

Planning Board
Village of Dexter
Regular Meeting
January 31, 2022
Minutes

Quorum: Yes

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

Members present: Stephanie Ferguson, Carol Oliver, Deborah Harmann, Brian Moore, Todd Reinhardt

Also present: Gerry Kostyk; applicant Last Station Project, Bill Haller

Absent: Charlene Mannigan, Tammy Hanson

Privilege of the Floor: None

Motion Deborah Harmann 2nd Carol Oliver to approve the minutes from the Special Meeting and Public Hearing held November 15, 2021

Ayes: 5 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Brian Moore, Todd Reinhardt

Nays: 0

Old Buisness:

On behalf of the Dexter Historical Society and the Dexter Volunteer Fire Department, Gerry Kostyk has submitted a Special Use Permit application along with a site plan for the Last Station Project. The project would be located at 105 East Kirby Street beside the current Historical Society Museum.

Gerry Kostyk: Project will consist of a 28'x36' accessory building to the current historical museum. The building will primarily be used to house the antique Brockway Fire truck and fire department memorabilia, along with storage for both the fire department and the historical society.

Board:

-Special use permit application in addition to the site plan is required by zoning due to the location being in an R-1 single family district, all of which has already been submitted

-Has the Last Station Committee been in contact with Lisa Boulio, resident to the east, yet? The board would like to be sure all plans for the project are discussed with her and that her thoughts and or concerns are taken into consideration during the planning process.

Gerry Kostyk: After the November 15th preliminary meeting a message was left on her home phone but the committee has received no response from her yet.

Board:

-With permission given, the board will pass along Gerry's cell phone number to Lisa Boulio so she can make contact with the committee to discuss the project. Lisa Boulio should present her thoughts for consideration to the board in writing, and or try to attend a future meeting.

-On the site plan the side yard setback on the Boulio side of the property is offset 6'63" at the closest

point (back right corner of building). Zoning states an accessory building setback is 5'. The board would like to be sure the building should be categorized an accessory building to eliminate any question moving forward, because it would change the side yard setback from 5' to 10'. Does the breezeway where the handicap lift lies make the building become part of the main structure?

Gerry Kostyk: Mr. Millington, Code Enforcer deemed the structure an accessory building, we have been working on ideas for the project for a number of years now.

Board:

- Definitions of accessory buildings vary between different municipalities, in some attached garages do serve as an accessory building.
- Review of the Village of Dexter accessory building zoning definition: "ACCESSORY BUILDING-A building, the use of which is customarily incidental to that of a dwelling or any other use and which is located on the same lot as that occupied by the main building"
- Nothing in definition says that the structure can or cannot be attached. Essentially the buildings main function will serve as a garage for the fire truck and storage. Look for examples, should be consistent with the practices by the village throughout history regarding accessory structures.

Gerry Kostyk:

- The use is just that essentially a garage, quite a bit different than that of the daily operation of the historical museum itself
- Maintaining 10' between buildings for fire code reasons
- offset 6'63" at closest point to Boulio property line, 30ft between building and Boulio garage
- Old accessible ramp to east of current museum will be removed, dilapidated over time
- Lift between buildings will be ADA compliant
- The retaining wall between the new building and the Boulio property will be varied in height
- Drainage was a concern at preliminary meeting. All storm water will be rerouted as to not run beneath any foundation. Angle existing drain from the back-parking lot around the building. All water from the roof will go to a catch basin on the east back corner of the building.

Board:

- Do any members remember ever having to act on an accessory building in the past? No
- Maybe we should get a legal interpretation from the village attorney to be sure the building should be categorized as an accessory building given the vagueness of the current zoning definition?
- Have clerk bring the accessory building question to the Mayor's attention. Request that Mr. Millington, code enforcer, contact the village attorney to be sure the current zoning definition of an accessory building would include this type of structure, verification that our interpretations are the same.
- If application is accepted as complete it can be sent to Jefferson County Planning, by February 10th deadline to get their feedback for the next meeting. In the meantime, get further information from Mr. Millington/ supporting reasons on deeming the structure an accessory, any feedback from Joe Russell, village attorney.

Motion Brian Moore 2nd Todd Reinhardt to accept the special use application for the Last Station Project as complete and send to Jefferson County Planning for 239m review on February 22, 2022

Ayes: 5 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Brian Moore, Todd Reinhardt

Nays: 0

Board: All feedback received pertaining to Last Station Project will be discussed and any possible changes that may arise from it at next the next meeting, prior to scheduling public hearing.

Other Buisness: Jill Wiley of Johnson Funeral Home had a survey done of the property, 237 William Street, as well as a conceptual drawing for a site plan review, she will get on the upcoming agenda

Next meeting to be held Monday February 28, 2022 at 6:30pm.

Motion Deborah Harmann 2nd Carol Oliver to close the meeting.

Ayes: 5 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Brian Moore, Todd Reinhardt

Nays: 0

Meeting adjourned at 7:30pm.

Respectfully submitted, Danielle Queior