

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, JULY 5, 2016**

**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  
Jack Donaldson -ab  
James Smith

Thomas Phillips -ab  
Alison Heatley  
Scott Stewart

Jim Carty  
Marni Schmid  
Tom Stoner-arr 7:03

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

**II. APPROVAL OF THE MINUTES**

1. Work Session minutes – June 6, 2016
2. Regular Meeting minutes – June 6, 2016

Motion Smith; support Schmid to approve the minutes of the Work Session of June 6, 2016 with one correction on Page 1, should read *Mr. Hanes addressed the topic of what a city or municipality...*

Unanimous voice vote approval with Commissioners Donaldson, Phillips and Stoner absent.

Motion Smith; support Stewart to approve the minutes of the Regular Meeting of June 6, 2016 with the following correction on Page 4, the motion by Phillips, *including the following* should read *which only includes the following*.

Also during the approval of the minutes was discussion on the motion on Page 4 as to what was Planning Commission's intent regarding the DAFD recommendation regarding fire suppression that would make this recommendation a requirement? Ms. Aniol explained that the applicant for Grandview Commons had requested reconsideration of one of the conditions of approval, specifically the one regarding DAFD's recommendation for a fire alarm system and fire suppression for all buildings. Discussion followed and the Commission determined Mr. Phillips input was necessary because he made the motion. The Commission directed Ms. Aniol to put the discussion on the agenda for the Special Planning Commission meeting on July 19, 2016.

Unanimous voice vote approval with Commissioners Donaldson and Phillips absent.

### **III. APPROVAL OF THE AGENDA**

Motion Schmid; support Stoner to approve the agenda as presented.

Unanimous voice vote approval with Commissioners Donaldson and Phillips absent.

### **IV. PUBLIC HEARING(S)**

#### **A. NONE**

### **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 will meet Thursday, July 7 to review the art selection criteria.

Commissioner Carty – The residents in Huron Farms are disappointed with the road re-surfacing and the quality of the roads from the work that was performed. Discussion followed

Commissioner Smith – A sidewalk requirement on new builds in the City came before Council. This is a property on the corner of Hudson and Forest and is required per general code to install sidewalks even though they would not connect either on Forest or Hudson. I would not support the code requiring sidewalks that do not connect. Discussion followed. Also discussed was a letter from the Manager of Hackney Hardware and the two-hour parking limit in downtown Dexter which doesn't appear to be enforced.

#### **C. Community Development Office Reports – Michelle Aniol**

No new verbal updates.

### **VII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

## **VIII. OLD BUSINESS**

### **A. Oil and Gas Drilling Operations – Review attorney comments.**

Ms. Aniol reviewed the City Attorney's comments and in particular two expressed prohibitions. Discussion included the awareness of the prohibition, but to go forward with the ordinance to include the prohibitions and proceed with the Public Hearing.

## **IX. NEW BUSINESS**

### **A. Amendments to the Zoning Ordinance – Review and discuss**

- 1) Proposed amendments to Article 19, Planned U revisions to Article (PUD) Regulations.

Ms. Kreps discussed the PUD process and how to efficiently streamline the process in order to move the development process along. She asked for feedback and Ms. Aniol shared her thoughts on the process. Discussion followed and it was decided to move forward with Staff's modified process.

- 2) Revision to proposed amendments to Article 4, Non-Conformities and Article 21, Site Plan Review.

Ms. Kreps highlighted areas of modification. The consensus was to move forward with these modified sections.

### **B. Election of Officers**

Motion Carty; support Smith to re-elect the current slate of officers – Matt Kowalski, Chairman; Thomas Phillips, Vice-Chairman; and Marni Schmid, Secretary.

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

Nays: None

Absent: Donaldson and Phillips

Motion carries

## **X. PROPOSED BUSINESS FOR NEXT AGENDA – JULY 5, 2016**

- A. Special Meeting, Tuesday, July 19, 2016 at 7:00 PM – Special land use Request for a Group Day Care Home at 7541 Ann Arbor Street**

- B. Clarification of Grandview/DAFD Recommendation**

- C. Regular Meeting, Monday, August 1, 2016 - TBD**

**XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**XII. ADJOURNMENT**

Motion Heatley; support Smith to adjourn at 8:38 PM.

Unanimous voice vote approval with Commissioners Donaldson and Phillips absent.

**XIII. COMMUNICATIONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: September 6, 2016