

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 2, 2015**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:00 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
Jack Donaldson	Alison Heatley	Marni Schmid
James Smith	Scott Stewart	Tom Stoner-AB

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Donna Fisher, City Council Member; residents and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – October 5, 2015

Motion Smith; support Donaldson to approve the minutes of the Regular Meeting of October 5, 2015 as posted.

Unanimous voice vote approval with Commissioner Stoner absent.

III. APPROVAL OF THE AGENDA

Motion Carty; support Smith to approve the agenda with the change in date on the minutes from 2014 to 2015 and the inclusion of updated materials for the Public Hearing on the NUBCo request and the Hotel Hickman request.

Unanimous voice vote approval with Commissioner Stoner absent.

IV. PUBLIC HEARING(S)

A. SLU #2015-03 Northern United Brewing Company

Public Hearing to consider a special land use request for an expansion of the existing tasting room to include a dining area at Northern United Brewing Company, located at 2319 Bishop Circle E. Discussion and possible action following the Public Hearing.

Staff Report:

Ms. Aniol explained the special land use and reviewed the conclusion regarding this use. She also provided updated information from the City's Attorney.

The Public Hearing was opened by Planning Commission Chairman Matt Kowalski at 7:14 PM.

Paul Bishop, 5510 Vaughn Road, Dexter spoke of being the Village President when the Industrial Park was developed. He feels that the proposed Special Use request from NUBCo is not compatible with the use of the Industrial Park and that the City needs to protect the other business ownership's in the park. He stated that there are other places in Dexter to open a restaurant and that a restaurant should not be in the Industrial Park. Changing the zoning doesn't make it proper.

Paul Cousins, 7648 Forest, Dexter stated that NUBCo could put a restaurant in some places in Dexter but that is not compatible with the type of business they have. They are a very good business and generous with their donations to the community. What is being asked is to revamp what they currently have, not changing what they have. Mr. Cousins mentioned that he had talked to other business owners in the park and they feel that this proposal is a good idea. He also spoke of being in the Chicago area and visiting a brew pub that was located in an industrial park.

Kyle Marsh of 7820 Fourth Street, Dexter spoke about the original zoning of the Industrial Park as a closed area and that has since changed. Also the activity during the day in the park is concentrated around the manufacturing businesses, but the evening is different and activity at a tasting room would not conflict with the traffic and activities during the day time.

Chairman Kowalski closed the Public Hearing at 7:25 PM.

Motion Phillips; support Carty based on the information provided by the applicant and staff at the November 2, 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 an expansion of the tasting room at Northern United Brewing Company (NUBCo), located at 2319 Bishop Circle E, to include a dining area for food service, subject to the following conditions:

1. The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBCo facility.
2. Sewer discharge must be at or below permitted levels.

Discussion:

Commissioner Carty mentioned a "We Love Dexter" story that had 36 favorable responses to NUBCo's plan. Have not had any one from the Industrial Park comment negatively on this proposal. He felt that we have a chance to develop a sense of place for the Dexter community and that NUBCo is a good corporate citizen and business

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

Nays: None

Absent: Stoner

Motion carries

B. TAZO #2012-01 Text Amendment to the Zoning Ordinance

Public Hearing to consider text amendments to the following sections of the Zoning Ordinance:

1. Amend Article II, Definitions, Section 2.02 Definitions to add a definition of microbrewery and amend the definition of a tasting room.
2. Amend Article XVII, RD Research and Development District, Section 17.03, Special Uses to add microbrewery facility as a special land use.

Staff Report:

Ms. Aniol reviewed the updated amendments to 17.03 Special Land Use and 17.02 Permitted Principal Uses.

The Public Hearing was opened by Planning Commission Chairman Matt Kowalski at 7:41 PM.

Ted Tear, 8090 Huron Street, Dexter inquired if NULL has a liquor license. (They do.)

Chairman Kowalski closed the Public Hearing at 7:42 PM.

Motion Phillips; support Carty pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public hearing held by the Planning Commission on November 2, 2015, the Planning Commission recommends the text amendments to Council for approval. The amendments are modified as follows:

1. Section 17.02, Special Land Uses in the RD Research & Development District; add a tasting room as a special land use as follows:
 - F. Tasting Room, subject to the following provisions:
 1. A tasting room shall be an accessory use to a wine, beer and/or other alcoholic beverage manufacturing facility, licensed as such by the State of Michigan.
 2. The square footage of the tasting room shall not exceed 15% of the gross floor area of the principal facility.
2. Section 17.02 Permitted Principal Uses in the RD Research & Development District, add wine, beer and other alcoholic beverage manufacturers as follows:
 - D. Manufacturing of wine, beer and /or other alcoholic beverages.

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

Nays: None

Absent: Stoner

Motion carries

C. SLU #2015-04 Outdoor Seating Area 8054 Main Street

Public Hearing to consider a special land use request for an outdoor seating area at 8054 Main Street. Discussion and possible action following the Public Hearing.

