on the proposed amendments to Article 5, Parking and Loading.
 Ayes: Kowalski, Phillips, Wade, Schmid, Kimmel, Carson, Clugston
 Nays: none
 Motion Carried

- B. Discussion of: Northern United Brewing Company; Section 3.07 Use Compatibility Determination Tasting /Sampling Room in Research and Development (RD) District

-Moved Carson, support Clugston pursuant to Article 3, Section 3.07, the Planning Commission has determined that Northern United Brewing Companies request to permit a tasting/sampling room less than 15% of the total gross floor area of the building located at 2319 Bishop Circle East be considered a compatible use within the Research and Development (RD) District. The Planning Commission determines that the tasting/sampling room be considered a Special 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, including the accessory nature of the tasting room to beverage manufacturing and Article 8 provisions to provide greater flexibility to integrate unique land uses within the Village.

Commission comments:
 Brief comments on the liquor license
 Normal Business hours 10A-10p
 Parking information to be provided
 Most of what they do is bulk storage
 Industrial Park- regional detention available
 Applicant will apply for Special Land use approval at July meeting, Public hearing at July meeting
 Ayes: Phillips, Kimmel, Carson, Wade, Schmid, Clugston, Kowalski
 Nays: none
 Motion Carried

Proposed Business for Next Agenda

- A. Park Development Updates
- B. Article 7, Sign Regulations
- C. Article 5, Parking and Loading Public Hearing
- D. Tasting/sampling room Public Hearing
- E. Elections and Bylaw Review
- F. Downtown Historic Character Guidebook (TBD)

Citizens Wishing To Address the Commission-none

Adjournment

-Move Clugston, support Carson to adjourn at 9:37 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 7-2-12