

*Zoning Board of Appeals
Village of Dexter
Monday, July 28, 2014/6:30 PM
Minutes*

Meeting called to order by Chairman Don Butler @ 6:30 PM.

Quorum: Yes

Members Present: Donald Butler, James Marvin, Stephen Higgins, Steven Carr
Member Absent: Karin Martinez

Privilege of the Floor: None

Motion James Marvin 2nd Don Butler for approval of minutes from the July 8, 2014 meeting.
No corrections.

Ayes: 4 Don Butler, James Marvin, Stephen Higgins, Steven Carr.

Nays: 0

Correspondence: None

Motion Steven Carr 2nd James Marvin to open Public Hearing.

Ayes: 4 Don Butler, James Marvin, Stephen Higgins, Steven Carr

Nays: 0

Public Hearing opened at 6:45 PM to hear comments on area variance requests by Cullen Countryman. He is proposing a 4480 square foot grocery store and 2 gas pumps to be located at 304, 306 & 312 Brown Street.

Chairman Butler introduced members of the ZBA, Mayor James Eves, James Millington, Zoning/Code Enforcement Officer, Michael Bourcy, Senior Planner/Jefferson County Planning Board, Kyle Flath, Fire Chief and Cullen Countryman, applicant.

Cullen Countryman explained to the people what he is proposing to do.

~He is requesting a 25' backyard variance & a 5' front yard variance.

~The 4 stall garage presently sits on the property line. That will be demolished. A portion of the proposed store will be located where garage now is.

~Entrance/Exit will be from Route 180.

~Two present houses will be demolished to make room for the proposed store/gas pumps.

~Present issue of traffic pattern from Kirby Street onto Route 180 will be alleviated.

~Present grocery store will be vacated upon completion of the proposed new store. In the future, the present store may be leased or house another business such as a laundromat.

~Proposed store will be about 1500 square feet larger than present store.

~A boost for the Village to have gas available.

~Proposed store would offer enlarged departments such as meat and deli.

Concerns from residents:

Will property values decrease?

There are already 2 gas stations in Dexter, both closed. One is an eyesore. The other has been closed for quite some time and thought to be closed because it was not profitable.

Will the project bring new jobs into the area? Mr. Countryman replied he would be hiring added employees if the proposed project becomes a reality.

Concern of the hours of operation for the gas pumps. Mr. Countryman replied that the proposed business will not be a 24/7 operation.

Kyle Flath, Fire Chief, stated the Fire Department has no issues at this time with the variances. When construction is completed, the department would do a pre-plan in case of a fire emergency.

Motion James Marvin 2nd Steven Higgins to close Public Hearing at 7:00 PM.

Chairman Butler thanked everyone for attending.

A special meeting will be held Monday, August 4, 2014 at 6:30 PM.

Motion James Marvin 2nd Stephen Carr for adjournment.

Ayes: Donald Butler, James Marvin, Stephen Higgins, Steven Carr.

Nays: 0

Meeting adjourned at 7:02 PM.

Respectfully submitted,
Charlene Mannigan
Clerk