

DEXTER VILLAGE PLANNING COMMISSION
Monday, December 3, 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, Bell, Stewart, Phillips, Schmid, Kimmel, Carson

Absent: Wilcox, Robinson

Approval of Minutes

-Moved Schmid, support Kimmel to approve the Regular Meeting minutes for November 5, 2012.

Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Kimmel, support Bell to approve the agenda as presented. Carson suggested a friendly amendment to the Agenda to hear Public Hearing item B. before item A. Amendment moved by Kimmel and supported by Bell.

Voice vote: Unanimous Motion Carried

Public Hearings

A. Petition for Planned Unit Development Area Plan Review; Oxford Properties-Dexter Crossing Outlot #2 (HD-08-08-200-019)

A. Opening of the hearing at 7:37 pm

B. Presentations by Laura Kreps, AICP, Planning Consultant and Tom Covert, Metro Consulting Associates, Representative for Oxford Properties. Brief discussion about storm water, pedestrian element-flexibility, additional parking spaces and providing for bus or some public transit.

C. Opening of the hearing to the floor: none

D. Consideration of the matter by the Commission: Petition for Planned Unit Development Area Plan Review; Oxford Properties-Dexter Crossing Outlot #2.

E. The hearing was closed at 7:47 pm

-Moved Carson, support Bell based on the Planning Consultants review the Planning Commission recommends that the Village Council approve the Petition for Planned Unit Development Area Plan Review; Oxford Properties-Dexter Crossing Outlot #2.

In making this determination, the following items shall be resolved during site plan review:

1. See comments related to essential services, facilities and utilities in OHM letter dated November 15, 2012
2. Provide a general concept of the pedestrian element.
3. Sidewalk ramps on the southeast corner of the intersection shall be updated to current ADA standards.
4. We defer additional comments related to building location and site arrangement to the Village Engineer.
5. Provide indication of why additional parking is proposed.
6. Provide detailed parking calculations at the site plan stage of review.
7. Provide a complete landscape plan for site plan review.
8. Provide photometric plan and lighting details during site plan review.
9. Location, placement and dimension of signage shall be provided for site plan review.
10. Provide floor plans and elevations for site plan review.

Brief comments by Commission-

Cannot justify approving 30 extra parking spaces, we need to be sure they are necessary, maybe defer or land bank spaces to construct at a later date, if necessary.

Appreciate pedestrian amenities

We would need more information about bus access

Open space along Dan Hoey-is it dedicated open space, park, etc...?

There is still a significant amount of vacancies in the current buildings which could become more difficult to market. The proposal changes visibility of current businesses; the loading dock of the new building would be visible to patrons of current businesses

Pedestrian features at corner

Where would the dumpster go?

