

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

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 7:03 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 - AB  
Marni Schmid  
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Doug Lewan, Carlisle Wortman; residents and media.

**II. APPROVAL OF THE MINUTES**

1. Work Session – March 7, 2016
2. Regular Meeting – March 7, 2016

Motion Smith; support Stewart to approve the minutes of the Work Session of March 7, 2016 and the Regular Meeting of March 7, 2016 with the following corrections

- Regular Minutes, page 5, Commissioner Smith's comments, reverse the sentences to read... Not consistent with public benefit. The duplexes are at odd angles on the plan where other buildings are squared up.

Unanimous voice vote approval with Commissioner Carty absent.

**III. APPROVAL OF THE AGENDA**

Motion Smith; support Donaldson to approve the agenda as presented.

Unanimous voice vote approval with Commissioner Carty absent.

**IV. PUBLIC HEARING(S)**

- A. CIP FY 2016-2021** – Public Hearing to consider the proposed Capital Improvements Plan (CIP) for FY 2016-2021. Discussion and possible action to adopt plan following public hearing.

Ms. Aniol introduced the CIP and acknowledged the change requested by the Planning Commission to retain the Main Street Underpass in the CIP. Also reviewed were grammatical and other small corrections.

Chairman Kowalski opened the Public Hearing at 7:18 PM. Joan Whinihan of 7581 Ann Arbor Street, Dexter spoke about the removal of the Dog Park in the CIP and would like to have this portion reconsidered. As there were no other speakers, the Public Hearing was closed by Chairman Kowalski at 7:20 PM.

Motion Smith; support Donaldson to approve the FY 2016-2021 CIP and recommend it to the City Council for acceptance with the reinstatement of the Phase 2 Main Street Underpass Intersection (10.02) into the CIP as a placeholder.

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

Nays: None

Absent: Carty

Motion carries

## **V. PRE-ARRANGED PARTICIPATION**

None

## **VI. REPORTS**

### **A. Chairman Report – Matt Kowalski**

None

### **B. Planning Commissioners and Council Ex-Officio Reports**

Commissioner Schmid reported that the Art Selection Committee will meet on April 20, 2016 at 7 PM at Creekside School. They will be looking at two items – one for Lion's park from the Dexter Lions and one at the corner of Central and Huron Street from the Ann Arbor Bike Club. The Parks and Recreation Commission is looking for another commissioner to fill the empty slot.

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

Ms. Aniol provided her report in the packet. In addition she provided the Commission with information on the following:

- There will be a public meeting on Saturday, April 16, from 12-4 PM at the Dexter District Library. This will be the kick-off meeting for the re-development of 3045 Broad Street (DAPCO property).
- Mr. Breyer reminded Planning Commission that next month following the meeting will need to set up for the May election.

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

None

## **VIII. OLD BUSINESS**

**A. PUD-AP 2016-01 Grandview Commons** – Planned Unit Development (PUD) Petition and Area Plan, submitted by Steve Brouwer, on behalf of MMB Equities, LLC for a mixed-residential development at the southwest corner of Grand Street and Baker Road (7931 Grand Street; Parcel ID 08-08- 06-155-001, 7905 Grand Street; Parcel ID 08-08-06-427-001 and Vacant Baker Road; Parcel ID 08-08-06-427-002). Planning Commission postponed action on March 7, 2016, following the public hearing to April 4, 2016. Applicant has requested Planning Commission postpone action to the May 2, 2016 meeting.

Motion Donaldson; support Phillips to postpone action on PUD-AP 2016-01 Grandview Commons until the May 2, 2016 Planning Commission meeting.

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

Nays: None

Absent: Carty

Motion carries

**B. Zoning Ordinance Update** - Review and discussion draft amendments regarding District Use Table, Article 4, Non-Conformities, Article 23 Amendment Procedure, Article 8, Special Land Use, Article 21, Site Plan Review, and a new Article for Site Condo Procedures.

Doug Lewan of Carlisle Wortman reviewed the items listed on the District Use Table with input from Planning Commissioners.

## **IX. NEW BUSINESS**

**A. Lions Park Playground** – Discussion of a text amendment to the zoning ordinance to allow an expansion of Lion’s Park to add a playground. A discussion of the proposed site plan will also be conducted.

Ms. Aniol introduced the text amendment that will be presented at a Public Hearing at the May 2 meeting that will facilitate the installation of equipment at Lion’s Park. Discussion followed.

## **X. PROPOSED BUSINESS FOR NEXT AGENDA – MAY 2, 2016**

### **A. Work Session**

1. Zoning Ordinance amendments regarding oil and gas drilling operations and other updates.

### **B. Regular Meeting**

1. PUD-AP 2016-01 Grandview Commons – Area Plan Review
2. TAZO 2016-01 Text Amendments to Articles 2 and 10 – Public Hearing
3. CSPR 2016-02 Lions Park Playground – Combined Site Plan Review

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

None

**XII. ADJOURNMENT**

Motion Stoner; support Donaldson to adjourn at 9:30 PM.

Unanimous voice vote approval with Commissioner Carty absent.

**XIII. COMMUNICATIONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: May 2, 2016