Staff Report:

Ms. Aniol introduced the applicant, Scott Thomas from Hotel Hickman their request for a dining pavilion between their current property and the former Dexter Flower Shop on which Mr. Thomas has a purchase agreement. Mr. Thomas explained the development of the concept for the pavilion.

The Public Hearing was opened by Planning Commission Chairman Matt Kowalski at 7:56 PM.

There was no one in the audience who spoke at the Public Hearing. Chairman Kowalski closed the Public Hearing at 7:57 PM.

Motion Smith; support Donaldson based on the information provided at the November 2, 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 8054 Main Street location.

The Special Land Use permit is granted with the following condition:

1. City Council approval of an air-rights easement.

When asked by the Commission, the applicant indicated he was not interested in pursuing a liquor license or moving his operations from 8050 Main Street.

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

Nays: None

Absent: Stoner

Motion carries

D. RZ #2015-01 Rezoning First Street Park

Public Hearing to consider a city initiated rezoning of vacant property located on First Street (08-08-05-235-006), at the intersection with Edison Street, from R-3 Multiple Family Residential to PP, Public Park. Discussion and possible action following the Public Hearing.

Staff Report:

Ms. Aniol provided background information on the development of the First Street Park. The following questions were asked by Commissioners:

- Has City Council vacated a part of First Street? (They are considering it.)
- Why is the industrial triangle portion not included in the rezoning? (Not a part of the park.)
- Originally the request was for a small storage for the park, why has it changed? (The request is still the same as proposed for a shed/shelter.)
- Has this park space been given to the Dexter Ringers? (No it can be used by others.)

The Public Hearing was opened by Planning Commission Chairman Matt Kowalski at 8:10 PM.

Donna Fisher, 3035 Inverness Street, Dexter stated that she agrees that First Street Park is essentially a park given to the Dexter Ringers in what initially started as a request to clean up the area. Originally the request from the Ringers was for a shed to hold equipment but there wasn't a good space to place it. She also questioned the uses of this area for horseshoe tournaments and the amount of parking required.

Chairman Kowalski closed the Public Hearing at 8:13 PM.

Motion Carty; support Donaldson based on the information provided at the November 2, 2015 Planning Commission meeting and pursuant to Section 23.05, Criteria for Amendment of the Official Zoning Map, the Planning Commission recommends that the City Council deny the request to rezone a portion of First Street park (08-08-05-235-006), located on the east side of the First Street ROW, from R-3 Multiple Family Residential to PP Public Park.

Discussion:

Commissioner Phillips – The industrial parcel should be included in the rezoning. Maybe a postponement motion for more information would be the better option.

Commissioner Donaldson – Agree on denying or postponing to get more information on the I-1 piece of property. Does the Parks & Recreation Commission (PaRC) have any other use planned for this area? (Not at present.)

Commissioner Kowalski – How does this piece fit in with the PaRC's master plan? What is the intent?

Commissioner Schmid – If denied can't they come back with a change in their plan?

Motion Smith; support Phillips to table the motion to request additional information.

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

Nays: Carty and Donaldson

Absent: Stoner

Motion carries

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid – The Art Selection Committee met last week to discuss the piece of art donated by the Lions Club. The committee would like to have

some recommended sites before coming before the City Council but there seems to be some disagreement among the Lions Club.

Commissioner Carty – Recently I changed jobs and work in Detroit. I have had three different people tell me about how much they enjoy the community of Dexter and the Border to Border Trail.

C. Community Development Office Reports – Michelle Aniol

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

- Attended the eCities Luncheon along with Mayor Keough and Ms. Nicholls where Dexter was among 18 cities that received a 5 Star award.
- Question – Anything new to report on the Mill Creek Sports building? (Have heard nothing but the price has come down.)

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. None

IX. NEW BUSINESS

A. None

X. PROPOSED BUSINESS FOR NEXT AGENDA – DECEMBER 7, 2015

A. Worksession

1. Zoning Ordinance Update
2. Open House to present amendments to Master Plan regarding gas and oil drilling operations.

B. Regular Meeting

1. Public Hearing to consider amendments to the Master Plan regarding gas and oil drilling operations.
2. CIP Update

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Ted Tear, 8090 Huron Street, Dexter spoke of a real problem of people running the stop sign at the corner of Broad and Huron Streets, especially bicyclists, and requesting a speed bump there. He also mentioned that nothing will happen along railroad property with the 100 mile trains coming through; regarding the Strawberry Alarm Clock, should go back and deny the application for many reasons; in his opinion, Ms. Aniol is running the community, Planning

Commission and Council; and Ann Arbor has a skate park, why can't Dexter have a horseshoe park.

Donna Fisher, 3035 Inverness Street, Dexter thanked the Planning Commissioners for the work that they do.

Kyle Marsh, 7820 Fourth Street, Dexter spoke of moving into the city two months ago and has noticed that since there is not stop sign at Edison and Fourth Streets, the vehicle speed picks up. Maybe another sign denoting speed should be posted.

XII. ADJOURNMENT

Motion Smith; support Donaldson to adjourn at 8:51 PM.

Unanimous voice vote approval with Commissioner Stoner absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: 12-07-2015_