

**CITY OF DEXTER
PLANNING COMMISSION
WORK SESSION
MONDAY, JANUARY 4, 2016**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:05 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

Matt Kowalski	Thomas Phillips-arr 6:17	Jim Carty
Jack Donaldson	Alison Heatley	Marni Schmid
James Smith	Scott Stewart-AB	Tom Stoner

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

II. ZONING ORDINANCE UPDATE:

Article IV, Non-Conformities

Article XXII, Administration and Enforcement

Article XXIV, Zoning Board of Appeals

Laura Kreps from Carlisle Wortman Associates presented zoning ordinance updates. Articles IV and XXII were incomplete and need to be revisited with the addition of missing pages. Article XXIV was reorganized changing the titling of Board of Zoning Appeals to Zoning Board of Appeals based on the requirements of the Zoning Enabling Act.

III. DISCUSS CONCEPT PLAN FOR SOUTHWEST CORNER OF GRAND & BAKER

Ms. Aniol stated there was a pre-application meeting for the proposed development at corner of Grand and Baker. She also reviewed Article 19, Planned Unit Development process and explained that this Article was significantly amended in 2007. Since then, the Planning Commission has not had the opportunity to apply the new standards and provisions of the Article. Ms. Aniol identified additional information would be required for such a development. Discussion followed.

IV. ADJOURNMENT

Chairman Kowalski adjourned the meeting at 7:05 PM

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: February 1, 2016