

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 1, 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
Jack Donaldson
James Smith

Thomas Phillips
Alison Heatley
Scott Stewart

Jim Carty
Marni Schmid
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; Donna Fisher, City Council Member; Shawn Keough, City Mayor; Laura Kreps, Carlisle Wortman Associates; residents and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – May 4, 2015
2. Work Session – May 4, 2015

Motion Smith; support Stewart to approve the minutes of the Regular Meeting of May 4, 2015 as presented.

Unanimous voice vote approval.

Motion Smith; support Schmid to approve the minutes of the Work Session of May 4, 2015 with the addition of the following under Section II:

Mr. Lewan pointed out that Dexter is bordered on the west, north and east by the Huron River and Mill Creek, both of which have Natural River designations. The Planning Commission directed Mr. Lewan to put together a map of protected areas within the city.

Unanimous voice vote approval.

III. APPROVAL OF THE AGENDA

Motion Smith; support Donaldson to approve the agenda with the addition of two communications and Landscaping Requirement Waiver for Variety Die in New Business.

Unanimous voice vote approval.

IV. PUBLIC HEARINGS

A. 3441 Broad Street – Special Land Use. Public hearing to consider a special land use to allow a proposed café (i.e. restaurant without drive through facilities) in the VR Village Residential District for property located on the north side of Broad Street, between Third and Fourth Streets.

Laura Kreps, from Carlisle Wortman and the City of Dexter’s Planning Consultant reviewed Carlisle Wortman’s perspective of the special land use category.

Michelle Aniol, Community Development Manager reviewed the applicant’s process to obtain a special use permit. They have presented two new site plans which eliminate the need for a variance before the ZBA. Ms. Aniol reviewed the special land use criteria and explained the proposed use is not inconsistent with the Master Plan and the intent of the VR – Village Residential zoning district, is mixed use neighborhood. She also explained its relation to use, and the process of site development.

Jack Savas, owner and applicant, introduced himself and his previous work with the State of Michigan bringing new businesses to Michigan. He has an interest in Dexter living just outside of the City and looking to promote and retain businesses here. He would like to bring a “Boutique Café” to the area serving premium coffee. He also mentioned ways he has been working with Waste Management to ease the noise of trash pickup.

Craig Borum of Ply Architecture showed slides that illustrate the planned building, the lot, landscaping and lighting.

Chairman Matt Kowalski opened the Public Hearing at 7:49 PM. The following persons spoke at the Hearing:

John Hansen of 7880 Fifth Street, Dexter spoke of his opposition in granting a special use permit. He feels the need for an ordinance that protects historic structures.

Harrison Kane of 4241 Sunset, Ann Arbor sees the need for such a place as there isn’t a café where people can hang out since Foggy Bottom closes at 3 PM.

Mike Van Dam, President of the Ann Arbor Model Railroad Club which is located next door to the site, stated that he has two concerns about the café. One is that the design of the building doesn’t blend with the neighborhood and the other is the drainage of the property.

Autumn Wannacott of 8600 Portage Lake Boulevard, Pinckney likes the theme of the café and that it will be open later.

Ted Tear of 8090 Huron Street, Dexter commented on the proposed coffee shop as follows: Want to maintain the integrity of the neighborhood and don’t need a restaurant, don’t have enough parking for the number of seats, what type of menu will they have, students can go to the Library to study and can’t afford the cost of coffee, is the Right of Way for the property into the building site, upset by the printed cards about the coffee shop being handed out at the City office, and he closed stating that if you (Planning Commission) approve this, you are setting a precedent.

Bill Edwards of 7580 Third Street, Dexter stated that he was a new resident and has also lived in foreign countries where you can see small shops within residential areas. Would like to see the architecture blend more with the neighborhood. This is appealing to people who like to walk in Dexter and asked about the hours of operation.

Kantha Gardner of 3448 W. Pineview Drive, Dexter was excited to have a café in the town. She walks into town on the Border to Border Trail and feels this is an asset to the community.

Chairman Kowalski also acknowledged the written communications that the Commission members received in their packet and at the meeting. Chairman Kowalski closed the Public Hearing at 8:05 PM.

The applicant, Jack Savas, responded to the hours of operation; modes of transportation (preferably walking and biking); the menu, which will include malts and salads along with coffees; and gave his restaurant knowledge qualifications.

Planning Commission comments included but are not limited to the following:

- The architecture need to blend in more with the neighborhood with changes on the western elevation.
- Concerns with the traffic. Has there been a traffic study done?
- Why not keep the back corner in the plan and ask for a variance.
- The ZBA postponed a decision and suggested that the applicant proceed without the variance.
- Could go ahead with a variance as it faces the railroad.
- Conditional ~~used~~-uses are challenging but they add character. People would also oppose Terry B's and the Dexter Mill in a neighborhood. The western face looks too industrial. In favor of the special use but parking is a concern.
- Design looks too much like Med Hub building and not appealing to the neighborhood. Looks too commercial.
- Do appreciate the work put into lighting issues.
- This is a good example of a special use but have concerns about the western elevation, foot~~print~~ matches the area, landscaping possibilities, mechanical equipment and parking. (Mr. Borum gave some response answers to the mechanical equipment, will address the west elevation and have spoken to some neighbors in regards to parking.)
- Agree to approve special use but do have concerns with hours, parking and improvements on the west side.

