

DEXTER VILLAGE PLANNING COMMISSION  
Tuesday, September 4, 2012  
Regular Meeting

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

**Present:** Bell, Stewart, Schmid, Wilcox, Carson

**Absent:** Kowalski, Phillips, Wade, Kimmel

**Approval of Minutes**

-Moved Carson, support Schmid to approve the Regular Meeting minutes for August 6, 2012.

Voice vote: Unanimous                      Motion Carried

**Approval of Agenda**

-Moved Wilcox, support Stewart to approve the agenda as presented.

Voice vote: Unanimous                      Motion Carried

**Public Hearings**

A. Zoning Ordinance Amendment-Article 2, Tasting Room Definition

1. Opening of the hearing at 7:32 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 2, Tasting Room Definition
5. The hearing was closed at 7:35 pm

-Moved Carson, support Wilcox per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on September 4, 2012, the Planning Commission **recommends** that the Village Council amend Article 2, Definitions to add Tasting room-An establishment that allows customers to taste samples of wine, beer or other alcoholic beverage manufactured on site or that has a State of Michigan issued liquor license as a tasting room. A tasting room any include wine, beer, or other alcoholic beverages and related item sales, marketing events, special events, entertainment, and/or food service. Establishments that are classified by the State Liquor Control Board as bars, nightclubs, taverns, restaurants or Class C liquor licenses are not included within this definition. The amendment is recommended due to the Planning Commission's determination that a tasting room is a compatible use within the RD Research and Development District and the improvements necessary to the ordinance to define the use.

Ayes: Carson, Wilcox, Schmid, Stewart, Bell

Nays: none

Motion Carried

**Pre-Arranged Citizen Participation-none**

**Reports of Officers-**

- A. Chairman Report Kowalski-none
- B. Planning Commissioners Reports
  1. Commissioner Schmid briefly reports that the Arts, Culture and Heritage Committee met last month and decided on the Blue Herron as the permanent piece in Mill Creek Park.
- C. 1. Council Ex-Officio Reports:-none
- D. Community Development Office Report-report is in packet containing items below:
  1. Dexter Crossing-Conceptual Outlot Development-memo included
  2. Carlisle Wortman will assist in office coverage twice a week during leave
  3. There will probably be not an October meeting
  4. Stairway and park should be done by mid-September.

**Citizens Wishing to Address the Commission-none**

**Old Business**

- A. Discussion of: Article 7, Signs Regulations

-Moved Wilcox, support Stewart to postpone the creation of a subcommittee for amendments to Article 7, Sign Regulations, until staff returns in 2013.

Ayes: Bell, Stewart, Schmid, Wilcox, Carson

Nays: none

Motion Carried

**New Business-none**

**Proposed Business for Next Agenda**

- A. Park Development Updates
- B. Downtown Historic Character Guidebook (TBD)
- C. Special Land Use Approval Bits and Pizzas Outdoor Seating, 8099 Main Street (TBD)

**Citizens Wishing To Address the Commission-none**

**Adjournment**

-Move Schmid support Wilcox to adjourn at 7:46 p.m.

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

**Filing Approved** \_\_\_\_\_,12