

Planning Board  
Village of Dexter  
Regular Meeting  
February 28, 2022  
**Minutes**

Quorum: Yes

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

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

Also present: Gerry Kostyk; applicant Last Station Project, Carolyn Marlow

Absent: Charlene Mannigan, Tammy Hanson, Brian Moore

Privilege of the Floor: None

Motion Deborah Harmann 2<sup>nd</sup> Carol Oliver to approve the minutes from the regular Meeting held January 31, 2022

Ayes: 4 Stephanie Ferguson, Carol Oliver, Deborah Harmann, 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. Application sent to Jefferson County for review at the February 22, 2022 meeting.

Chairman Ferguson asked if everyone received copies of the correspondence received regarding the Last Station Project since the January 31<sup>st</sup> meeting, copies handed out:

- Mayor Eves to Planning Board*; in response to the Planning Board's request for a legal interpretation of the definition of an accessory building for clarification.
  - Mr. Millington, Code Enforcer deemed the proposed structure to be an accessory building in accordance with the current Village Zoning Law, no interpretation necessary. Proposed building will be incidental to or accompanying, secondary to the principal use of the main museum. Zoning states, accessory structure 5' minimum setback for semipublic facilities upon special use approval. Breezeway connection housing wheelchair lift will bring museum into ADA compliance.
- Jim Millington to Planning Board*;
  - New building would be an accessory to the present Historical Society, addition of a covered breezeway between the existing building and the new building would not classify the two buildings as one structure. Purpose of connection is to insure accessibility to both public buildings which complies with mandatory ADA requirements.
- Gerry Kostyk*;
  - Highlights/markups to the Village Zoning Law regarding Accessory uses.
- Jefferson County Planning 239m Review comments;
  - Project has no significant County-wide or intermunicipal issues and is of local concern only.
  - Façade view of proposed building should be compatible with the historic museum's design.

-Proposed lighting should be dark sky compliant, limiting glare onto adjacent roads and residential areas.

Board: A façade rendering was submitted at a prior meeting and proposed building is similar in style to the current museum, fits into neighborhood.

Gerry Kostyk:

-Last Station Committee meeting last Thursday, discussed lighting. May not need a lot of lighting, already pretty well-lit area between laundromat parking lot and flagpole being lit out front of museum. Not definitive but possibly motion sensitive, from energy standpoint. Something similar to the down lighting on municipal building.

Board: motion lighting may be a vandalism deterrent

Gerry Kostyk:

- Lighting will be non-intrusive, no more of an impact than that of what's on the municipal building.
- Spoke to Lisa Boulio, she is not against the project. Concerned with big equipment crossing property lines during construction. Lisa was assured that any damage to her lawn will be put back to as good or better.
- Hoping for a June 12<sup>th</sup> ground break. Storm sewer rerouted first followed by the foundation. Will need to go through the building permit process with Jim Millington.
- Will get an example of what the retaining wall will look like for a visual to have at next meeting

Motion Carol Oliver 2<sup>nd</sup> Todd Reinhardt to schedule a public hearing to be held Monday March 28<sup>th</sup>, 2022 at 6:30pm

Ayes: 4 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Todd Reinhardt

Nays: 0

Clerk will post hearing notice and send letters to neighboring residents to inform.

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

Motion Carol Oliver 2<sup>nd</sup> Deborah Harmann to close the meeting.

Ayes: 4 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Todd Reinhardt

Nays: 0

Meeting adjourned at 6:45pm.

Respectfully submitted, Danielle Queior