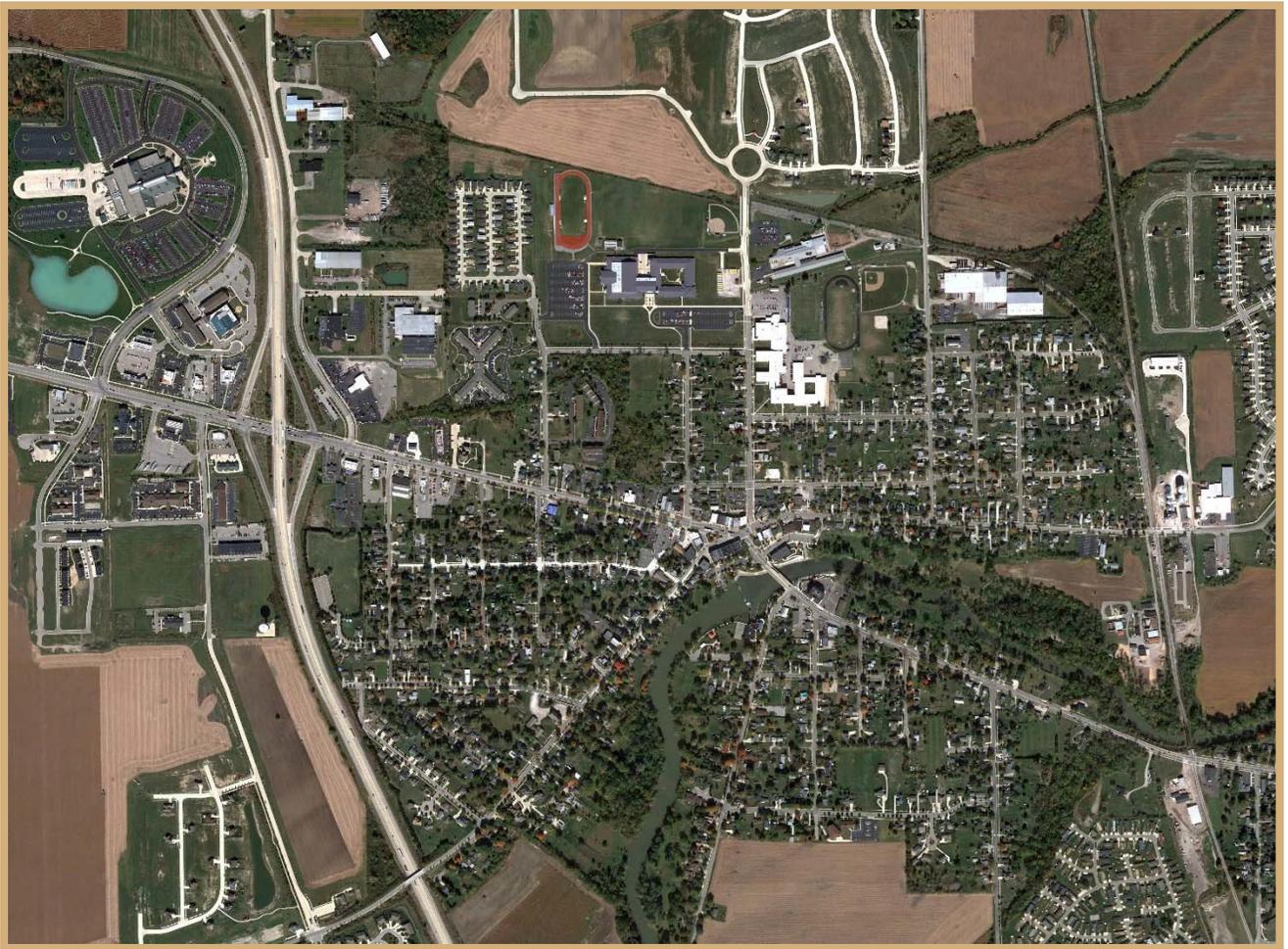


Village of Dundee

Master Plan

2020 Update



Village of Dundee

Master Plan

2020 Update

Village Council 2021

Andrea Hickey, President
Jennifer Baugher
Howard Cilley
Lindsay Cross
Alana Horkey
Jordan Reeves
Bryan Schroeder

Planning Commission 2021

Dale Williams, Chair
John Bartko
Joe Fenner
Christian Freshour
Alana Horkey
David Widner
Steve Wilcox

The *Village of Dundee Master Plan Update* was approved by the Dundee Planning Commission on February 1, 2021 and adopted by resolution by the Dundee Village Council on February 16, 2021, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan on February 1, 2021.


Andrea Hickey, President
Village of Dundee

Village of Dundee

350 West Monroe Street – Dundee, Michigan, 48131 – (734) 529-3430
www.dundeevillage.net



assisted by
Spicer Group, Inc.
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Resolution of Adoption

Village of Dundee Master Plan Update

By the Dundee Planning Commission

Whereas, the Village of Dundee Planning Commission has elected to draft and adopt a Master Plan Update pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

Whereas, the draft Master Plan Update was made available for review from December 17, 2020, to February 1, 2021, and

Whereas, the Village of Dundee Planning Commission held a virtual public hearing on the proposed Master Plan Update inclusive of the future land use plan and map, on February 1, 2021, to consider public comment,

Now, Therefore Be It Resolved that the Village of Dundee Planning Commission hereby adopts this Master Plan Update.

