

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 1, 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-ab
Alison Heatley-arrive at 7:31 pm	Marni Schmid	Joe Semifero
Scott Stewart	Tom Stoner	

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Doug Lewan, Carlisle/Wortman; and Robert Overhiser, Architects Design Group.

**II. APPROVAL OF THE MINUTES** Regular Meeting – November 3, 2014

Motion Schmid; support Stewart to approve the minutes of the Regular Meeting of November 3, 2014 as presented.

Unanimous voice vote approval with Carty absent.

**III. APPROVAL OF THE AGENDA**

Motion Schmid; support Stewart to approve the agenda with the additional material on the Redevelopment Ready Communities Report of Findings.

Unanimous voice vote approval with Carty absent.

**IV. PUBLIC HEARINGS**

None

**V. PRE-ARRANGED PARTICIPATION**

None

**VI. REPORTS**

**A.** Chairman Report – Matt Kowalski-none

**B.** Planning Commissioners and Council Ex Officio Reports - Council Member Semifero reported the following:

- Council held its last meeting as a Village and first meeting as a City in November. Approved the first expense of the City of purchasing Assessing Software
- Approved the Oxford Area Plan Extension Request for the Dexter Crossing Outlot.
- A question was raised as to the Planning Commission appointment (handled by Council as a Resolution under the Consent Agenda).

**C.** Community Development Office Reports – CDM Michelle Aniol provided her report in the packet. She highlighted the following items:

- Dexter is featured in two recent Huron River Watershed stories and reports.
- DIA Inside/Out – have submitted an application to be a part of the program again in 2015 which will feature the Trail Towns along the Huron River.
- Information on kayak lockers included in packet.
- There is a video out titled *The Making of Mill Creek Park* and it is posted on the City's website.
- Mill Creek Sports Center is on the market.
- Also included in the packet is an environmental update from ASTI on the 3045 Broad Street property with various cost scenarios.
- The ZBA will meet this month regarding two different signage issues.

**VII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**VIII. OLD BUSINESS**

None

**IX. NEW BUSINESS**

- A. **CWA Proposal to Amend and Reformat Articles 7 and 2 of the Zoning Ordinance** - Discussion and possible action to recommend approval of CWA proposal to Amend and Reformat Articles 7 and 2 of the Zoning Ordinance.

Doug Lewan of Carlisle/Wortman Associates was present and reported that they are proposing to do a comprehensive review and update of the sign ordinance. Mr. Lewan went over the process for sign ordinance revisions.

Motion Schmid, support Stewart to recommend the Carlisle/Wortman Associates proposal to amend and reformat Articles 7 and 2 of the Zoning Ordinance.

Ayes: Phillips, Heatley, Schmid, Stewart, Stoner, Semifero and Kowalski

Nays: None

Absent: Carty

Motion carries

- B. **Mill Creek Terrace Site Plan Approval Extension** – Discussion and possible action to recommend site plan approval extension.

Robert Overhiser of Architects Design Group spoke on behalf of Joe Schulz on the Mill Creek Terrace property and stated that they are looking to start construction in the spring with retail on the first floor and residential on the second and third.

Motion Phillips; support Heatley based on the information provided by the applicant, reflected in minutes of this meeting, and conformance with the provisions set forth in Section 21.04(E)9, Extension of Time Limits, the Planning Commission recommends that the Village Council extend the Mill Creek Terrace final site plan to December 1, 2016, subject to the following conditions:

- Consultant recommendations, as cited herein; and
- DDA approval to extend Development Agreement.

Ayes: Phillips, Heatley, Schmid, Stewart, Stoner, Semifero and Kowalski

Nays: None

Absent: Carty

Motion carries

C. **B-2-B Plan** – Review and discussion of B-2-B Trail Plan.

Looking for a cleanup of the DPW yard and access to the Border to Border Trail and preparing a timeline for the work to begin in the spring.

D. **Article 19 PUD** – Review/discussion regarding potential amendment to Article 19.

Ms. Aniol reviewed the current regulations for Article 19 PUD planning and development and the proposed amendment to simplify the process.

**X. PROPOSED BUSINESS FOR NEXT AGENDA**

A. **January 5, 2015:** Review and discussion of draft CIP

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

None

**XII. ADJOURNMENT**

Motion Schmid; support Stewart to adjourn at 8:32 PM.

Unanimous voice vote approval with Carty absent.

**XIII. COMMUNICATONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: January 5, 2015