

Planning Board  
Village of Dexter  
Special Meeting  
December 15 2014

The date of the meeting was changed because of the Christmas/New Year Holiday.

Establishment of Quorum: Yes

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

Members present: Jean Simoneau, Maureen Heise, Heidi Bernier, Stephanie Ferguson, Deborah Harmann.

Members absent: Michael Lane {called in}, Todd Reinhardt {called in}

Also present: James Eves, Mayor

Jill Evans, Executive Director Frontier Housing

James Walker, Owner Cardinal Construction

Robert Banks, Resident

Craig Tucker, Resident

Motion Heidi Bernier 2<sup>nd</sup> Stephanie Ferguson to open Public Hearing to hear comments on the application submitted by Jill Evans, Executive Director of Frontier Housing, to open a business within the existing building located at 349 Lakeview Drive. The proposed business will consist of a car wash, laundromat, and cold storage area.

Chairman Simoneau asked Ms. Evans to give an explanation concerning the business.

~Business will be located at 349 Lakeview Drive and will be contained within an existing building.

~The building was previously occupied by the Venus Company. They have relocated to the Frontier Housing Building in order to have all their employees in one building.

~The proposed business will consist of a two bay car wash, a laundromat with nine washing machines and 14 dryers and a 14 unit cold storage area.

~The hours of operation will be 8:00 AM-9:00 PM.

~In the winter, the car wash may not be open if weather is extremely cold and stormy.

~The businesses will be viable for the community and the summer residents.

Comments from the Public:

A question of whether the proposed businesses are within the definition of the "Light Industrial Zoning Law."

The property across Lakeview Drive is zoned residential 1.

Hours of operation should be strictly adhered to and in writing.

Six foot door in storage unit would not allow for vehicles to back in. Patrons would be carrying items to/from storage units. Concerns of clutter/garbage around the outside area and the possibility of excess noise.

Concern of children hanging out in the area and creating noise.

Concern of noise created by fans and vacuum cleaners in the car wash area.

Concern of noise to close neighbors such as Betty Moore.

Concern of excessive music from car radios when cars are being washed.

Question as to whether there will be an oil/water separator installed in the car wash drain.

Comments from the Planning Board and Jill Evans

The proposed businesses fall within the "Light Industrial" Zoning Law with a Special Use Permit. Hours of operation will be posted and adhered to.  
All trash and garbage will be cleaned up around the area on a daily basis.  
Parents are responsible for supervision of their children.  
Security Cameras will be installed on the building and will be monitored.  
There will be two vacuums installed in the back of the car wash area. They will be shut off when the car wash is not in operation.  
Betty Moore has a hedgerow between her property and 349 Lakeview Drive, which will cut down on the noise.  
There should not be excessive noise at any time, but if there is, residents can call the local authorities to report it.  
Original plans do not show vacuum cleaners, but they will be shown on the stamped drawings per James Walker.  
Exterior door will be closed when the drying fan is running in the car wash to prevent excessive noise to the outside.  
There will be an oil water separator installed in the car wash. Part of the water used in the car wash will be recycled. The remaining will be disposed of through the municipal sewer line.

Motion Maureen Heise 2<sup>nd</sup> Deborah Harmann to close the public hearing.  
Ayes: 5 Jean Simoneau, Maureen Heise, Heidi Bernier, Stephanie Ferguson, Deborah Harmann  
Nays: 0

Privilege of the Floor: None

Motion Maureen Heise 2<sup>nd</sup> Heidi Bernier to accept minutes from the November 17, 2014 meeting.  
No additions/corrections.  
Ayes: 5 Jean Simoneau, Maureen Heise, Heidi Bernier, Stephanie Ferguson, Deborah Harmann.  
Nays: 0

Motion Heidi Bernier 2<sup>nd</sup> Stephanie Ferguson to conditionally approve the application submitted by Frontier Housing for a 2 stall car wash, a laundromat, and a 14 unit cold storage area to be located at 349 Lakeview Drive with the following conditions:  
~Pending recommendations from the Jefferson County Planning Board.  
Ayes: 5 Jean Simoneau, Maureen Heise, Heidi Bernier, Stephanie Ferguson, Deborah Harmann.  
Nays: 0

A special meeting may be called if comments from the Jefferson County Planning Board are such that they need to be brought forth in a meeting.

The next regular meeting is scheduled for Monday, January 26, 2014.

Motion Maureen Heise 2<sup>nd</sup> Deborah Harmann for adjournment.  
Ayes: 5 Jean Simoneau, Maureen Heise, Heidi Bernier, Stephanie Ferguson, Deborah Harmann.  
Nays: 0

Meeting adjourned at 7:11 PM.

Respectfully submitted,  
Charlene Mannigan