Motion by: David Widner Supported by: Chris Freshour

Ayes: Chris Freshour, Davide Widner, Joe Fenner, John Bartko, Steve Wilcox and Alana Horkey

Nays: None

Absent: None

Resolution declared adopted February 1, 2021.



Dale Williams, Chair
Dundee Planning Commission

**Resolution of Adoption
2021-04**

Village of Dundee Master Plan Update

By the Village of Dundee

Whereas, the Village of Dundee Planning Commission has elected to draft and adopt a Master Plan Update pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

Whereas, the draft Master Plan Update was made available for review from December 17, 2020, to February 1, 2021, and

Whereas, the Village of Dundee Planning Commission held a virtual public hearing on the proposed Master Plan Update inclusive of the future land use plan and map, on February 1, 2021, to consider public comment, and

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Now, Therefore Be It Resolved that the Village of Dundee Village Council hereby adopts this Master Plan Update.

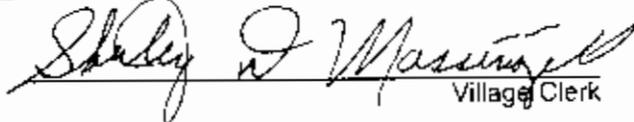
Motion by: Tr Reeves Supported by:
Tr Horkey

Ayes: President Hickey, Tr Schroeder, Tr Cilley, Tr Cross, Tr Howard , Tr Horkey, Tr Reeves

Nays:

Absent:

Resolution declared adopted February 16, 2021.


Village Clerk

Chapter 5

Future Land Use Plan for the Village of Dundee



INTRODUCTION

Building on the action program described in the previous section, the future land use map will depict the desired form and character the Village of Dundee should take over the next five to twenty years. The map depicting the future land uses for Dundee is shown on page 62 at the end of this section. The proposed future land uses in the Village of Dundee are divided into sixteen categories.

The future land use map also transforms the goals and capital improvements into a graphic guide for land development and management in Dundee. The future land use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. While the future land use map attempts to translate future land use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. For example, the future land use map may indicate a single-family residential area, and yet it may not be zoned for residential until a property owner requests that zoning change and the Village adopts the rezoning request.

On the future land use map, it should be noted future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this plan. For example, while the existing land use map described wooded and agricultural uses, these uses are not described on the

future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these woodland and agricultural land uses should be used in the future, and hence should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Dundee officials, property owners, and residents make zoning and development decisions that are in the best interest of the Dundee community. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Village of Dundee. Descriptions of the new future land use categories begin below. The future land use map is shown at the end of this section.

Future Land Use Category	Area (Acres)	Percentage
Rural Residential	174.37	5.43%
Low-Density Residential	1,039.58	32.40%
Medium-Density Residential	387.19	12.07%
Multiple Family Residential	62.98	1.96%
Manufactured Housing Development	61.00	1.90%
Public / Quasi-Public	46.24	1.44%
School	74.03	2.31%
Village Park	28.10	0.88%
Office	11.08	0.35%
Central Business District	11.35	0.35%
Tecumseh Street Business	14.44	0.45%
General Business District	14.91	0.46%
Interchange Business District	453.62	14.14%
Light Industrial	771.08	24.03%
Heavy Industrial	58.98	1.84%
Total Area	3,208.95	100.00%

RURAL RESIDENTIAL

This category includes single-family dwellings and related accessory structures in lower density than those in other single family residential districts. The purpose and intent of this future land use is to provide space for low-density neighborhood single-family structures and

compatible uses while emphasizing the maintenance of open space and significant natural features such as woodlands. This is the least dense of the residential future land use categories shown on the future land use map. In general, rural residential corresponds to the RA zoning district, which requires a minimum lot area of 9,600 square feet. As most of Dundee’s residential land use is anticipated to occur in higher densities, rural residential uses will only account for about 174 acres, or about 5.4 percent, of future land use in the Village of Dundee. All residential future land uses in Dundee are designed to promote a traditional small-town character and will aid in protecting and preserving the existing character of the Village.

LOW-DENSITY RESIDENTIAL

This category includes single-family dwellings and related accessory structures. The purpose and intent of this future land use is to provide space for traditional neighborhood single-family growth, free from most other uses, except those that are compatible with the residents living in these neighborhoods. This is the second-least dense of the residential future land use categories shown on the future land use map. In general, Low-Density Residential corresponds to the RA and RA-1 residential zoning districts. Low-Density residential use will occupy the largest share of land identified in the Existing Land Use Map as Single Family Residential, and the second largest share of overall land use. Low-density residential use will occupy about 1043.0 acres, or about 33.5 percent, of all future land use in Dundee.



A depiction of a low-density residential street.

MEDIUM-DENSITY RESIDENTIAL

The Medium-Density Residential future land use designation is intended to provide opportunities for housing that is affordable and serves as an alternative to traditional single-family homes. This more intensive residential land use often serves as a buffer between single family residential uses and commercial land uses. Included are apartments, duplexes, conversions of single-family dwellings, and senior housing. Generally, this future land use corresponds to the RA-3 residential zoning district. Medium-density residential land will be suited to promote a traditional small-town character and will aid in protecting and preserving the existing character of the Village. Most of the residential land near downtown, within about a half-mile radius of the intersection of Main and



A depiction of a medium-density residential street.

Tecumseh Streets, is designated as medium-density residential land. Medium-density residential land will account for about 387 acres, or about 12.1 percent, of land use in the Village of Dundee.

