

Planning Board
Village of Dexter
Special Meeting
October 3, 2022

Minutes

Quorum: Yes

Meeting called to order at 6:30 PM by Chairman Stephanie Ferguson

Members present: Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver

Also present: Garrett Ives; applicant, Mary Wilder, Laurie Hulbert; Frontier Housing, Shawn McMurray, Shaunna Cleveland, Brian Harp, Mike Battista; applicant

Absent: Todd Reinhardt, Brian Moore

Privilege of the Floor: None

Motion Charlene Mannigan 2nd Deborah Harmann at 6:32 to open the public hearing for an auto repair shop proposed for 349 Lakeview Drive, (Burke Mullin Building), owned by Frontier Housing.

Ayes: 5 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver

Nays: 0

Shawn McMurray: what types of vehicles do you work on primarily?

Garrett Ives: Will be a regular public inspection station, has contracts with Fed Ex and Felice. Bought the Business M&K Auto formerly located on Route 12F in Dexter. Has begun to get the inside space in order for repair shop, built an office space.

Jefferson County staff advisory comments mention limiting access in and out of driveway onto Lakeview Drive to reduce conflicts.

Ives: Fire hydrant located off center to the left of the lot. To the right of the hydrant arrows are painted on pavement directing traffic in and out. Does not believe there will be a high influx of vehicles in and out of parking lot affecting Lakeview Dr.

Board: Be sure arrows are clearly visible, repaint. House as much as possible inside the building.

Ives: Plans to keep as much as possible inside the building. Anything that needs to sit outside for any length of time will be placed in the lot to the far west side of the building, to the back in deepest part of the parking lot. Currently has four employees. Regular hours of operation will be Monday through Saturday 8am-5pm. Sign that will be hung is 8'x4'.

Board: 8'x4' sign is allowed in the Light Industrial district without a zoning permit. Be sure nothing will be left outside that may interfere with traffic visibility down Lakeview Dr. Surrounding areas are residential, keep property neat and clean.

Motion Tammy Hanson 2nd Carol Oliver at 6:47 to close the public hearing.

Ayes: 5 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver

Nays: 0

Motion Charlene Mannigan 2nd Deborah Harmann to approve a special use permit for an automotive repair shop to be located at 349 Lakeview Drive with the following conditions;

- 1.) Consideration to comments from Jefferson County Planning;
- 2.) Comply with all applicable federal and state environmental regulations;
- 3.) All State Building & Safety Code Laws and the Village of Dexter Zoning Laws must be met to include signage, lighting and anything else that shall arise;
- 4.) Comply with the Village of Dexter Property Maintenance Codes.

Ayes: 5 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver
Nays: 0

Motion Carol Oliver 2nd Tammy Hanson to approve the minutes from the regular meeting held on August 29, 2022

Ayes: 5 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver
Nays: 0

A minor two lot subdivision application has been submitted by Mike Battista, licensed surveyor, on behalf of landowner, Peter Merle, for 218 Lakeview Dr. Currently 218 Lakeview sits as one tax parcel. Mr. Merle wishes to turn the current lot back into the original two village lots. Both lots 66'x123.75, consistent with the other lots on the block. 218 and adjacent properties to left and right all sit on hill. Not sure if Mr. Merle has any plans for the two lots at this time but would like the availability to have two parcels.

Motion Deborah Harmann 2nd Carol Oliver to accept the minor subdivision application for 218 Lakeview Drive as complete.

Ayes: 5 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver
Nays: 0

Motion Carol Oliver 2nd Deborah Harmann to hold a public hearing at 6:30pm Monday, October 17th, 2022 to hear comments on the subdivision application submitted for 218 Lakeview Drive.

Ayes: 5 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver
Nays: 0

Motion Charlene Mannigan 2nd Deborah Harmann to reschedule the public hearing on a special use application submitted by Eugene McIntosh, proposing a home occupation of selling lawnmowers and snow blowers at 231 West Kirby Street. Hearing set for Monday October 24, 2022 at 6:30 will be rescheduled to open at 6:45pm on Monday October 17, 2022. New date keeps hearing within the 62-day window zoning law requires from application accepted as complete.

Ayes: 5 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver
Nays: 0

Next Village Board Meeting held on Tuesday, October 18, 2022. Planning Board will seek guidance from the Village Board regarding the McIntosh special use permit.

Motion Carol Oliver 2nd Tammy Hanson to close the meeting

Ayes: 5 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver
Nays: 0

Meeting adjourned at 7:30pm.

Respectfully submitted, Danielle Queior