

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 7, 2015**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:02 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
Tom Stoner-AB

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Jim Carson and Donna Fisher, City Council Member; Laura Kreps, Carlisle Wortman Associates; residents and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – November 2, 2015

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

Unanimous voice vote approval with Commissioners Phillips and Stoner absent.

III. APPROVAL OF THE AGENDA

Motion Carty; support Smith to amend the agenda to add Laura Kreps from Carlisle Wortman to address the Commission under Section V – Pre-Arranged Citizen Participation.

Unanimous voice vote approval with Commissioners Phillips and Stoner absent.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED PARTICIPATION

Laura Kreps, Carlisle Wortman Associates spoke of the Zoning Ordinance materials included in the packet from the Work Session held prior to the meeting. She addressed the Special and Permitted uses from the District Use tables. Ms. Kreps requested that Commissioners focus on the Residential section for review and in

particular the accessory units, home businesses and types of houses in the district for the next Work Session.

VI. REPORTS

A. Chairman Report – Matt Kowalski

Mr. Kowalski thought that the process for the approval for the Tasting Room for NUBCo in the Industrial Park went well.

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:

- Noted City Council's action on the adoption of the amendments to the Zoning Ordinance and in particular the section on a Tasting Room and the approval of Outdoor Seating at 8054 Main Street with the pavilion overhang eliminated.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Jay Howe of 3410 Daleview Drive, Ann Arbor and one of the owners of Divergent Brewing Company, a small nano brewery, introduced himself to the Commission. He spoke of bringing his brewery to Dexter and interested in renting a space at 8080 Grand Street for production with a small tasting area. Discussion followed with emphasis on zoning for such a business in the commercial district.

Paul Cousins of 7648 Forest, Dexter gave a history of the Dexter Ringers...they began in 1984 and from 1984 to 1994 they pitched horseshoes at what is now Mill Creek park (north). They then moved to a spot behind The Alley. About nine years ago when The Alley was thinking about expanding, the Ringers needed to move and asked the Village at that time to use the space on First Street that was previously a dumping area. In 2006 the Ringers cleaned up the area and created 10 horseshoe pits and now the area is a recreation area used for picnics and not just horseshoes. The Ringers meet on Wednesdays and hold five tournaments through the year collecting over \$20,000 for charity. There is a need for a storage structure for equipment and shelter to replace the tent currently used. We have worked with a designer to develop a shelter area with a \$5,000 contribution from the City and about \$10,000 contributed from the Ringers. Ms. Cousins compared the usage of a recently proposed dog park being exclusive to dog owners where First Street Park can be used by all.

VIII. OLD BUSINESS

A. RZ#2015-01 Rezoning First Street Park – Presentation of additional information regarding city initiated rezoning of vacant property located on First Street (08-08-05-235-006) from R-3 Multiple Family Residential to PP, Public Park.

Ms. Aniol discussed the historical timeline for the property known as First Street Park. She reported that the Planning Commission will need to hold another Public Hearing in January due to the different zonings of the two parcels in question and thus the Commission will not vote on the tabled vote for rezoning of First Street Park at this meeting. Discussion followed, including the tabled item, regarding this issue, from the November meeting. Ms. Aniol explained that tabling and postponing are commonly interchanged. Tabling is used to hold off action/further discussion to later in a meeting. Postponing is done to hold off action to another meeting. Consequently, because the tabled item was not removed from the table at the November meeting, the tabled item dies.

Motion Carty; support Stewart to set a Public Hearing to consider the rezoning of First Street Park from R-3 Multiple Family Residential and I-1 Light Industrial District to PP, Public Park.

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

IX. NEW BUSINESS

A. CIP FY2016-2021 – Review updated for DDA CIP worksheets.

Ms. Aniol reviewed the CIP updates from the Dexter Downtown Development Authority.

X. PROPOSED BUSINESS FOR NEXT AGENDA – JANUARY 4, 2016

A. Worksession

1. Zoning Ordinance Update – Use Districts cont.

B. Regular Meeting

1. Public Hearing to consider amendments to the Master Plan regarding gas and oil drilling operations.
2. Public Hearing to consider rezoning of First Street Park from R-3 Multiple Family Residential and I-1 Light Industrial Districts to PP, Public Park District.
3. FY 2016-2021 CIP - continue review of updates.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Stewart to adjourn at 8:07 PM.

Unanimous voice vote approval with Commissioners Phillips and Stoner absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: 2016-01-04