

Planning Board
Village of Dexter
Special Meeting/Public Hearing
June 7, 2021
Minutes

Quorum: Yes

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

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

Also present: Scott Soules and Mark Crandall of GYMO
Joe Finn, applicant
Samuel and Justine Moncada, applicants
Nelson Symonds 6:45pm

Privilege of the Floor: None

Motion Brian Moore 2nd Tammy Hanson to approve the minutes from the April 26th regular meeting.

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

Nays: 0

Correspondence: Village response letter to Joe Finn stating that the parking of food trucks on the vacant lot located at 213/215 West Kirby Street, would be acceptable so long as the two vehicles remain registered/licensed and so long as the vehicles are not being utilized/making sales off of the property.

Jefferson County Planning 239M review advisory comments on special use application submitted by Joe Finn for restaurant at 220 Water Street.

Board Review of advisory comments from Jefferson County Planning Board meeting held on May 25, 2021.

Parking- There is adequate parking, in addition to the seven on site parking spaces patrons can utilize parking on the roadway as well as the two nearby Village parking areas. Do you notice patrons walking over to the food truck from other sites?

Finn: Yes

Dumpster Location- There is no dumpster location indicated on the site plan. Needs to be clearly marked out, be sure to comply with setbacks.

Finn: Facing the parking area, the dumpster will be located in the back righthand side of the asphalt, not to interfere with backyards. Refuse Truck will pull straight into the driveway.

Village Right of Way- Planters are currently in the Village ROW. According to Village Codes no obstructions should be placed within the Village ROW as it could pose a liability.

Finn: The picnic tables that were between the sidewalk and the road have been moved back to the inside of the sidewalk/Finn property. Planters kept vehicles off of the grass, which will turn to mud without a barrier. What may be an alternative solution?

Board: Cannot plant on Village ROW. Get with Mayor to come up with acceptable solution. Possibly driveway markers?

Mark Crandall: Speak with the Village Board about the possibility of a curb to prevent vehicles on the lawn.

Signage- Has anymore thought been put into signage? As it is not marked on the site plan yet.

Finn: Still waiting to decide on signage. Will get a separate permit for a sign when the time comes. Possibility of mounting a sign on the building.

Board: Any other questions pertaining to the County Review?

Finn: How long will it take for approval?

Board: After the public hearing there will be a discussion. Board could make their decision as early as tonight, clerk could write a statement as early as tomorrow.

Old Business:

The public hearing on the special use application submitted by Mike Lomber to utilize the Decilles property, located at 518 William Street, to store landscaping equipment has been canceled as he has decided not to move forward with the permit at this time.

Motion Carol Oliver 2nd Tammy Hanson 6:45pm to open the public hearing to hear comments on the special use application submitted by Joe Finn to convert the first floor of his current residence located at 220 Water Street into a pizza, pasta and sandwich shop.

Finn: Goal is to open a small year-round takeout restaurant with limited seating to serve pizza, pasta, possibly sandwiches, homemade bread, and desserts. A new location will be found for the food truck as it will become mobile.

Board: Will you be serving alcohol? Bring your own bottle of wine?

Finn: Not currently applying for a liquor license. Would be dependent upon laws, as they are always changing.

Board: Will you be serving lunch and dinner?

Finn: Hours of operation will be 11am until 8 or 9pm.

Board: Would you say 75% takeout and 25% in house?

Finn: With pizza most likely, although it is the goal to have an appealing seating area for those who wish to sit and eat on premises.

Board: Will there be outdoor seating?

Finn: Outdoor seating will need to be worked on. Any outdoor seating would be out back.

Board: What are the plans for buffer zones for the neighboring properties and noise?

Finn: Recently put up a fence between the back of the property and the Longamore residence. Plans to put up more shrubbery for further buffering as well. Marquette's property is also zoned commercial so a buffer may not be as necessary/urgent for that side of the property.

