

**CITY OF DEXTER  
PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY, JULY 19, 2016**

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

The meeting was called to order at 7:04 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	Thomas Phillips –arr 7:11	Jim Carty
Jack Donaldson -ab	Alison Heatley	Marni Schmid-ab
James Smith	Scott Stewart-ab	Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Shawn Keough, Mayor; Donna Fisher and Julie Knight, Council Members; and residents.

**II. ACTION ON THE MINUTES FROM:** Minutes from the July 5, 2016 regular meeting will be considered on August 1, 2016.

**III. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval with Commissioners Donaldson, Schmid and Stewart absent.

**IV. PUBLIC HEARING(S)**

**A. SLU #2016-02 Group Day Care Home, 7541 Ann Arbor Street,** Public Hearing to consider a Special Land Use request for a group day care home at 7541 Ann Arbor Street, submitted by Becky Murillo. Discussion and possible action to follow the public hearing.

Ms. Aniol introduced Becky Murillo, owner of the group day care proposed for 7541 Ann Arbor Street. Ms. Murillo has previously operated a group day care on the corner of Hudson and Fourth Streets and wishes to move her day care to her new residence. Ms. Aniol reviewed the eight criteria for special land use and the standards for operation.

Ms. Murillo introduced herself and answered the question of her hours of operation as 6:30 AM to 5:30 PM.

Chairman Kowalski opened the Public Hearing at 7:20 PM. The following residents spoke:

- Jeff Bradley of 3105 Kensington, Dexter spoke about his concerns of noise issues in the area with a day care as well as the increase of possible traffic along the alley which backs up to his property. He stated that he was not in favor of this business.
- Jeff Mace of 3125 Kensington, Dexter expressed concerns of three other properties near Ms. Murillo's property that are currently vacant and that they could become businesses also.
- Julie Knight of 7765 Third, Dexter and a current neighbor of Ms. Murillo stated that Ms. Murillo has done a great job with her day care business at Hudson and Fourth.
- Shawn Keough of 8222 Webster Drive, Dexter inquired about Ms. Murillo's application for a fence and that it would require agreement with adjacent property owners. Ms. Aniol explained that the fence would not be located on property lines but inside them due to mature trees.

Motion Carty; support Phillips based upon the information provided by the applicant and staff at the July 19, 2016 Special Planning Commission meeting, and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission finds the proposed group home at 7541 Ann Arbor Street meets the requirement for special use approval. Therefore, the Planning Commission recommends that City Council approve the Special Land Use application for a group day care home at 7541 Ann Arbor Street.

In making this determination, the following additional conditions shall apply:

1. The alley shall not be used for business purposes, and
2. The driveway shall not be used for business purposes.

Planning Commission discussion:

Carty – What impact would it have on your business if you didn't open until 7 am? (It would have quite an impact on 2 or 3 clients.)

Smith – How many drop-offs and pickups do you have daily and times? (Have 6 drop-offs and 6 pickups with the earliest at 6:40 am and most have arrived by 8:00 am. Pickup begins about 4:30 pm). Ms. Murillo stated that her children are picked up by the bus at 7:00 am, which means folks are already up that early in the morning. Being on Ann Arbor Street, are you aware of snow removal? (In the past I have shoveled a space for drop-off and will do so here.)

Vote:

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

Nays: None

Absent: Donaldson, Schmid and Stewart

Motion carries

## V. PRE-ARRANGED PARTICIPATION

None

## **VI. REPORTS**

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

None

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

None

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

Ms Aniol gave the following updates:

- The Home Store and Nichols & Stafford are relocating to the former Huron Camera building and will be called 3bird. They hope to be open and operational by the end of July.
- Mill Creek Sport Center has been sold but not looking to come into the City at this time.

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

None

## **VIII. OLD BUSINESS**

**A. PUD #2016-01 Grandview Commons**, discussion and possible action to amend condition of approval #4, Recommendations, as cited in DAFD review dated May 11, 2016, specifically fire alarm monitoring systems and fire suppression for all buildings.

Motion Phillips; support Carty to amend the motion adopted on June 6, 2016 to recommend conditional approval of PUD-AP 2016-01 Grandview Commons PUD Petition and Area Plan to City Council by striking condition #4, Recommendations, as cited in the DAFD review dated May 11, 2016, and inserting Fire Protection Ordinance requirements, as cited in the DAFD review dated May 11, 2016.

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

Nays: None

Absent: Donaldson, Schmid and Stewart

Motion carries

## **IX. NEW BUSINESS**

None

## **X. PROPOSED BUSINESS FOR NEXT AGENDA – AUGUST 1, 2016**

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

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

Shawn Keough of 8222 Webster Drive, Dexter gave an update on the 3045 Broad Street project. There will be a fourth meeting with Foremost Development around the second or third week of August and Mayor Keough invited all to attend. He stated that these meetings do not preclude the work of the Planning Commission on such a project but they do look to see if what is presented is a viable project.

The following questions were asked to Mayor Keough:

- Commissioner Carty - Where is the City on a new firehouse project? (No closer than we have been in the past and no decision has been made. The City does own some property, but doesn't have any funding plans in place.)
- Commissioner Phillips - What is the update on the moving of the DTE sub-station? (DTE is walking the property on Dan Hoey and doing their due diligence on the project. We have an estimate of \$360,000 to take down the current building and 6-8 months to relocate the transformer and lines.) Commissioner Carty: When will we see the take down of the building? (The developer would like to present his plan to the Planning Commission in the fall and schedule the building take down at the same time.)

Mayor Keough also discussed the reconstruction of the Shield Road Bridge in 2017 and that the City will need to relocate the water main that was previously installed with the Road Commission's approval at the City's expense.

Commissioner Carty – Will they resurface Shield Road? (We would like them to do so.)

Mayor Keough also spoke about the recent road construction projects in the City.

## **XII. ADJOURNMENT**

Motion Carty; support Smith to adjourn at 8:05 PM.

Unanimous voice vote approval with Commissioners Donaldson, Schmid and Stewart absent.

## **XIII.COMMUNICATONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: \_\_\_\_\_