MULTIPLE FAMILY RESIDENTIAL

This category will provide a more intensive residential use of land than the rural, low-density, and medium-density residential uses. A variety of dwelling types including duplexes, townhouses, row houses, terrace and garden apartments will be accommodated in the Multiple Family Residential future land use areas. Open space and natural features can be preserved for visual relief and enhancement in Multiple Family Residential areas where higher intensity development occurs. Multiple Family Residential use will account for about 63 acres, or about 2.0 percent, of future land use in the Village of Dundee. It generally corresponds to the existing RM-1 and RM-2 Multiple Family Residential zoning districts.

MANUFACTURED HOUSING DEVELOPMENTS

Manufactured Housing Development areas will encourage a suitable environment for persons and families that choose a residential alternative to a site-built single family residence. Development in these areas is limited to manufactured homes or Manufactured Housing Communities with recreational facilities and necessary public utility buildings. Manufactured Housing Developments will provide higher-density living while allowing for the preservation of open spaces, recreational areas, and natural features. Manufactured Housing Areas will be maintained between the Railroad and Oak Street, south of Monroe Street, and at the terminus of Rawson Street east of Ann Arbor Road and North of Tecumseh Street. These will remain generally the same as the uses in the existing MHC, or Manufactured Housing Community, zoning district. Manufactured Housing Developments will account for about 61. acres, or about 1.9 percent, of all future land use in the Village of Dundee.

OFFICE DISTRICT

This category is designed to accommodate professional and administrative services. These low-intensity uses are necessary for the normal conduct of community activities. Generally, this future land use corresponds with the Office Restricted zoning district. This category includes large office developments as well as a limited range of convenience and service businesses within larger office developments for the benefit of the office personnel and visitors. The districts may serve as a transition between residential and nonresidential districts, and provide transitions between major thoroughfares and residential districts. Office uses will be found at Powell Drive and Waterstradt Commerce Drive, at Toledo Street and E. Monroe Street, at Waterstradt Commerce Drive and Ridge Pointe Drive, and at East Monroe Street and 1st Street. Office uses will account for about 11 acres, or about 0.35 percent, of total land use in Dundee.

INTERCHANGE BUSINESS DISTRICT

This is a dynamic commercial category intended to allow for a wide variety of uses. In Dundee these uses occur adjacent to the US-23 freeway entrance on Tecumseh Street, west of the Cabela's retail store complex and directly east of the freeway entrance, on both the north and south sides of Tecumseh Street. This future land use corresponds with the B-4 business zoning district. Areas in the Interchange Business District are designed to accommodate a wide variety of expressway related uses to meet the needs of the citizens and businesses in the Dundee area, and the needs of motorists along U.S. 23. Uses permitted in the Interchange Business District generally generate a higher volume of traffic and higher amounts of parking and are compatible with buildings of larger scale. The Interchange Business District will account for about 454 acres, or about 14.1 percent, of future land use in Dundee.

GENERAL BUSINESS DISTRICT

This is a general purpose commercial category allowing for a wide variety of commercial uses. Generally, this future land use corresponds to the B-2 business zoning district. The General Business District is intended to provide for a variety of commercial and service uses, including more intensive commercial uses not permitted in the Central Business District and the Tecumseh Street District. Site layout, building design, landscaping, vehicular circulation, and coordination of site features between adjoining sites in this future land use should be utilized to ensure that developments here compliment the overall historic and high-quality character of the Village. The General Commercial uses can generally be found adjacent to US-23 to the west and at the eastern border of the Village off of East Monroe Street. General Commercial will cover about 14.91 acres, or about 0.5 percent, of future land use in Dundee.

TECUMSEH STREET BUSINESS DISTRICT

This category is intended to provide an appropriate mix of compatible uses along M-50 from the U.S. 23 interchange to the historic downtown area along with a smooth transition between higher-intensity, higher-scale uses closer to US-23 and lower-intensity, pedestrian-oriented businesses in the Village's downtown. This category generally corresponds with the B-3 business zoning district. Tecumseh Street Business District uses are intended to employ regulations that discourage strip or linear development and encourage development that minimizes impacts on the adjacent residential neighborhoods. Uses permitted under this category should promote harmony with the overall residential character of the corridor and the overall historic character of the Village. The Tecumseh Street Business District will account for about 14.4 acres, or about 0.45 percent, of future land use in Dundee.

CENTRAL BUSINESS DISTRICT

This category is designed to promote a variety of commercial uses while maintaining a sense of place, promoting pedestrian use, and preserving the historic character of the Village. This future land use generally corresponds with the B-1 business zoning district. The Central Business District will largely be maintained near the intersection of Main Street and Tecumseh Street. The Central Business District will be designed to promote continuation and enhancement of the historic, small-scale, pedestrian-oriented retail environment of Downtown Dundee. Central Business District uses are intended to be limited to a size and scale that is compatible with the historic character of the downtown and the surrounding residential neighborhoods. Future land use in this area should protect the significant architectural and cultural resources that make Downtown Dundee officially registered as a State and Federal Historic Place. Central Business District land use will cover about 11.5 acres, or about 0.4 percent, of the Village.



The Central Business District in the winter.

