DUNDEE VILLAGE PLANNING COMMISSION
RESHEDULED MEETING MINUTES
7:00 P.M.
July 1, 2013

1. CALL TO ORDER

The Honorable Chairman, Dale Williams, called the meeting to order at 7:00 p.m.

2. ROLL CALL

Members present: Janet Bunch, Joe Fenner, Kevin Bauer, Dale Williams.

Members absent / excused: Paul Scott, Ron Phillips, and Chris Vandercook.

3. APPROVAL OF AGENDA

Motion made by Commissioner Bauer to approve agenda, with changing agenda items 7 (Old Business) and 8 (New Business).

Motion seconded by Commissioner Fenner.

All Planning Commission members in attendance voted in favor of approving the agenda with the changes noted.

4. APPROVAL OF MINUTES

Motion made by Commissioner Bunch to approve meeting minutes for May 6, 2013.
Motion seconded by Commissioner Bauer.

All Planning Commission members in attendance voted to approve meeting minutes for May 6, 2013.

5. CITIZENS' COMMENTS ON NON-AGENDA ITEMS – None

6. PUBLIC HEARING - None

7. NEW BUSINESS –

a. Request from Mr. and Mrs. Melick regarding Ordinance 3.20.05(b) regarding fence location.

- Presentation of request given by Village Manager (see attached request)
- Comments given by citizen in support of request.
- Comments provided by Mrs. Melick of other fences within village (both existing / grandfathered fences and fences constructed within the last 2-3 years) that were in violation of the existing ordinance.

- Discussion by Commission members (e.g. feedback given on a Ordinance revision process: working meeting(s), Public Hearing, Village Council approval, etc.)
- Citizen comment that 691 Red Fox Trail was another opportunity to review along with this request.
- Recommendation to schedule special meeting on July 15, 2013 (7:30 p.m.) as an ordinance revision working meeting.

b. Motion made by Commissioner Fenner to request that the Village Office prepare revision to Dundee Village Zoning Ordinance 3.20.05 (b).

Seconded by Commissioner Bauer.

All Planning Commission members in attendance voted in favor of the motion presented.

8. OLD BUSINESS

a. Master Plan Items – Spicer Group.

- Spicer Group presented the following items:
  - Survey Results.
  - Community Input Meeting Results.
  - Presentation given by Dundee Village Manager of the Site Plan.
  - Demographic Data Draft.
  - Next Steps.

9. ZONING BOARD OF APPEALS REPORT –.

- None.

10. STAFF REPORT/PROJECT PROGRESS REPORT

- Report on USA Power Sports
- Report on O'Reilly's Auto Parts.

11. COMMISSIONER COMMENTS: None

12. ADJOURNMENT 8:45 P.M.

Motion to adjourn made by Commissioner Bauer.
and supported by Commissioner Fenner.
All members in attendance voted in favor of adjourning the meeting.

Next Meeting: August 5th, 7:00 p.m. (Note: Special Meeting to be scheduled July 15th as an ordinance revision working meeting)

William & Joyce Melick
286 Penfield St. Dundee, MI 48131
734-529-3665

June 25, 2013

Dundee Planning Commission
350 W. Monroe St.
Dundee, MI 48131

To Whom It May Concern:

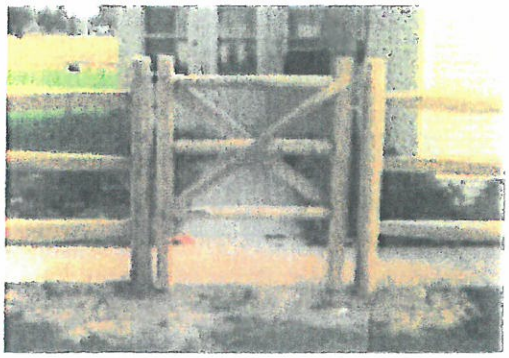
We request to be added to the agenda of the meeting scheduled for Monday, July 1st.

This is concerning Village of Dundee Zoning Ordinance 3.20.05 (b).

Sincerely,
William Melick
Joyce Melick
William & Joyce Melick

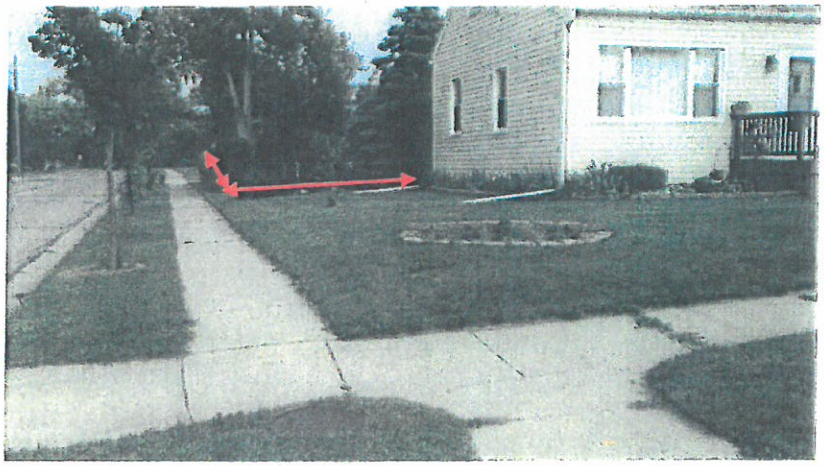
Village of Dundee Zoning Ordinance 3.20.05 (b) Fences located in the required and non-addressed (secondary) front yard of a corner or through-lot shall be set back from the property line as follows:

- No less than 10 feet for fences up to 4 feet in height and shall comply with the definition of a non-privacy fence.



Please change the above referenced Ordinance. Corner-lots in Dundee Village are each different and should be treated as such. Requiring all classified corner-lots to set back their fences 10 feet from their property line is not fair.

We would like to install a non-privacy, 4 foot, split rail fence, with galvanized steel mesh at our property located at 286 Penfield St. The purpose is to keep the neighborhood dogs from entering our yard and terrorizing our dogs that are tied-up.



First, we disagree with our backyard being a "non-addressed (secondary) front yard." Our lot is a corner-lot, however, the area we want to fence in is clearly our backyard.

Second, placing this fence 10 feet in from the sidewalk is extreme. There are multiple corner-lot properties in Dundee with new fence constructions 1 foot from their sidewalks, and in some cases less than that. The fencing companies we have received bids from each stated the City of Monroe requires fences to be at least 1 foot from their sidewalks.

Third, from this photo you can clearly see that there will be no obstruction of view; especially since it will be over 50 feet from the corner intersection. And we will be removing the 6 foot bushes and replacing it with a see-through 4 foot fence. This is a low traffic area with a four-way stop.

Our recommendation is to change Dundee's fencing ordinance to ensure requirements of "clear vision zones" are met.

New Copy:

Fences located in the required and non-addressed (secondary) front yard of a corner or through-lot shall be set back from the village street curb as follows:

- No less than 10 feet for fences up to 4 feet in height and shall comply with the definition of a non-privacy fence.
- No less than 25 feet from street corner intersection point.

William & Joyce Melick 6/25/2013