

Planning Board
Village of Dexter
Regular Meeting
March 28, 2022
Minutes

Quorum: Yes

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

Members present: Stephanie Ferguson, Carol Oliver, Brian Moore, Tammy Hanson

Also present: Gerry Kostyk; applicant Last Station Project, Willis Haller, Carolyn Marlowe, Katelin Countryman, Shellie Green, Ryan McIntosh, Austin Henderson

Absent: Charlene Mannigan, Deborah Harmann, Todd Reinhardt

Privilege of the Floor: None

Motion Brian Moore 2nd Tammy Hanson to open the public hearing to hear comments on the Last Station Project proposal.

Ayes: 4 Stephanie Ferguson, Carol Oliver, Brian Moore, Tammy Hanson

Nays: 0

Gerry Kostyk: On behalf of the Dexter Historical Society and the Dexter Volunteer Fire Department; The Last Station Project consists of a 28x36 accessory building to be located beside the current Historical Society Museum at 105 East Kirby Street. The buildings will be connected by way of a handicap entrance containing a lift to gain access to both buildings. The Main purpose of the building is to house the 1929 Brockway fire truck, currently housed at the Dexter Volunteer Fire Department building. Structure will also house the 1865 Hand Pumper and provide much needed storage for the historical society. There will be a retaining wall between the adjacent Boulio residence. May eventually add a retaining wall in the front of the new structure as well. Another parking space may be added in future depending on the flow of traffic in and out of the new building.

Katelin Countryman & Shellie Green: What is the drainage plan? Currently a storm drain on the street near the laundromat parking lot may be plugged up. Laundromat parking lot storm drain is also backed up, driveway becoming damaged, waiting for thaw and will need to have repaired.

Gerry Kostyk: Current drainage system and catch basins will be rerouted around the proposed building to handle any runoff. Explained/showed drainage plan to Ms. Countryman and Ms. Green on engineered drawing, they were satisfied with plan.

Board: Does anyone have any further questions? NO

Board: Chairman Ferguson asked if everyone had received a copy of the correspondence received from Lisa Boulio, adjacent homeowner, copies handed out. Concerning unauthorized access to property, at prior event, possibly dedication of the bell (out front), attendees parked in the Boulio driveway and walked across lawn to event. How will future events be handled? and there is talk about holding future events by the back entrance away from the Boulio property?

Gerry Kostyk: Yes, and during any future events the property line will be clearly marked with cones to keep patrons on historical property.

Board: Has there been further discussion on outdoor lighting?

Gerry Kostyk: Lighting installed will be most likely motion sensitive, non-intrusive, between buildings and near entryway. Equal to or less lumens than what is on the Village Office Building, downlit.

Board: There current Historical Society is pretty well lit out front already.

Katelin Countryman: There is currently lighting out front of the liquor store and laundromat along with cameras facing in both the direction of the parking lot and the front of the Historical Society. Cameras go back 3-4 months.

Board: The retaining wall has been depicted in an example for a better visual.

Motion Brian Moore 2nd Tammy Hanson to close the public hearing at 6:45pm

Ayes: 4 Stephanie Ferguson, Carol Oliver, Brian Moore, Tammy Hanson
Nays: 0

Motion Carol Oliver 2nd Brian Moore to approve the minutes from the regular Meeting held February 28, 2022
Ayes: 4 Stephanie Ferguson, Carol Oliver, Brian Moore, Tammy Hanson
Nays: 0

Motion Brian Moore 2nd Carol Oliver to approve the special use permit and site plan for the Last Station Project to be located at 105 East Kirby Street.
Ayes: 4 Stephanie Ferguson, Carol Oliver, Brian Moore, Tammy Hanson
Nays: 0

Board: Is the Last Station Project receiving donations in remembrance of Jim Marvin who recently passed?

Gerry Kostyk: Yes, The Last Station Project has received some donations already. Checks can be made payable to the DVFD or the Dexter Historical Society with a notation to benefit The Last Station in remembrance of Jim Marvin. Currently about \$57K has been raised. Milestone figure set at \$75K. Still shooting for \$100K. June 12th will be ground break to begin the storm sewer reroute, then will seriously think about the foundation and getting boxed in. Don't want to start anything that will go into winter. There will be various upcoming fundraisers to include one sponsored by BOB'S Rafting, a can drive, letters will be sent to local politicians requesting funding. All events will be advertised ahead of time.

Board: JoCinda Evans of William Street has inquired about opening a gift shop at 132 E. Kirby Street. Jim Millington, Zoning Enforcer will get in touch with her to gather more information, review the zoning law and decide if the use would be allowed upon special use permit.

Next meeting will be scheduled when business arises.
Motion Brian Moore 2nd Tammy Hanson to close the meeting.

Meeting adjourned at 7:00pm.
Respectfully submitted, Danielle Queior