

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 6, 2015**

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
Jack Donaldson
James Smith

Thomas Phillips
Alison Heatley
Scott Stewart

Jim Carty-ab
Marni Schmid-arr at 7:33 PM
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; Laura Kreps, Carlisle Wortman Associates; and two guests from the Pinckney Planning Commission.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – March 2, 2015

Motion Smith; support Donaldson to approve the minutes of the Regular Meeting of March 2, 2015 as presented.

Unanimous voice vote approval with Carty and Schmid absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Stoner to approve the agenda with the addition of a handout from Under the Radar.

Unanimous voice vote approval with Carty and Schmid 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 Ex-Officio Smith spoke of a meeting recently held with City Manager Nicholls, Mayor Keough, representatives from the PBS production Under the Radar, and himself. The Under the Radar staff presented services that they could provide to the City including the use of social media and development of a video. There has been a presentation scheduled prior to the next City Council meeting on Monday, April 13 at 6:45 PM at the Senior Center.
- Mr. Smith reported on the City Council's decline of the Redevelopment Ready Communities (RRC) program due to the Michigan Economic Development Corporation's (MEDC) requirement that site plans not being approved by City Council's. We will be losing the funding for amending the zoning ordinances from the MEDC however; City Council will fund the changes as long as Planning Commission can justify the changes.

C. Community Development Office Reports – Michelle Aniol

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

- Planning Commissioners will see the list of clarifications, corrections and amendments for the Zoning Ordinances at the May meeting.
- Have submitted a letter of request to the US Economic Development Administration (EDA) for a technical assistance grant for studying and possible improvements at the wastewater treatment plant.
- There will be a ZBA meeting in April for a request for a side yard setback.
- Question – Is there any update on the NUBCo request? (Not at this time.)

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. Proposal from Carlisle Wortman Associates (CWA) to Update Master Plan and amend the Zoning Ordinance in relation to Oil and Gas Drilling Operations – Discussion and possible action to recommend approval of CWA proposal to City Council.

Laura Kreps of Carlisle Wortman Associates spoke of Scio Township's process in regulating oil and gas drilling options and that the Dexter City Council has approved a six month moratorium on drilling. In order to correctly place a permanent moratorium in place, will need to modify the Master Plan. Ms. Kreps reviewed the process to do so and stated that then it would move to a zoning

ordinance update. Ms. Aniol discussed having the proper public information and participation.

Motion Smith; support Schmid to recommend the proposal of services from Carlisle Wortman Associates related to amending the Master Plan and Zoning Ordinance to include necessary provisions related to oil and gas drilling within the City of Dexter.

Ayes: Phillips, Heatley, Schmid, Stewart, Stoner, Smith and Kowalski.

Nays: None

Abstain: Donaldson

Absent: Carty

B. Change of Planning Commission Meeting Time – Discussion and possible action to schedule regular meetings at 7:00 PM instead of 7:30 PM.

Motion Donaldson; support Smith to change the meeting time for regular meetings of the Planning Commission from 7:30 PM to 7:00 PM.

Ayes: Phillips, Heatley, Schmid, Donaldson, Stewart, Stoner, Smith and Kowalski.

Nays: None

Absent: Carty

IX. NEW BUSINESS

A. Review of clarifications, corrections and amendments to Zoning Ordinance

Discussion postponed until the May meeting.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. **May 4, 2015:** Review of clarifications, corrections and amendments to Zoning Ordinance

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Schmid to adjourn at 8:03 PM.

Unanimous voice vote approval with Carty absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: May 4, 2015