

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 8, 2015**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:10 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 - ab
Alison Heatley
Scott Stewart

Jim Carty
Marni Schmid - 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 – August 3, 2015

Motion Smith; support Donaldson to approve the minutes of the Regular Meeting of August 3, 2015 as presented with the following changes:

- Reports, Ex-Officio Report, second bullet point, change Mr. Smith's suggestion to "provide additional space for a second entrance to the Industrial Park."

Unanimous voice vote approval with Phillips and Schmid absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Phillips and Schmid absent.

IV. PUBLIC HEARINGS

A. SLU #2015-02 Beer Grotto Outdoor Seating Area.

Ms. Aniol provided a report for Beer Grotto outdoor seating. The report indicated that the Beer Grotto was requesting outdoor seating of 6 bistro tables and 21 seats. A 5 ft. unobstructed pedestrian aisle would be required, but outdoor seating areas are permitted in the CBD, and it is consistent with other locations. Ms. Aniol reviewed standards and hours of operation.

Phil Blasse, Beer Grotto General Manager, introduced himself. Mr. Blasse indicated that he felt that the outdoor seating area would be good for Dexter and good for his business.

Planning Commission Chairman Matt Kowalski opened the public hearing at 7:23 PM.

No Public Comment

Planning Commission Chairman Matt Kowalski closed the public hearing at 7:24 PM.

Commissioner Donaldson expressed concern regarding the traffic coming out of the Dairy Queen parking lot. Discussion regarding the flow of traffic in and out of the Dairy Queen parking lot followed.

Concerns were raised regarding the location of the stanchions in the right-of-way and the possibility of cars swiping the stanchions.

Motion Donaldson; second Carty that based on the information provided at the September 8, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council APPROVE the Special Land Use application for the Outdoor Seating at the Beer Grotto, located at 8059 Main Street.

Ayes: Donaldson, Stewart, Heatley, Stoner, Carty, Smith, and Kowalski
Nays: None
Absent: Phillips and Schmid
Motion carries

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

None

C. Community Development Office Reports – Michelle Aniol

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

- The Final Target Market Analysis report would be presented on October 7th at 5:00 PM at the Dexter District Library. All board and commission members are invited to attend.
- The ~~downtown development~~ [Downtown Development Authority](#) Request for Qualifications has been reviewed, and the sub-committee liked all three proposals. They have scheduled interviews with all of the applicants for September 29th at 5:00 PM.
- There were additions to the packet for the Planning and Zoning News. There is an article that discusses the “missing middle,” which is relevant to the Target Market Analysis.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. #2015-03 SPR Dan Hoey Medical Building, Final site plan review of a proposed medical office building on vacant property on the south side of Dan Hoey Road, west of Lexington Dr. Discussion and possible action.

Michelle Aniol presented the item to the Planning Commission. Ms. Aniol discussed the review standards, which included lighting, screening, and landscaping for the building to be located at 7444 Dexter Ann Arbor St. The applicant, Steve Brower, provided an update to a request for modification of the landscape requirements. The Commission discussed the landscape modification request.

Motion Smith; second Carty that based on the information provided at the September 8, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission recommends that the City Council APPROVE the Final Site Plan for the medical office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive, subject to the following conditions:

1. A reduction in the number of required loading spaces from 3 to 1, and the location of the loading spaces must be identified on the plan;
2. Signage and pavement markings for the loading space must be added;
3. The substitution of 4 deciduous trees and an additional 15 shrubs (45 total) or the 3-~~feet~~ [foot](#) high decorative fence or masonry wall to screen the parking lot from the road;

4. Require an upright evergreen screen to be provided on the south and east sides of the generator/transformer, in place of the proposed deciduous shrubs;
5. Remove proposed building and ground mounted signage from the plan, and add a notation to the plan that indicates all future signage shall conform to current regulations in the City's Zoning Ordinance;
6. Recommendations cited in the OHM review letter dated August 25, 2015; and
7. Recommendations cited in the DAFD review letter dated September 1, 2015;
8. Allow landscape buffer on the southern property line to be phased in two phases, with phase one being installed adjacent to lots 1 – 6 immediately, and phase 2 adjacent to lots 7 – 11 at a later date.

Ayes: Stewart, Heatley, Stoner, Carty, Smith, Donaldson, Kowalski

Nays: None

Absent: Phillips and Schmid

Motion carries

B. Northern United Brewing Company, discussion and possible action to determine if on-site dining as an accessory use is a principal permitted or a special land use in the RD Research Development District.

Michelle Aniol presented the item to the Planning Commission. Discussion focused on amount of floor space used for manufacturing operations versus on-site dining, trip generation, and compatibility.

Motion Carty; second Stewart pursuant to Article 3, Section 3.07, the Planning Commission has determined that Northern United Brewing Companies (NUBC) request to permit an expansion of the existing tasting room to include a dining area, which together would not exceed 15% of the total gross floor area of the existing NUBC facility, located at 2319 Bishop Circle East be considered a COMPATIBLE USE within the RD Research and Development District. Furthermore, the Planning Commission has determined the proposed dining area shall be considered a SPECIAL LAND USE. In making this determination, the Planning Commission has considered characteristics such as background and history, industry economics, land use, hours of operations, traffic generation, and site improvements, as well as the accessory nature of the dining area to beverage manufacturing and food production, subject to the following conditions:

1. Link the special land use to the brewery use, with standards to be provided by staff based on the San Diego model.

Ayes: Stewart, Heatley, Stoner, Carty, and Kowalski

Nays: Smith and Donaldson

Absent: Phillips and Schmid

Motion carries 5 - 2

X.PROPOSED BUSINESS FOR NEXT AGENDA

A. Regular Meeting

- i. Zoning Ordinance Update
- ii. Special Land Use for On-Site Dining

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

XII.ADJOURNMENT

Motion Smith; support Heatley to adjourn at 9:07 PM.

Unanimous voice vote approval with Phillips, and Schmid absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Justin Breyer
Assistant to the City Manager, City of Dexter

Approved for Filing: October 5, 2015