LIGHT INDUSTRIAL

This future land use category is intended to provide sites for research and high technology uses of a restricted, light industrial nature. It corresponds to the M-1 industrial zoning district. Light Industrial is proposed to expand at the northern edge of the Village, adjacent to existing industrial uses near Ann Arbor Road and Ty Circle Drive. Light Industrial use will also occur in the eastern portion of the Village, generally east of Railroad Street between the endpoints of Adams and Main Streets and east of Dunham Street and Dundee Azalia Road north of the residential uses on McBride Street. Though industrial in nature, developments in light industrial areas will be low in intensity and absent of nuisance factors such as vibration, sound, radiation, and toxic emissions. Light industrial uses will comprise about 771 acres, or about 24 percent, of land in the Village of Dundee. This makes it the most prominent future land use. Light Industrial lands will serve as a potential engine for economic development in the Village and throughout the region.

HEAVY INDUSTRIAL

This future land use designation is intended to provide for traditional industrial and other high-intensity or land intensive uses. It corresponds to the M-2 industrial zoning district. Heavy Industrial uses will be concentrated at the location of the Chrysler Engine facility on Ty Circle Drive, at Ann Arbor Road and Fairchild Drive, and south of Roosevelt Street on the

southern end of the Village. Heavy industrial lands will be designated for higher intensity manufacturing, assembling and fabricating uses, including large scale or specialized industrial operations requiring truck and railroad access and public utility services. Limitations will be placed upon the amount of nuisances including smoke, traffic, and industrial effluent in these areas. Heavy industrial use will account for about 59 acres, or about 1.8 percent, of future land use in the Village.

SCHOOL

A unique future land use category is assigned to School uses. Existing facilities owned by the Elementary, Middle, and High School adjacent to Ypsilanti Street and the Riverside Academy adjacent to Toledo Street are shown on the future land use map. School uses will account for about 74 acres, or about 2.3 percent, of all lands in the Village of Dundee.



Dundee High School.

PUBLIC / QUASI-PUBLIC

This category includes public uses such as government facilities, libraries, public works facilities, post office buildings, and municipally-owned parking facilities, along with places of worship. This category does not include any land dedicated for recreation. Only existing facilities and public lands are shown on the future land use map. These uses are located throughout the Village and are typically adjacent to nearby neighborhoods. They are encouraged to have buildings located and designed to promote a neighborhood scale and character. Because of the general nature of this category, it does not necessarily correspond to any one of the existing districts in the Village's zoning ordinance. Public and quasi-public uses are proposed to account for 46.2 acres, or about 1.4 percent, of all future land use in Dundee.



Sign for the Dundee Township Library; an iconic Public use.

VILLAGE PARKS

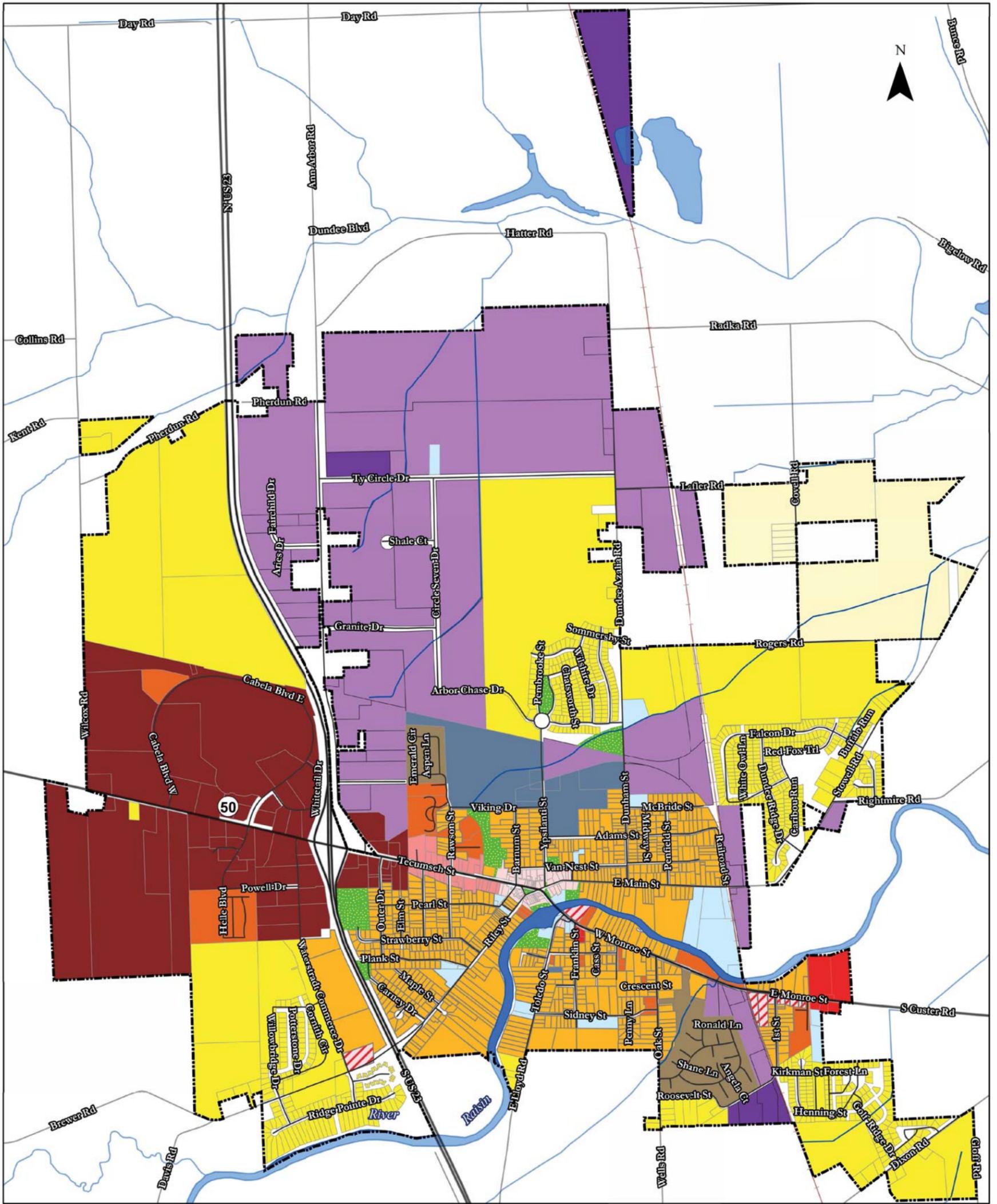
Land included in the Village Parks category shows existing parks, public open spaces and recreational facilities in Dundee. Lands identified as Village Parks are existing public parks and do not include any private recreation facilities. Village Parks will comprise 26 acres, or about 0.8 percent, of land in the Village of Dundee.



