

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 3, 2015**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:01 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 arr at 7:03	Jim Carty
Alison Heatley	Marni Schmid - ab	James Smith
Scott Stewart - ab	Tom Stoner	

Also present: Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager; and Doug Lewan, Carlisle Wortman Associates.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – July 6, 2015

Motion Smith; support Donaldson to approve the minutes of the Regular Meeting of July 6, 2015 as presented.

Unanimous voice vote approval with Phillips, Stewart, and Schmid absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Carty to approve the agenda as presented.

Unanimous voice vote approval with Phillips, Stewart, and Schmid absent.

IV. PUBLIC HEARINGS

None

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

C. Community Development Office Reports – Michelle Aniol

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

- The report should be dated August 3, 2015.
- City Council approved the Site Plan and Special Land use for Strawberry Alarm Clock with a 4-3 vote. Ms. Aniol will meet with the applicant about zoning compliance.
- The temporary sculptures for the Dexter Art Gardens have been selected. Ms. Aniol noted that the Arts, Culture, and Heritage Committee and the Art Selection Committee worked very hard in their selection deliberations.
- MDNR will be coming to Dexter to tour Mill Creek Park on August 18th. The Planning Commission is invited to attend this tour.
- LandUse USA hosted the TMA Tutorial last week. They were expected to provide a pre-study kick-off, but instead presented preliminary results. These results will be shared via DropBox and Planning Commissioners may contact Ms. Aniol for an invitation to view the file.
- Northern United Brewing Company (NUBCO) is slated for the September meeting for onsite dining/food tasting taproom. The area is sited to be 5820 sq. ft., which will provide the 15% maximum sq. ft. for such use. Planning Commission will be asked to consider the compatibility before special use.
- Mr. Aniol met with MEDC and NUBCO about the Technical Assistance Grant for the EcoVolt Pilot Program.
 - Question: Would it be on site? (Yes)
- The Beer Grotto has submitted a request for outdoor seating and there will be a public hearing.
- The next Planning Commission meeting would have been scheduled for Labor Day, but it has been rescheduled for September 8th.

B. Planning Commissioners and Council Ex-Officio Reports

Ex-Officio Report

- Smith distributed a map. Jim Haeussler attended the last City Council meeting to report that he had purchased 80 acres adjacent to Dexter Crossing. This is being combined with another plot of land to create a 120-130 acre block. Mr. Haeussler is looking to plan a development with the goal being to be annexed into the City.
- Mr. Smith suggested that someone speak to Scio Township about acquiring land to provide [additional space for a second entrance to the Industrial Park](#). ~~access to the Research Park.~~

- Question: Do you know his timing? (No, but the project will be in phases)
- Question: How will annexation be addressed? (He has talked about annexation, but we have to study capacity)

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Ted Tear, 8090 Huron St. – Mr. Tear asked questions about the Carpenter Lumber building at 3520 Broad St. and turning the building into a restaurant. Mr. Tear was advised to meet with staff and walk through the process.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. Amendment to Master Plan – Review draft amendments to the Master Plan regarding oil and gas drilling.

Doug Lewan from Carlisle-Wortman presented proposed amendment language to 12-13 pages of the Master Plan. Discussion and possible action regarding the timing of providing notice and setting a public hearing for Master Plan updates.

Motion Donaldson, support Stoner to recommend distribution of draft gas and oil drilling Master Plan amendment language to appropriate jurisdictions for comment and feedback.

Ayes: Carty, Stoner, Smith, Heatly, Donaldson, Phillips, and Kowalski

Nays: None

Absent: Stewart and Schmid

Motion carries

B. Oil and Gas Zoning Update – Review of PA 451 of 1994, the Natural Resources and Environmental Protection Act (excerpt), as amended.

Doug Lewan from Carlisle-Wortman presented information the Natural Rivers law and how zoning could affect gas and oil drilling locations in the City. Discussion regarding zoning and wellhead protection followed. Commission members stated that they would like to see a more comprehensive map with residential zoning overlaid.

C. Zoning Ordinance Update – Kick-off update to the zoning ordinance.

Doug Lewan from Carlisle-Wortman presented information regarding the zoning ordinance, then requested feedback regarding Planning Commissions' priorities. Lewan stated that the document will be reformatted in InDesign, which will allow the City to manipulate the document as may be necessary. Ms. Aniol will provide

a hard-copy of the zoning ordinance, and provide sections of the Master Plan as is relevant.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. Worksession

- i. Master Plan Amendment
Question: Will we be having a work session? (Yes)
- ii. Zoning Ordinance Update

B. Regular Meeting

- i. SPR #2015-03, Medical Office Building, Dan Hoey Road
Final Site Plan
- ii. Zoning Ordinance Update

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Justin Breyer – The Huron River has been designated a federally recognized National Water Trail, one of only 18 in the Nation. In turn, the City of Dexter been designated a “Trail Town,” one of five along the Huron River.

XII. ADJOURNMENT

Motion Smith; support Donaldson to adjourn at 8:45 PM.

Unanimous voice vote approval with Stewart, and Schmid absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: September 8, 2015