

**DEXTER PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, NOVEMBER 3, 2014**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 7:30 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

|                |                    |              |
|----------------|--------------------|--------------|
| Matt Kowalski  | Thomas Phillips    | Jim Carty    |
| Alison Heatley | Marni Schmid       | Joe Semifero |
| James Smith    | Scott Stewart - ab | Tom Stoner   |

Also present: Michelle Aniol, Community Development Manager; and Carol Jones, Village Clerk; Jim Carson, Village Trustee; and residents.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting – October 6, 2014

Motion Smith; support Carty to approve the minutes of the Regular Meeting of October 6, 2014 as presented.

Unanimous voice vote approval with Stewart absent.

**III. APPROVAL OF THE AGENDA**

Motion Schmid; support Stoner to approve the agenda as presented.

Unanimous voice vote approval with Stewart absent.

**IV. PUBLIC HEARINGS**

**A. Zoning Ordinance Amendment 2014-03:** Public hearing to consider the following amendments to the Zoning Ordinance:

1. Section 8.11, sub-section 19 regarding Group Day Care Homes;
2. Section 11.02, to allow Family Day Care Homes and Family Foster Care Homes as principal permitted uses in the Village Residential District; and
3. Section 11.03, to delete public and private day care centers for children and add Group Day Care Homes in the Village Residential District.

Discussion and possible action following the Public Hearing. Ms. Aniol provided the background information for the ordinance amendment. Chairman Kowalski opened the Public Hearing at 7:35 PM. There was no one present to speak on the issue and the Public Hearing was closed by the Chairman at 7:36 PM.

Motion Smith; support Phillips per section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on November 3, 2014, the Planning Commission recommends that the Village Council amend Article 8, Special Land Use and Article 11, Village Residential, due to factors deemed appropriate by the Planning Commission, as cited herein and to promote the implementation of the goals and objectives of the Master Plan.

Ayes: Phillips, Carty, Schmid, Smith, Stoner, Semifero and Kowalski

Nays: None

Absent: Stewart

Motion carries

## V. PRE-ARRANGED PARTICIPATION

John Coy, 8033 Huron Street, Dexter spoke about the parking on Huron Street during “tubing season” as well as when the Dexter Cider Mill is open. He recommends that there be additional NO Parking signs on the no-parking side of Huron Street and more signage as to where parking is allowed on the parking side of the street.

Trustee Semifero posed the following questions:

- what about making Huron Street a none-way street;
- what about adding curb and gutter to the street; and
- what about the possibility of moving the launch site for the tubers to downtown? (Currently too much debris in the waterway and too shallow at times.)

## VI. REPORTS

### A. Chairman Report – Matt Kowalski

- Welcomed new member Alison Heatley to the Planning Commission.

### B. Planning Commissioners and Council Ex Officio Reports

Trustee Semifero reported the following:

- Tomorrow is Election Day and there are multiple elections in the Village.
- Road Plan – this is three year plan for paving and road work from the bond that Village passed. The DPW was able to do a lot of the work with repairs, etc. which saved on the costs.

### C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided her report in the packet. In addition she provided the following updates:

- ZBA recently passed a ruling regarding corner lots and definitions of setbacks. How would Planning Commission like to handle a definition of this for zoning compliance?
- Venture Local, a local investing awareness, education and engagement campaign for Washtenaw County sponsored by the County’s Department of Economic Development and reConsider will host a meeting on

November 19 from 6:30-9 PM at the Dexter District Library and all are invited to attend.

- There are a couple of facelifts underway downtown at the old Verizon store (now Edward Jones office) and the restaurant at the end of Main Street.
- Comment by Chairman Kowalski regarding Mill Creek Sport Center being located in two townships. If a new owner comes in with same exact use and makes no changes, things would stay the same; but if a new owner proposes any other use, site plan review would be required. This would trigger improvements to the site that could require public utilities, and then the Village would be a part of the discussion. Discussion followed.

## VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

## VIII. OLD BUSINESS

**A. Area Plan Approval Extension – Dexter Crossing Commercial** – Review and discuss request by Village Council to clarify condition No. 1 in the Planning Commission’s recommendation to extend approval of area plan for Dexter Crossing Commercial.

Tom Covert, representing Oxford Co., discussed the history of the Dexter Crossing Mall and plans for development with an explanation of the green space design and placement of the sidewalks off the right-of-way. Discussion followed.

Commissioner Semifero stated the intent of his motion was to require that the area between the sidewalk and the parking lot on the applicant’s plan be consistent-width wise- with the Busch’s development across the street. Commissioners Carty and Kowalski indicated they were of the same opinion.

Commissioner Phillips felt there was a different look because the topographies of each area were different. He acknowledged there is a pronounced drop off at the Busch’s site. He was also concerned that because the proposed area plan meets the ordinance requirement for a 10-15 foot landscape buffer area, it would be arbitrary to require a wider buffer area. Commissioner Stoner agreed.

Mr. Covert determine there is a difference of 13 feet, and his stated opinion is this difference is acceptable because of the difference in the elevations of each side and on the Busch’s side you do not see the total distance from the road.

**B. Baker Road Corridor Plan** – Discussion regarding Baker Road Corridor in the Capital Improvements Plan (CIP), sidewalk/crosswalk safety, and tree planting schedule. The Planning Commission’s focus was pedestrian safety in regards to crosswalk locations and on-street parking.

Trustee Semifero explained the possibilities of road work on Baker Road in the next few years. Discussion followed.

Staff suggested the Commission consider a corridor study with components, such as the intersections, crosswalks, mid-block crossings, on-street parking, etc., are addressed. Consensus of the Commission is a comprehensive study would be appropriate, and directed staff to add a Corridor Study of Baker Road to the 2015-2020 CIP.

## **IX. NEW BUSINESS**

**A. B2B Trail Update and Resulting Parking Issues** - Discussion regarding final Segment of B2B Trail and the impact on parking in the area of Central and Huron Streets.

Discussion followed and included that this is a seven month problem, it is a safety issues, there are multiple stakeholders (residents, Cider Mill, Village, Scio and Webster Townships, Road Commission, MDOT, and Huron River Watershed Council), need for a study with these stakeholders, and place this issue on the CIP to come up with a study. Elizabeth Riggs from the Huron River Watershed Council (HRWC) and manager for Riverup addressed the Planning Commission about HRWC's focus on accessing, cleanup and turning communities to face the river. The HRWC would like to work with Dexter to solve problems with access to the river.

**B. Scope of Work to Amend and Reformat Articles 7 and 2 of the Zoning Ordinance** – Review, discussion and possible action regarding draft scope of work to amend Articles 7 and 2 of the Zoning Ordinance with the assistance of a consultant.

Ms. Aniol asked for input and how to proceed with amending and reformatting. Commissioners felt it was a good idea and to approach Carlisle Wortman.

## **X. PROPOSED BUSINESS FOR NEXT AGENDA**

- A. **December 1, 2014:** Review and discussion of draft CIP
- B. PUD ordinances
- C. Corner lots

## **XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

John Coy, 8033 Huron Street, Dexter asked who would clarify the parking signage on Huron Street? Would it be the DPW or the Sheriff's Dept.? The parking issue is chaotic on the street.

## **XII. ADJOURNMENT**

Motion Carty; support Heatley to adjourn at 9:33 PM.

Unanimous voice vote approval with Stewart absent.

### **XIII.COMMUNICATONS**

None

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: December 1, 2014