Ford Park in Dundee.

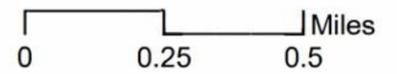
CONCLUSION

The Village of Dundee has spent approximately a year addressing important issues impacting the community. They received valuable input from residents from an online community input survey. As a result, the Planning Commission has compiled a carefully prepared Master Plan that represents the data, efforts, and community spirit of Village residents. This plan is only the beginning of an action program for the next five to twenty years. Because the future welfare of the Village depends upon rational, coordinated action, the Planning Commission stands ready to meet any person or group interested in the future development of the area. The Planning Commission will be available to help and guide those needing advice or wish to be part of the plan implementation process. While this task is to be led by Village officials, implementation also depends on every responsible citizen in the Village of Dundee. By working together, Village will continue to be a desirable, attractive, and convenient community in which to live, work, and play.



Future Land Use

- | | |
|--|--|
|  Rural Residential (RA*) |  Office (OR*) |
|  Low-Density Residential (RA-1/RA-2*) |  Central Business District (B-1*) |
|  Medium-Density Residential (RA-3*) |  Tecumseh Street Business District (B-3*) |
|  Multiple Family Residential (RM-1/RM-2*) |  General Business District (B-2*) |
|  Manufactured Housing Development (MHC*) |  Interchange Business District (B-4*) |
|  Public / Quasi-Public |  Light Industrial (M-1*) |
|  School |  Heavy Industrial (M-2*) |
|  Village Park |  Village Boundary |



The Village of Dundee Future Land Use Map was approved by the Dundee Planning Commission on February 1, 2021 and adopted by resolution by the Dundee Village Council on February 16, 2021, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan on February 1, 2021.


 Andrea Hickey
 President, Village of Dundee



* Corresponding zoning category. Please see Future Land Use Chapter in the Master Plan for further explanation.

Notice of Public Hearing
Village of Dundee Planning Commission
Monday, February 1, 2021, at 6:00 pm

Notice is hereby given that the Village of Dundee Planning Commission will hold a public hearing on Monday February 1, 2021 at 6:00 pm, through Zoom Platform. The purpose of the hearing will be to receive public comment regarding the proposed amendments to the Master Plan.

All interested persons are encouraged to attend the public hearing to ask questions or to make comments. Written comments may be submitted to Tracy Anderson at DundeeEngineering@SpicerGroup.com. Oral comments will be accepted at the hearing. A copy of the draft Master Plan is available for public examination online at <http://dundeevillage.net/175/Planning-Zoning> under Dundee Master Plan Updates (2020).

A virtual meeting is allowable through Michigan Senate Bill 1108 that amended the Open Meetings Act to allow public bodies to conduct electronic "virtual" meetings with remote participation for any reason through the end of 2020. Due to the current Covid 19 outbreak levels in the Village of Dundee and Monroe County the Dundee Planning Commission will meet electronically via the web-based application "Zoom". The public may attend the Dundee Planning Commission meeting virtually at the following web address

<https://us02web.zoom.us/j/87344130032?pwd=QkZQdXNRTGRqbTh3SXdhckdOTjVJQT09>
Passcode: 991020

or via telephone: 1-646-558-8656 Webinar ID: 873 4413 0032 Passcode: 991020

If you are an individual with a disability who is in need of an auxiliary aid or service to participate in the meeting, please contact David Uhl, Village Manager, at 734-529-3430 ext 1032 for voice and TDD call or email duhl@villageofdundee.net prior to the meeting. Public Participation: Members of the community are invited and encouraged to address the Dundee Planning Commission during the public comment portion of the agenda through Zoom by pressing *9 via telephone or using the hand raise function within the Zoom App.

This notice is disseminated pursuant to PA 33 of 2008, being the Michigan Planning Enabling Act, as amended.