Board: Menu will consist of?

Finn: Will serve pizza to include a Sicilian or Chicago style. Pastas such as primavera, carbonara, alla vodka, and diavolo. Creative appetizers and some desserts, possibly zeppole, which is an Italian pastry consisting of deep-fried dough. May try to do some sandwiches, healthier option- turkey burger of some sort.

Board: Would like to see something grilled/healthier as well possibly a salad on the menu.

Board: How will pizza be prepared?

Finn: Will not be brick oven. Large gas oven, there will be stone on the base of the oven. An outside wood fire oven is a thought for the future although they are difficult to manage.

Board: Plan for off street loading?

Finn: Trucks to back in the driveway/parking area and use the back door for deliveries. Could be tractor trailers. Prices fluctuate, may go between suppliers, Renzi is a choice supplier.

Finn: Cannot submit anything to the Department of Health until Special Use Permit approval has been given.

No Further Questions

Motion Deborah Harmann 2nd Tammy Hanson to close the public hearing, 7pm.

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

Nays: 0

Joe Finn, Mark Crandall, Scott Soules left meeting at 7pm.

New Business:

Justine Moncada has submitted a special use application for review to open a photography studio at 107 Water Street, formerly the Bayview Shores Realty office.

Justine Moncada: Main focus is photography of newborns up to 12mos but also does maternity photograph small children, families. All photography is digital.

Board: Where do you currently do business?

Justine Moncada: Mostly outside photography. Public parks.

Board: Improvements to be done on the building?

Samuel Moncada: Only paint for improvements to the building. Will clean up/pressure wash the face of the building and touch up the paint. Will test a small piece first to make it match the rest of the building.

Justine Moncada: Will be open 9am-5pm by appointment only.

Board: Parking is on either side of the street. Tenants park in the driveways on either side of the building.
Justine Moncada: Expects to only have one vehicle at a time. My vehicle will be parked in one of the spaces behind the gazebo.

Motion Charlene Mannagin 2nd Carol Oliver to accept the special use application for a photography studio at 107 Water Street as complete.

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

Nays: 0

Motion Deb Harmann 2nd Brian Moore to send the special use application for a photography studio at 107 Water Street to the Jefferson County Planning Board for 239M review, being that the building is within 500 feet of a State Highway.

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

Nays: 0

Motion Carol Oliver 2nd Brian Moore to hold a public hearing on Monday July 12th at 6:30pm for the Special Use Permit application submitted Justine Moncada to open a photography studio at 107 Water Street.

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

Nays: 0

Nelson Symonds, Samuel and Justine Moncada exit at 7:10pm

Discussion: Have Finn clearly mark out on the site plan the following: dumpster location, loading zone, buffering sites, and signage location.

Motion Charlene Mannigan 2nd Tammy Hanson to approve the special use application submitted by Joe Finn to convert the first floor of his current residence located at 220 Water Street into a takeout restaurant with limited seating with the following conditions attached:

1. All recommendations from the County are to be followed,
 - Specify a designated off-street loading space on the site plan, as per village Zoning Law, Article IV, Section 325-19, page 31.
 - Indicate proposed landscaping and buffering on the site plan between the adjacent parcels. Village Zoning Law, Article IX, Section 325-70, paragraph J, page 60.
 - Indicate dumpster location on the site plan.
 - Indicate proposed signage location on the site plan. Follow all Village requirements pertaining to signs found in the Village Zoning Law, Article IV, Section 325-20, page 60.
2. No obstructions are to be placed within the Village Right of Way. Village Code, Streets, Sidewalks & Public Places, Chapter 259-2, Removal of Obstructions.

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

Nays: 0

Next meeting to be held July 12, 2021 at 6:30pm.

Motion Deborah Harmann 2nd Brian Moore to close the meeting.

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

Nays: 0

Meeting adjourned at 7:17pm.

Respectfully submitted, Danielle Queior