

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 4, 2016**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:05 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-AB

Jim Carty
Marni Schmid
Tom Stoner

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

II. APPROVAL OF THE MINUTES

1. Work Session – December 7, 2015
2. Regular Meeting – December 7, 2015

Motion Smith; support Donaldson to approve the minutes of the Work Session of December 2, 2015 and the Regular Meeting of December 2, 2015 as posted.

Unanimous voice vote approval with Commissioner Stewart absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Schmid to approve the agenda with corrections to the date of the Work Session minutes and Regular Meeting minutes from December 2, 2015 to December 7, 2015.

Unanimous voice vote approval with Commissioner Stewart absent.

IV. PUBLIC HEARING(S)

- A. Master Plan Amendment** - Public hearing to consider a proposed amendment to the Master Plan regarding Oil and Gas Drilling Operations. Discussion and possible action on the proposed amendment following public hearing.

Staff Report: Laura Kreps of Carlisle Wortman Associates explained the provisions and process of the amendment involving oil and gas drilling in the City.

Chairman Kowalski opened the Public Hearing at 7:15 PM. There was no one in the audience to speak to the issue. Mr. Kowalski closed the hearing at 7:16 PM.

Motion Smith; support Donaldson to postpone action on the Master Plan Amendment until the February 1, 2016 meeting.

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

Nays: None

Absent: Stewart

Motion carries

- B. RZ 2015-02 First Street Park Rezoning** - Public hearing to consider a city initiated rezoning of property located at the intersection of Edison and First Streets, known as First Street Park, from R-3 Multiple Family Residential and I-1 Limited Industrial to PP, Public Park District. Discussion and possible action on the rezoning request following the public hearing.

Staff Report: Ms. Aniol reviewed the rezoning proposal of both the R-3 and I-1 parcels to PP, Public Park

Chairman Kowalski opened the Public Hearing at 7:23 PM. Paul Cousins .7648 Forest, Dexter explained that although this property was designated as park land but was given as special land use by the request of the Dexter Ringers. Mr. Cousins addressed the issues of noise, signage (supposed to be a sign there) and cutting down of trees (only for the cleanup of the area). He encouraged the Commission to pass the rezoning so that the work on the park can move forward. He reminded the group that the City has designated \$5000 for a shelter with matching funds and labor to be provided by the Horseshoe Club and that this property is formally known as First Street Park. Mr. Kowalski closed the public hearing at 7:27 PM.

Motion Phillips; support Stoner based on the information provided at the January 4, 2016 Planning Commission meeting and pursuant to Section 23.05, Criteria for Amendment of the Official Zoning Map, the Planning Commission recommends that City Council approve the request to rezone a portion of First Street Park (08-08-05-235-006), located at the intersection of Edison and First Streets, from R-3 Multiple Family Residential and I-1 Limited Industrial to PP Public Park.

Commissioner Comments: Mr. Carty expressed that his opinion on the rezoning has not changed.

Ayes: Phillips, Donaldson, Heatley, Schmid, Stoner, Smith and Kowalski

Nays: Carty

Absent: Stewart

Motion carries 7 to 1

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

Mr. Kowalski encouraged Commissioners to look into the PUD zoning and visit the Brouwer site on Baker/Grand Streets. Question – Were there any mixed use non-residential development proposals for the property? (The developer is not in favor of mixed use commercial.)

B. Planning Commissioners and Council Ex-Officio Reports

Council Member Smith reported that City Council looked at an ordinance for licensing push carts at their December 14 meeting. This will come back for a vote in January. Discussion followed.

Mr. Smith also reported that at the December 28 meeting, a question was raised regarding the popularity of drones and do we need an ordinance for them even though they are required to be licensed. Discussion followed.

C. Community Development Office Reports – Michelle Aniol

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

- The Huron Camera Building was under contract with Steve Brouwer, but it is back on the market as remodeling was too expensive.
- City Council accepted the recommendation from the DDA and selected Foremost Development Company as its development partner for the RFQ for the 3045 Broad Street project. Discussion followed.
- A preliminary report on the Downtown Retail Market Study was given at the December 17 DDA meeting.
- Question – What is the status of the nano brewery on Grand Street? (It will not work in that area.)
- Question – What is the status of the Strawberry Alarm Clock? (No update at this time.)

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. CIP FY2016-2021 – Review updates to CIP worksheets, Section 2-10.

Commissioner Phillips commented on Project 10.05, the Huron Farms Connector and that the scoring should be higher than listed.

Ms. Aniol stated that in February, Planning Commission will see the Parks and Recreation Commission's CIP changes. In March, Planning Commission will see the entirety of the CIP as part of a Public Hearing and possibly approve it either in March or April. The Commission expressed a desire to review the full draft before the public hearing.

X. PROPOSED BUSINESS FOR NEXT AGENDA – FEBRUARY 1, 2016

A. Work Session

1. Zoning Ordinance Update
2. Master Plan Amendment

B. Regular Meeting

1. CIP review

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Carty to adjourn at 8:14 PM.

Unanimous voice vote approval with Commissioner Stewart absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: February 1, 2016