Ayes: Carson, Kowalski, Bell, Phillips, Kimmel, Stewart

Nays: Schmid

Motion Carried

- B. Major Amendment to a Planned Unit Development Agreement; Mary Cardeccia-8040 Fourth Street (HD-08-06-107-015).
- A. Opening of the hearing at 8:06 pm
 - B. Presentations by applicant Mary Cardeccia and Laura Kreps, AICP, Planning Consultant: Ms. Cardeccia gave a brief power point presentation outlining her business operations inside the clinic. She states that she has is a licensed Veterinarian for 17 years, she does only rehabilitation. She has 3 employees and offers 7 different types of services. Clients are upscale;they pick up after their animals and are very considerate of neighbors. No dogs will be boarded at the facility overnight. She has had her business in Dexter for 6 years at a different location. She wants to move to a quieter setting. The Planning Consultant discussed history of site and previous uses there, in addition to what the functions of the clinic will be.
 - C. Opening of the hearing to the floor:
 1. Al Maghes, 8069 Third Street, concerned about zoning variance being approved. Went to all the neighbors within 300 feet to get signatures on a petition. Does not want zoning changed. Did internet search on 98 vet clinics, stated none are located within a residential district. Also stated that someone at the Village offices said the property was already owned. This location was many different uses before; i.e. Church, school, library and then a government contractor. Concerned about night hours, safety issue, smell issue and neighboring animals barking at customer's animals.
 2. Ray Tell, 3539 Hudson Street, Council Trustee; they are making a major amendment to a PUD which provides flexibility. Ownership is immaterial, it doesn't matter who owns the property. This gets the property on the tax roll. Probably won't be loud, less invasive than a daycare or other uses. Regulate hours of operation. This is a high end use. More people need to be aware of what's being proposed.
 3. Patrick Lentz, 3444 Broad Street-issue of public perception. Used to be a real estate appraiser, not a good use for residential. Will make home sales difficult. Doesn't want home values to depreciate.
 4. Henry Rolfes, 3458 Broad Street-needs more information on project, no statement for or against. You are proposing a change to this location from residential, precedent being set by the Planning Commission. Other businesses may want to propose a change. Would probably rather see no change.
 5. Brian Brassow, 3436 Central-in favor of request with proper restrictions in place. Front door entry, restrict access point. Completely feasible.
 6. Paul Cousins, 7648 Forest-He opened a restaurant in 1984, Cousins Heritage Inn, they were getting their liquor license and people came in and objected to Council, many bad stories were told. None of the concerns that neighbors had ever became a problem. Then a veterinary clinic opened up across the street from the restaurant and again residents were concerned about the business and nothing bad ever happened. People take care of their animals. In Ann Arbor there is a veterinary clinic in a residential neighborhood near the Washtenaw Dairy in Ann Arbor and the nearby homeowners said they have never had a problem with the clinic being there.
 7. Richard Truxall, 3457 Central-He and his wife are more concerned with the building being vacant, would rather have a business occupying the building. Not any different from a doctor's office.
 - D. Consideration of the matter by the Commission: Major Amendment to a Planned Unit Development Agreement; Mary Cardeccia-8040 Fourth Street
 - E. The hearing was closed at 8:46 pm

-Moved Bell, support Schmid, based upon the information provided by the applicant and the provisions set forth in section 19.13C., the Planning Commission determines that the requested PUD amendment submitted by the applicant to be a major amendment. Further, in accordance with Section 19.13, Amendment and Revisions to a PUD and the Public Hearing held on December 3, 2012 the Planning Commission recommends that the Village Council determine the addition of "small animal clinic" as a permitted use meets the intent of the Master Plan and the Planned Unit Development provisions with the following contingent requirements:

 1. That "small animal clinic with no overnight boarding" is limited to the permitted uses listed for 8040 Fourth Street.
 2. That final approval by the Village Council (execution of Resolution of PUD Agreement Amendment) is contingent upon the applicant closing and taking possession of the property (8040 Fourth Street).
 3. That appropriate parties sign off on the PUD Agreement Amendment.
- Comments by the Commission:

Brief questions regarding parking and signage
How many employees and customers will be coming and going
How many animals
What are hours of operation
Do you plan to update or improve the building and landscaping
In favor of this request
If not approved keep zoning the same
Concerned if she were to sell the building tomorrow the new owner may not have the same
desire for type of use.
Have motion be more specific in wording
Ayes: Kowalski, Bell, Stewart, Phillips, Schmid, Kimmel, Carson
Nays: none
Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-none
- B. Planning Commissioners Reports
 - 1. Commissioner Kimmel said that she met with the postmaster and a representative for Oxford Properties about the Dexter Post Office moving to Dexter Crossing. Postmaster very interested in moving but she said she doesn't make those types of decisions.
- C. Community Development Office Report
 - 1. WATS handout inviting Commission to upcoming long-range planning meeting on December 5, 2012 at the Dexter Library

Citizens Wishing to Address the Commission-none

Old Business

- A. None-Discussion of Article 7, Sign Regulations postponed until Allison Bishop returns.

New Business

Proposed Business for Next Agenda

- A. CIP 2014-2018 Discussion

Citizens Wishing To Address the Commission

- A. Donna Fisher, 3035 Inverness-Council Trustee, thanked the Commission for all the work they do.

Adjournment

-Move Carson support Wilcox to adjourn at 9:17 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 1-7-13