Motion Phillips; support Stewart based on the information provided at the June 1, 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 Strawberry Alarm Clock Cafe at 3441 Broad Street.

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

1. One or more design options for the western elevation more sensitive to the area.
2. Address the conditions presented in the Engineering letter and the Dexter Area Fire Department letter.

3. Include a rubber mat for the dumpster area and any other means to control noise.
4. Subject to site plan review.

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

Nays: None

Motion carries

A five minute break was taken at 8:48 PM with the meeting resuming at 8:53 PM

Will also consider at this time:

3441 Broad Street – Combined Site Plan Review. Combined site plan review of a proposed two-story mixed-use development, consisting of a café on the first floor and one apartment on the second floor, for property located on the north side of Broad Street, between Third and Fourth Streets.

Ms. Kreps of Carlisle Wortman addressed the following on the site plan:

- No longer will applicant need a variance.
- There are soil constraints on the west side, but that's where the proposed parking lot would be located, so this isn't an issue.
- Parking does not affect the neighbor and there is not an issue with seven spaces.
- Will need to know frequency of delivery vehicles.
- Will need landscape.
- Need to verify signage.

Ms. Aniol reported that applicant had removed two trees from the property, one of which was dying and will replace them with four trees.

Motion Phillips; support Carty to postpone approval of the site plan to allow applicant to address the configuration of the site, west elevation, address other outstanding issues, and subject to Special Use approval by City Council.

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

Nays: None

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:

- DDA released a Request for Qualifications (RFQ) for 3045 Broad Street that went out last week.
- The City and the Dexter Area Chamber of Commerce have partnered for a Retail Market Study grant.
- SEMCOG General Assembly meeting to be held at the Detroit Zoo.
- The DDA is looking at International Council of Shopping Centers (ICSI) for trends and information.
- Legislative action at the State Road and Economic Development Committee maybe cutting funding for Michigan Economic Development Corporation (MEDC) and Pure Michigan.
- Question – Any news on the DDA district expansion at the Busch’s lot, a Mexican restaurant coming in, Mill Creek Sports or Huron Camera?
(No)
- There has been talk with AR Brouwer on a possible mixed density development at Baker and Grand.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. ACTION ITEMS

A. OLD BUSINESS

None

B. NEW BUSINESS

1. Variety Die and Stamping Combined Site Plan Review – Discussion and possible action regarding a proposed approximately 7,500 sq. ft. building addition at 2221 Bishop Circle East.

Laura Kreps of Carlisle Wortman reviewed concerns, clarifications, and other additional information. She also mentioned a request for landscape requirement modifications.

Ms. Aniol identified the landscaping needs.

Allison Bishop representing the applicant, AR Brouwer, further explained the waiver request for landscaping.

Motion Phillips; support Smith based on information provided by the applicant at the June 1, 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 Combined Site Plan Review for

Variety Die and Stamping at 2221 Bishop Circle East, subject to the following conditions:

- Recommendations in the Planning Consultant (CWA) review letter, dated May 18, 2015, with the exception to allow parking in the required front yard, 2 loading spaces and waive the requirement for 8 trees.
- Recommendations in the Engineering Consultant (OHM) review letter, dated May 20, 2015 and the review letter from the DAFD dated, May 10, 2015.

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

Nays: None

Motion carries

2. Carlisle Wortman proposal to update the Zoning Ordinance

Motion Schmid; support Smith to recommend the proposal from Carlisle Wortman to City Council to update the Zoning Ordinances for the City of Dexter.

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

Nays: None

Abstain: Donaldson

Motion carries

IX. DISCUSSION ITEMS (no action)

None

X. PROPOSED BUSINESS FOR NEXT AGENDA

- A. **July 6, 2015:** Northern United Brewing Company request for on-site eating operations.
Site Plan for Strawberry Alarm Clock.
Election of Officers.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Donaldson to adjourn at 9:37 PM.

Unanimous voice vote approval.

XIII.COMMUNICATONS

- Letter dated May 25, 2015, from Linda and Mark Smith, 4144 West Liberty Road, Ann Arbor, property owners at 8080 Huron Street RE: 3441 Broad Street.
- Email dated May 28, 2015, from Abby O'Haver, 3294 Broad Street, Dexter RE 3441 Broad Street.
- Email dated May 28, 2015, from Al Maghes, 3924 Pineview Drive, Dexter, property owner at 8069 Thirds Street RE: 3441 Broad Street.
- Letter dated May 29, 2015, from Father Kotsis, 3109 Scio Church Road, Ann Arbor, RE: 3441 Broad Street.
- Email dated May 28, 2015, from Al Maghes, 3924 Pineview Drive, Dexter, RE: 3441 Broad Street.
- Email dated June 1, 2015, from Jack Savas, owner of 3441 Broad Street, RE: Waste Management trash collection.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: July 6, 2015