

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

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

The meeting was called to order at 6:10 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

Matt Kowalski  
Jack Donaldson  
James Smith

Thomas Phillips-AB  
Alison Heatley  
Scott Stewart

Jim Carty -AB  
Marni Schmid  
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Doug Lewan, Carlisle Wortman Associates; Shawn Keough, City of Dexter Mayor; Zach Michels; Dexter Council Member; Justin Breyer, Assistant to the City Manager; Allison Bishop, AR Brouwer; residents and media.

**II. PUD-AP 2016-01 GRANDVIEW COMMONS  
Discussion of a Revised Layout Concept**

Allison Bishop of AR Brouwer reviewed the revisions of the Grandview Commons project paying attention to requests by Planning Commission to address the 12 Unit apartment buildings and align the layout of the duplexes. Ms. Bishop asked for comments on the conceptual design and any feedback from Commissioners. Discussion followed

Commissioners Donaldson commented that he likes the layout, the inclusion of a picnic area and lesser density. Also mentioned was the placement of the water mains and inquired if there placement could be also rolled into the DAPCO rebuild.

Ms. Aniol commented on Fire Inspector Dettling's comments on the layout. Discussion followed on road widths.

Ms. Aniol gave an overview of the process she used to understand the design of the parcel with a possible alternative layout. Discussion followed on the placement of a building facing Baker Road versus the use of open space.

**III. ADJOURNMENT**

Chairman Kowalski adjourned the meeting at 6:59 PM.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: May 2, 2016