

DEXTER VILLAGE PLANNING COMMISSION
Monday, July 2, 2012
Regular Meeting

The meeting was called to order at 7:30 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

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

Absent:

Approval of Minutes

-Moved Wade, support Phillips to approve the Regular Meeting minutes for June 4, 2012.
Voice vote: Unanimous Motion Carried

Approval of Agenda

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

Public Hearings

- A. Special Land Use Request for Northern United Brewing Company, 2319 Bishop Circle East Tasting/Sampling Room per Planning Commission determination of compatibility per Section 3.07 of the Zoning Ordinance.
 - 1. Opening of the hearing at 7:34 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: Special Land Use Request for Northern United Brewing Company
 - 5. The hearing was closed at 7:54 pm

-Moved Wade, support Phillips based on the information provided by the applicant at the July 2, 2012 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission moves to **Postpone** the Special Land Use request submitted by Northern United Brewing Company, for a tasting/sampling room until August 6, 2012, to allow the applicant more time to address the following:

- 1. Applicant needs to attend the next Planning Commission meeting to address questions by the Commission regarding the tasting/sampling room.

Commission comments:

Over all brief positive comments about the building and grounds
Concerns on sampling of beer and time a person can stay and drink
What is the difference between a tasting room and a tavern
What's the definition of a tavern

Commissioners agree that the applicant should be present to answer questions.

Ayes: Kowalski, Bell, Stewart, Phillips, Schmid, Wilcox, Wade, Kimmel, Carson

Nays: none

Motion Carried

- B. Ordinance Amendment-Article 5, Parking and Loading
 - 1. Opening of the hearing at 7:56 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 7:58 pm

-Moved Bell, support Phillips per Section 23.06 Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on July 2, 2012, the Planning Commission recommends that the Village Council amend Article 5, Parking and Loading in order to clarify conflicts in implementation of specific standards and regulations of the Zoning Ordinance and to promote the implementation of the goals and objectives of the Village Master Plan.

Ayes: Carson, Kimmel, Wade, Wilcox, Schmid, Phillips, Stewart, Bell, Kowalski

Nays: none

Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-Welcome to Scott Stewart, new Planning Commissioner.
- B. Planning Commissioners Reports-none
 - 1. Council Ex-Officio Reports:
Ex Officio - CAPT/DART
Access Plan included in packet, plan prepared by EMU interns and WATS. At some point will ask Village Council to adopt plan as a planning document. Staff to compile comments to provide to Commissioner Carson with comments by 8/20/12. Put on the agenda in August as a discussion item.
Commissioner Wilcox briefly commented on Notice of Decision by Zoning Board of Appeals for LaFontaine and provided explanation of rationale and reasoning behind decision. Encouraged Planning Commission to consider permitting more signage for larger scale buildings when reviewing the sign ordinance.
- C. Community Development Office Report-report is in packet containing items below:
 - 1. Park development update, there will be a ribbon cutting at Dexter Daze August 11th after parade and an informal opening.
 - 2. Village Council adopted the Master Plan on June 25, 2012.
 - 3. 8099 Main Street has been purchased for a new pizza restaurant.
 - 4. Wellness Center is moving forward.

Citizens Wishing to Address the Commission-none

Old Business

- A. Discussion of: Article 7, Signs Regulations-Amendments to the Village Sign Ordinance
-Moved Bell, support Kimmel to recommend that the Village Council approve the proposal from Carlisle Wortman to assist with amendments to Article 7, Signs Regulations in accordance with the proposal in the packet in an amount not to exceed \$10,000.
Commission comments:
We need help with this, maybe a focus group.
Tried to get a business owner involved before
A consultant would help pull it all together
We need to be careful not to become a lobbying group
City of Birmingham has a good sign ordinance
Need examples of sign issues, it needs to be more organized
If we are going to do this we need to go to business owner and talk to them about the sign ordinance.
Show them the ordinance and ask for their input.
Planning Commission not able to spend time necessary to get the ordinance to desired outcome
Ability to afford to hire someone
We need to figure out where to get the money, we need to go to Village Council and be specific
In the business community people feel powerless
Several business owners don't care but others do
We've been doing this for years, and we need a professional to help with the process
A six member committee is not enough people as detailed in the Carlisle Wortman proposal
The majority of council will say they don't see anything wrong with it they will tell Allison to do enforcement
Don't put a time limit on it, don't rush it, but do it within this fiscal year
Ayes: Phillips, Schmid, Wilcox, Kowalski, Bell, Stewart, Wade, Kimmel, Carson
Nays: none
Motion Carried

New Business

- A. Consideration of: Annual Bylaw Review- No Action; no changes proposed
- A. Consideration of: Election of Planning Commission Officers (Chair, Vice Chair, Secretary)
-Moved Carson, support Kimmel to nominate current slate for Chair Kowalski and Vice Chair Bell;
For Secretary, nominate Commissioner Wade to replace Commissioner Clugston
Ayes: Wade, Kimmel, Carson, Kowalski, Bell, Stewart, Phillips, Schmid, Wilcox
Nays: none
Motion Carried

Proposed Business for Next Agenda

- A. Park Development Updates
- B. Article 7, Sign Regulations-Update on consultant
- C. Downtown Historic Character Guidebook (TBD)
- D. Access Plan CAPT/DART
- E. Northern United Brewing-Special Land Use Request

Citizens Wishing To Address the Commission-none

Adjournment

-Move Kimmel support Wade to adjourn at 8:45 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 8-6-12