Village of Dundee Planning Commission
Gary Dahl, Village Building Official

THE MONROE NEWS

LEGAL-NOTICES

Village of Dundee 2/1/2021 public hearing

Staff Writer The Monroe News

Published 12:01 a.m. ET Jan. 14, 2021

Notice of Public Hearing

Village of Dundee Planning Commission

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Village of Dundee Planning Commission

Gary Dahl, Village Building Official

January 14, 2021

**MINUTES
PLANNING COMMISSION
VILLAGE OF DUNDEE, MI**

MONDAY, FEBRUARY 1, 2021

7:00 PM

VIA ZOOM

1. PUBLIC HEARING: MASTER PLAN UPDATES

- 1.a Chapter Updates
- 1.b Map Updates
- 1.c Response from the County

2. CALL TO ORDER

- 2.a The Honorable Chairman, Dale Williams, called the Public Hearing to order at 7:00 PM.

3. ROLL CALL

Present were Chris Freshour, Dale Williams, David Widner, Joe Fenner, John Bartko, Steve Wilcox, and Alana Horkey.

Member Absent/ Excused: none.

- 3.a Public Comments: NONE

4. APPROVAL OF AGENDA

David Widner moved, seconded by Joe Fenner, Motion to approve the agenda as printed.

RESULT:	Carried
MOVER:	David Widner
SECONDER:	Joe Fenner
AYES:	Chris Freshour, Dale Williams, David Widner, Joe Fenner, John Bartko, Steve Wilcox, and Alana Horkey

5. REGULAR MEETING

- 5.a The Honorable Chairman, Dale Williams, called the Regular Meeting to order at 7:04 PM.

6. ROLL CALL

Present were Chris Freshour, Dale Williams, David Widner, Joe Fenner, John Bartko, Steve Wilcox, and Alana Horkey.

Member Absent/ Excused: none.

7. **APPROVAL OF MINUTES**

7.a Regular Meeting; December 7, 2020

8. **CITIZEN'S COMMENTS ON AGENDA AND NON- AGENDA**

None

9. **OLD BUSINESS**

None

10. **NEW BUSINESS**

10.a Resolution PC 2021-01: Master Plan Update (2021-2026)

Various questions and comments from PC Commissioners.

David Widner moved, seconded by Chris Freshour, Move to approve the resolution of Adoption of the village of Dundee Master Plan Update.

Whereas, the Village of Dundee Planning Commission has elected to draft and adopt a Master Plan Update pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, et seq; and

Whereas, the draft Master Plan Update was made available for review from December 17, 2020, to February 1, 2021, and

Whereas, the Village of Dundee Planning Commission held a virtual public hearing on the proposed Master Plan Update inclusive of the future land use plan and map, on February 1, 2021, to consider public comment,

Now, Therefore Be It Resolved that the Village of Dundee Planning Commission hereby adopts this Master Plan Update.

RESULT:	Carried
MOVER:	David Widner
SECONDER:	Chris Freshour
AYES:	Chris Freshour, Dale Williams, David Widner, Joe Fenner, John Bartko, Steve Wilcox, and Alana Horkey

10.b Approval of the 2020 Capital Improvement Plan

Various questions and comments from PC Commissioners.

Joe Fenner moved, seconded by David Widner, Motion to approve the 2021 Capital improvement Plan for the Village of Dundee.

RESULT:	Carried
----------------	---------

MOVER:	Joe Fenner
SECONDER:	David Widner
AYES:	Chris Freshour, Dale Williams, David Widner, Joe Fenner, John Bartko, Steve Wilcox, and Alana Horkey

10.c Election of Officers

David Widner moved, seconded by Steve Wilcox, Motion to approve the election/ re-election of the current Planning Commission Officers: Chairman – Dale Williams, Vice Chairman – Chris Freshour, Secretary – Joe Fenner.

RESULT:	Carried
MOVER:	David Widner
SECONDER:	Steve Wilcox
AYES:	Chris Freshour, Dale Williams, David Widner, Joe Fenner, John Bartko, Steve Wilcox, and Alana Horkey

11. ZONING BOARD OF APPEALS REPORT

- *1/26/2021 ZBA Meeting New Business: 457 Corinth Circle; Christian Freshour requests a setback variance fo 4.6' from the required 10' setback to construct an inground swimming pool.*
 - *ZBA resolution: Variance was granted.*

12. STAFF REPORT/ PROJECT PROGRESS REPORT

- Status update State of Michigan MDOT Garage.
 - Status update of EOI addition to their production area.
 - Status update of Gulf Ridge new homes.
 - Status update of Viking Park.
 - Status update downtown development improvements.

13. COMMISSIONER COMMENTS

- Thanks and appreciation was given for all those who provided input and effort to update the Master Plan.

14. ADJOURNMENT

 5/5/2021
Joe Fenner, Planning Commission Secretary

MINUTES
BOARD OF TRUSTEES - REGULAR MEETING
VILLAGE OF DUNDEE, MI

TUESDAY, FEBRUARY 16, 2021

7:00 PM

VIA ZOOM

1. REMOTE ACCESS INFORMATION

2. CALL TO ORDER

3. ROLL CALL

A Regular Meeting of Dundee Village Council was held on February 16, 2021 via Zoom. The meeting was called to order at 7:07 pm by President Hickey.

Present were President Hickey, Trustees Howard Cilley, Lindsay Cross, Alana Horkey, Jennifer Howard, Jordan Reeves, and Bryan Schroeder. All members present in Dundee, MI, Monroe County.

Also present were Village Manager David Uhl, Assistant Village Manager Sarah Karl, Village Clerk Shirley Massingill, Village Finance Director Joanne Melamed, Village Engineer Vern Moore, Village Police Chief Kent Jeppesen, Village Attorney Frederick Lucas, and interested citizens.

