

Planning Board
Village of Dexter
Special Meeting
November 14, 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, Brian Moore

Also present: Don Converse; applicant, Eugene McIntosh; applicant, Jamie McIntosh

Absent: Todd Reinhardt

Privilege of the Floor: None

Motion Charlene Mannigan 2nd Tammy Hanson to approve the minutes from the October 17, 2022 special meeting.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore

Nays: 0

Correspondence

Letter from Village Board stating that the Planning Board is free to act on the special use permit application submitted by Eugene McIntosh for 231 West Kirby Street in accordance with the Village of Dexter Zoning Laws.

Old Business

Continued discussion on a special use permit application submitted by Eugene McIntosh, for a home occupation of selling lawnmowers and snowblowers on Marketplace to be housed at 231 West Kirby Street and picked up upon sale. Public hearing held at the October 17, 2022 meeting.

Board: Has any further progress been made since the last meeting as far as the building going up?

McIntosh: Crew supposed to come next week to put up building. Half the crew has been sick with covid, half the crew sick with RSV. Was under the impression after the last meeting of the Village Board that the permit wouldn't get approved anyhow. Decided everything will go up for sale, he has been forced out of business. Has invested \$1000 in this process, Tax ID, DBA, permits and gotten nowhere. Why would he waste spending money on a building if he doesn't know he will be approved for a special use permit first.

Board: The Planning Board has to act in accordance with the Village Zoning Laws. Certain criteria needs to be met for a home occupation. At this time there is no building existing to house the business contents, therefore the board cannot approve the permit.

McIntosh: At every meeting, the boards (Village Board and Planning Board) keep changing what needs to be done.

Motion Stephanie Ferguson 2nd Tammy Hanson to deny the special use permit application submitted by Eugene McIntosh to conduct a home occupation of selling lawnmowers and snowblowers, primarily online, to

be housed at 231 West Kirby St, and picked up upon sale. Zoning Law 325-16 states that home occupations must be carried on entirely within a dwelling unit or accessory building. At this time there is no accessory structure that can house all items pertaining to the home occupation.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore

Nays: 0

Clerk will write decision letter

McIntosh: Have any members driven around the village to see all the other violations that exist? And nothing gets done about them?

Board: Planning Board members don't drive around looking for issues. Unless an issue is brought to the Village Boards attention it may not get addressed. If there are any issues of concern in the village it would be our recommendation to bring them to the attention of the Village Board of Trustees and they will be addressed.

McIntosh: What's the point you won't get anywhere with the board. If you're not on the "list" your golden in this village, you can get away with anything.

Eugene and Jamie McIntosh leave the meeting, 6:40PM

New Business:

Don Converse submitted a minor three lot subdivision application for Grant Street.

Don Converse:

Looking to separate two lots off of the main parcel 72.51-1-1.11, lands of Converse Construction, Don.

The portion of land that will remain as lands of Converse Construction is situated behind the homes on the west (left-hand) side of grant street. Could be further developed. Has two direct access points onto Grant Street.

Lot marked A, sits behind residential lots on the east (right-hand) side of Grant St. Corey and Rachel Price are interested in purchasing the lot which sits behind their residential parcel, 32 Grant Street. They have no intent to build on the parcel. There is direct access from Grant Street.

Lot marked B, sits at the north end of Grant Street to the east, (right-hand side). Don Converse Construction may use as a larger building lot. Has direct access from Grant Street.

Motion Deborah Harmann 2nd Charlene Mannigan to accept the minor subdivision application submitted by Don Converse for Grant Street as complete.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore

Nays: 0

Motion Carol Oliver 2nd Tammy Hanson to schedule a public hearing for the minor subdivision application submitted by Don Converse for Grant Street for December 12, 2022 at 6:30pm.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore

Nays: 0

Motion Deborah Harmann 2nd Charlene Mannigan to change the next regularly scheduled meeting from December 26th to December 12th at 6:30pm due to the Christmas holiday.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore

Nays: 0

Motion Charlene Mannigan 2nd Tammy Hanson to close meeting.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore

Nays: 0

Meeting adjourned at 6:50pm.

Respectfully submitted, Danielle Queior