

Planning Board
Village of Dexter
Regular Meeting/Public Hearing
November 9, 2020
Minutes

Quorum: Yes

Meeting called to order at 6:31 PM by Chairman Stephanie Ferguson.

Members present: Stephanie Ferguson, Brian Moore, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Also present: Julie and Willis McIntosh, Scott and Kendra Allen; applicants, Jim Millington; Code Officer, Mike Bourcy; Jefferson County Planning, Joan Youngs, Janet White, Frances Parker, Rae Lamon, Diane Lamon, Teri Strader, Mark Strader, Marc and Tammy Nelson.

Motion Tammy Hanson 2nd Brian Moore to open the public hearing to hear comments on lot line adjustments involving adjacent properties owned by the McIntosh's and Allen's, parcels 72.66-3-5.2 and 72.66-3-4, lying between West Grove and West Bradley Street.

Ayes: 7 Stephanie Ferguson, Brian Moore, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Nays: 0

Comments:

Joan Young: What is the reasoning for the swap of land?

McIntosh: Three years or so down the line our idea is to place a 56' modular home on the lot. Each lot currently has 66' of road frontage which would not allow enough footage to meet the Zoning setbacks. The swap of property will give 132' of road frontage, which would allow for an approximate 56' home and 24'-26' garage and still be within the Zoning regulations. Youngs also has a 12'x60' easement for a driveway on the property that will not be affected.

Rae Lamon: I was unaware that one of my sheds encroached onto the McIntosh property 3'.8", what will happen to the shed?

McIntosh: Shed sits on upper portion of hill, and can remain until it falls down.

Teri Strader: Underground spring runs beneath Strader home at 306 West Bradley Street. Can hear water running under the house, and is concerned that any digging may potentially disrupt the spring and cause further water issues to her home and neighboring properties.

Board: The water issue should be taken into consideration prior to any digging. The Village DPW should be involved to get their idea as to the best route to take as far as digging.

Teri Strader: There is also a black walnut tree on the McIntosh property that drops and abundance of walnuts onto my property.

Board: At today's meeting McIntosh is only trying to obtain lot line adjustment approval. In the future, prior to any building he will still need to obtain permits that will need to be approved. Prior to approval, many issues will need to be taken into consideration. For example, on Grant Street, Converse Development needed to have a drainage ditch put in to manage overflow water.

Diane Lamon: I also get flooding at my residence, across the street from Strader (315 West Bradley).

Joan Young: Spring runs down my driveway (312 West Bradley) across to Danny Cripps land (309 West Bradley).

Board: Best way to go about the drainage problem would be to go in and speak to the Mayor or write a letter to the Board of Trustees regarding the issue to see if a solution can be drawn. If a letter is written to the Board the problem will be addressed at the following Board meeting and a response will be received in writing.

Board: Why do the Allen's wish to trade property?

Scott Allen: The McIntosh's approached us with their ideas. The McIntosh's are looking to build below the hill which creates a natural barrier between our two properties. The exchange of property only made sense, we would keep the upper portion which would allow for extra parking near our garage. We also currently get run off at our property. Ourselves along with the McIntosh's like the shade and would like to clear only what is necessary as to keep privacy for ourselves and neighbors.

McIntosh: The only digging that will be done is to extend the sewer and water lines to our property. There will be no basement, a concrete pad will be poured for the home.

Board: Consult the DPW for the best plan prior to digging. Would some sort of drainage ditch in front of the McIntosh property help alleviate some of the water?

Motion Charlene Mannigan 2nd Carol Oliver to close the Public Hearing.

Ayes: 7 Stephanie Ferguson, Brian Moore, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Nays: 0

Motion Brian Moore 2nd Todd Reinhardt to open the regular meeting.

Ayes: 7 Stephanie Ferguson, Brian Moore, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Nays: 0

Discussion:

Mike Bourcy: Sees no issues with the plan. The water situation is irrelevant to the lot line adjustment, a separate situation that should be brought to the Board of Trustees attention.

Motion Carol Oliver 2nd Tammy Hanson to approve the lot line adjustments for parcels 72.66-3-5.2 and 72.66-3-4.

Ayes: 7 Stephanie Ferguson, Brian Moore, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Nays: 0

Survey maps signed by Chairman Ferguson and given back to Willis McIntosh, both parties will receive a copy. Mike Battista will file the survey maps with the Jefferson County Clerk's office.

The clerk will write a letter of decision to both the McIntosh's and Allen's.

Motion Charlene Mannigan 2nd Tammy Hanson to approve the minutes from the October 26, 2020 regular meeting.

Ayes: 7 Stephanie Ferguson, Brian Moore, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Nays: 0

Other:

Mike Bourcy: Has Northern Credit Union contacted the Village/ will they need a site plan review?

Jim Millington: no per the Mayor, they are only cosmetically updating the current drive through and adding signage.

Next meeting to be held January 25, 2021 at 6:30pm.

Motion Tammy Hanson 2nd Charlene Mannigan to close the meeting.

Ayes: 7 Stephanie Ferguson, Brian Moore, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Nays: 0

Meeting adjourned at 7:01pm.

Respectfully submitted, Danielle Queior