4. APPROVAL OF AGENDA

Village Trustee Bryan Schroeder moved, seconded by Alana Horkey, Motion to approve the Agenda as printed.

RESULT:	Carried
MOVER:	Village Trustee Bryan Schroeder
SECONDER:	Alana Horkey
AYES:	Village President Andrea Hickey, Village Trustee Howard Cilley, Village Trustee Lindsay Cross, Village Trustee Jennifer Howard, Village Trustee Jordan Reeves, Alana Horkey, and Village Trustee Bryan Schroeder

5. APPROVAL OF MINUTES

5.a Regular Meeting: February 2, 2021

Village Trustee Lindsay Cross moved, seconded by Village Trustee Jordan Reeves, Motion to approve the Minutes of the February 2, 2021 Council Meeting as printed.

RESULT:	Carried
MOVER:	Village Trustee Lindsay Cross
SECONDER:	Village Trustee Jordan Reeves
AYES:	Village Trustee Howard Cilley, Village Trustee Lindsay Cross, Village President Andrea Hickey, Village Trustee Jennifer Howard, Village Trustee Jordan Reeves, Alana Horkey, and Village Trustee Bryan Schroeder

5.b Budget Workshop: February 2, 2021

Village Trustee Jennifer Howard moved, seconded by Village Trustee Howard Cilley, Motion to approve the Minutes of the February 2, 2021 Budget Workshop as printed.

RESULT:	Carried
MOVER:	Village Trustee Jennifer Howard
SECONDER:	Village Trustee Howard Cilley
AYES:	Village Trustee Howard Cilley, Village Trustee Jennifer Howard, Village President Andrea Hickey, Village Trustee Lindsay Cross, Village Trustee Jordan Reeves, Alana Horkey, and Village Trustee Bryan Schroeder

5.c Budget Workshop: February 8, 2021

Village Trustee Lindsay Cross moved, seconded by Village Trustee Jordan Reeves, Motion to approve the Minutes of the February 8, 2021 Budget Workshop as printed.

RESULT:	Carried
MOVER:	Village Trustee Lindsay Cross
SECONDER:	Village Trustee Jordan Reeves
AYES:	Village President Andrea Hickey, Village Trustee Howard Cilley, Village Trustee Lindsay Cross, Village Trustee Jennifer Howard, Village Trustee Jordan Reeves, Alana Horkey, and Village Trustee Bryan Schroeder

6. PETITIONS & COMMUNICATIONS

7. DEPARTMENT REPORTS

Finance Director Joanne Melamed gave an overview of Resolution 2021-07 budget amendments for fiscal year 2020-2021.

Village Engineer Vern Moore reported that bid proposal for Toledo & Dunham Street engineering have been received. The lowest bid was from Spicer Group. It is in the 2021-2022 budget and the bid came in under budget.

Chief Jeppesen stated that he completed the investigation of Lyle's and will report to Council later this week. He reminded everyone that we are still under a snow emergency please keep vehicles off streets.

Assistant Village Manager Sarah Karl reported that the Village is still taking utility bill payments on line without an additional fee. We hope everyone will take advantage of on line payments.

8. VILLAGE MANAGER REPORT

Manager Uhl reported that the Village office is short-handed. Thanks to everyone stepping up We had to call in two of our summer help DPW employees, Vern Moore and outside contractor to assist with snow removal. Dairy Queen is still working on opening at the end of February. We are working with them on working out some problems with the Health Department. Lucie Fortin is looking at the the park grant to make sure every thing is right. We will be posting a Farmer's Market manager position. If you know of anyone interested have them contact the Village office. We are continuing working with Associated Adjusters who is representing us on the the Village's building claim with the insurance company. The insurance company's structural engineer report has been sent to Spicer Group for review.

9. CITIZEN'S COMMENTS ON AGENDA

10. CONSENT AGENDA

10.a Payment of Bills \$63,266.54

10.b Member status update for the following boards/commissions:

Reappointments to Village of Dundee Boards and Commissions

1. Planning Commission

Renew: Joe Fenner term to expire 2/28/2024

Renew: Christian Freshour term to expire 2/28/2024

Renew: David Widner term to expire 2/28/2024

Vacant Positions : 0

2. Zoning Board of Appeals

Renew: Nick Lapensee term to expire 2/28/2024

Renew: Jennifer Reeves term to expire 2/28/2024

Vacant Positions : 0

3. Parks and Recreation

a. Renew : Pat Rigel term to expire 2/28/2024

b. Renew: Rich Arecheja term to expire 2/28/2024

Vacant Positions :0

4. Downtown Development Authority

a. Renew : Billie Livingston Booth term to expire 2/28/2024

b. Renew: Terry Potts term to expire 2/28/2024

Vacant Positions: 2

5. Construction Board of Appeals

a. Renew: Craig Ford term to expire 2/28/2023

b. Renew: Frank Chrzanowski term to expire 2/28/2023

c. Renew Kevin Wilkes term to expire 2/28/2023

Vacant Positions: 0

6. Economic Development Board

a. Appoint to fill Vacancy 6 year term to expire 2/28/2028 : Sarah Karl

b. Appoint to fill Vacancy term to expire 2/28/2022: Vern Moore

Vacant Positions: 0

7. Local Development Finance Authority:

a. Appoint to Fill 4 Year Term to Expire: 2/28/2025 Todd Brown

b. Appoint: Lisa Hount as the township Representative to Expire 2/28/2024

c. Renew : Nick Lapensee Term to Expire 2/28/2025

d. Renew : David Uhl Term to Expire 2/28/2025
Vacant Positions: 1

8. Brownfield Redevelopment Authority
a. Renew Todd Brown Term to Expire 2/28/2025
b. Renew Jim Roe Term to Expire 2/28/2025
Vacant Positions: 4

11. NEW BUSINESS

11.a 2021-04 Master Plan Updates

Village Trustee Jordan Reeves moved, seconded by Alana Horkey, Motion to adopt Resolution 2021-04: A Resolution to adopt the Village of Dundee Master Plan Updates.

