

Planning Board  
Village of Dexter  
Special Meeting  
November 17, 2014

The date of the meeting was changed due to the Thanksgiving holiday.

Establishment of a Quorum: yes

Meeting called to order by Chairman Jean Simoneau at 6:30 PM.

Members present: Jean Simoneau, Maureen Heise, Stephanie Ferguson, Todd Reinhardt, Deborah Harmann.

Absent: Michael Lane {called in}

Heidi Bernier {called in}

Also present: James Eves, Mayor

Sarah Ainsworth, Owner of AMPLIFY Rehabilitation

Heather Jones, Owner of AMPLIFY Rehabilitation

Jim Walker, Owner of Cardinal Construction

Jill Evans, Executive Director Frontier Housing

James Millington, Code/Zoning Officer {7:05 PM}

Motion Deborah Harmann 2<sup>nd</sup> Maureen Heise to open the Public Hearing for the application submitted by Sarah Ainsworth for a business to be known as AMPLIFY Rehabilitation to be located at 133 Canal Street.

Ayes: 5 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Todd Harmann, Deborah Harmann.

Nays: 0

Public Hearing opened at 6:30 PM.

Ms. Ainsworth states the clinic will specialize in the treatment of Parkinson Disease, along with other forms of needed rehabilitation.

There were no questions/comments from the public in regard to the Business.

Motion Deborah Harmann 2<sup>nd</sup> Stephanie Ferguson to close the Public Hearing

Ayes: 5 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Todd Reinhardt, Deborah Harmann

Nays: 0

Public Hearing closed at 6:36 PM.

Motion Stephanie Ferguson 2<sup>nd</sup> Deborah Harmann to grant the special use permit for the business to be known as AMPLIFY Rehabilitation with the following conditions:

1) All State and Village Zoning Law requirements must be met in regard to any and all signage and whatever else may come up;

2) Any and all signage must be approved by the Zoning/Code Enforcement Officer

Ayes: 5 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Todd Ferguson, Deborah Harmann

Nays: 0

Chairman Simoneau welcomed the business to the village.

Privilege of the Floor: None

Motion Maureen Heise 2<sup>nd</sup> Deborah Harmann to approve minutes from the October 27, 2014 meeting. No corrections/additions.

Ayes: 5 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Todd Ferguson, Deborah Harmann

Nays: 0

Correspondence: None

Report of Committees: None

Unfinished Business: Special Use Building Permit #0068 submitted by Frontier Housing for the construction of a cold storage area, a laundromat, and a car wash in a pre-existing building. The site plan map has been updated.

~Agreed all setbacks have been met.

~Information will be sent to Jefferson County Planning Board for review/recommendations for their December 2014 meeting.

~Sound will not exceed 75 decibels.

~Cyclone blowers will be pointed to the back to cut down on noise.

~Exhaust ventilation from the dryers will be in the back of the building.

~Should any materials be stored outside the building, a 5 foot fence will be required.

~Any trash will be properly disposed of.

~Fill will be brought in to level off the back entrance/exit and then will be paved, per Mr. Walker.

~Suggestion of a guard rail/barrier/fence to prevent children from going down toward the river.

~24 hour lighting is presently installed, including street lights and lights over each of the four entrances. Ms. Evans stated the entrance lighting has been recently replaced and is equipped with LED Lights.

~Project is compatible with the general zoning plan.

~Project meets illumination code.

~Any and all signage will meet Village Code and will be approved by the Code/Zoning Officer.

~There is presently ample parking {50 plus spaces} on a paved lot. There will be no off street parking.

~Stormwater/drainage from the car wash will go through a separator and then into the public sanitary sewer. All other stormwater will go through the public sanitary sewer. Some of the water utilized in the car wash will be recycled.

~All water used will come from the public water system.

~There will be 1 or 2 manual car wash bays or 1 automatic and 1 manual, depending on cost.

~Noted there is a 6' to 8' hedge row between Frontier Housing property and the Betty More residence to help serve as a noise barrier.

~There are plenty of trees across the street to also help serve as a noise barrier.

~Plenty of room for fire lanes; Fire hydrant located in front of building.

~No erosion issues.

~Agreed among members that increased traffic to Lakeview Drive should not be great and not cause an issue.

Chairman Simoneau stated to Ms. Evans and Mr. Walker that everything concerning this project will be subject to all State and Village Codes. Both agreed.

Motion Jean Simoneau 2<sup>nd</sup> Todd Reinhardt to hold a public hearing for the above project on December 15, 2014 at 6:30 PM.

Ayes: 5 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Todd Reinhardt, Deborah Harmann

Nays: 0

A special meeting will be called for December 15, 2014 to hold said public hearing and to conduct whatever business arises.

Motion Deborah Harmann 2<sup>nd</sup> Stephanie Ferguson for adjournment.

Ayes: 5 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Todd Reinhardt, Deborah Harmann

Nays: 0

Meeting adjourned at 7:00 PM.

Respectfully submitted,  
Charlene Mannigan  
Clerk