RESULT:	Carried
MOVER:	Village Trustee Jordan Reeves
SECONDER:	Alana Horkey
AYES:	Village President Andrea Hickey, Village Trustee Howard Cilley, Village Trustee Lindsay Cross, Village Trustee Jennifer Howard, Village Trustee Jordan Reeves, Alana Horkey, and Village Trustee Bryan Schroeder

11.b 2021-05 Capital Improvement Plan for 2021-2027

Village Trustee Bryan Schroeder moved, seconded by Village Trustee Howard Cilley, Motion to adopt Resolution 2021-05: A Resolution to adopt the Capital Improvement Plan for 2021- 2027.

RESULT:	Carried
MOVER:	Village Trustee Bryan Schroeder
SECONDER:	Village Trustee Howard Cilley
AYES:	Village President Andrea Hickey, Village Trustee Howard Cilley, Village Trustee Lindsay Cross, Village Trustee Jennifer Howard, Village Trustee Jordan Reeves, Alana Horkey, and Village Trustee Bryan Schroeder

11.c 2021-06 Resolution to purchase artic boom

Village Trustee Jordan Reeves moved, seconded by Village Trustee Jennifer Howard, Motion to adopt Resolution 2021-06: A Resolution to authorize the Village Manager to enter into a contract to purchase equipment from Skyworks for a Manlift.

RESULT:	Carried
MOVER:	Village Trustee Jordan Reeves
SECONDER:	Village Trustee Jennifer Howard
AYES:	Village President Andrea Hickey, Village Trustee Howard Cilley, Village Trustee Lindsay Cross, Village Trustee Jennifer Howard, Village Trustee Jordan Reeves, Alana Horkey, and Village Trustee Bryan Schroeder

11.d 2021-07 Resolution to approve Budget Amendments for FYE 2021.

Village Trustee Bryan Schroeder moved, seconded by Village Trustee Jordan Reeves, Motion to adopt Resolution 2021-07: A Resolution to approve Budget Amendments for the fiscal year ending 2021.

RESULT:	Carried
MOVER:	Village Trustee Bryan Schroeder

SECONDER:	Village Trustee Jordan Reeves
AYES:	Village President Andrea Hickey, Village Trustee Howard Cilley, Village Trustee Lindsay Cross, Village Trustee Jennifer Howard, Village Trustee Jordan Reeves, Alana Horkey, and Village Trustee Bryan Schroeder

12. OLD BUSINESS

13. UPCOMING TRAINING OPPORTUNITIES

14. CITIZEN COMMENTS ON NON-AGENDA ITEMS

15. CLOSING COMMENTS - COUNCIL AND MANAGER

Trustee Horkey announced that the Village Manager evaluation will be available in a couple of weeks. She asked Chief Jeppesen when the Dunham street truckers education information would be available? He reported it is being investigated and will start as soon as everything is completed.

Trustee Howard thanked everybody for their hard work.

Trustee Schroeder thanked the DPW and everyone for their hard work during the recent snow storm.

Trustee Reeves gave his condolence to Gary Dahl and his family for their recent loss.

Trustee Cross reported on the DDA meeting they are working on the Pumpkin Palooza, they will be hiring a Farmer's Market Manager, the hanging baskets will be the same as last year and five new street lights will be installed on south side of Tecumseh street for the next five years. Social district has been approved and two business are participating. DABA will be discussing Mayfly at their next meeting. She wanted to know how the Old Mill Banquet Hall rental investigation is progressing?

Trustee Howard stated that he was approached by Matt Schultz regarding the cost of the Toledo Street project. He would like information on sewer installation for a house he owns on Roosevelt Street. He also received a complaint that a Village Police car was parked on the side of US23 exit ramp.

President Hickey reported that the Park & Recreation meeting was canceled. She reminded everyone to direct residents to the Village office for any questions or complaints regarding the Village.

Manager Uhl asked Trustee Cilley to make an appointment with Vern Moore and they will go over the maps and discuss it with him. Vern Moore met with Matt Schultz and answered his questions. Please send citizens the Village office for immediate answers. Working on a contract with Cummins on a generator at the DPW. The contractor is in Viking Park removing trees and brush. Please drive by Belle Estates and look at their new building construction. The developer will be starting new condo behind Rod's Park. He sent a link to Council members who did not attend the county planning webinar so please answer the survey attached. Manager Uhl spoke about Sgt. Randy Sehl when he was presented with the municipal Office of the Year award. Manager Uhl reported on the meeting with Scott Heck and Chuck Kerr regarding new rental policies at the Old Mill Banquet Hall. Final plans and drafts will be presented to the Council.

16. CLOSED SESSION

17. ADJOURNMENT

There being no further business before the Council the meeting adjourned at 8:21 pm.

Village Clerk Shirley Massingill



Shirley D. Massingill, Village Clerk