

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 6, 2017**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 PM by the Chairperson Matt 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-ab
Tom Stoner-arr 7:17

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Recording Secretary; Laura Kreps, Carlisle Wortman (CWA); Patrick Droze, Orchard, Hiltz & McCliment (OHM); Shawn Keough, Dexter Mayor; Julie Knight, Dexter Council Member; and residents.

II. APPROVAL OF THE MINUTES

1. Work Session minutes – January 3, 2017
2. Regular Meeting minutes – January 3, 2017

Motion Smith; support Carty to approve the minutes of the Work Session of January 3, 2017 and the Regular Meeting of January 3, 2017 with the following corrections of the Regular Meeting minutes:

- Page 3, under Call to Order, remove *Vice-Chairperson Tom Phillips in the absence of*.
- Page 4, under Public Hearing A, kayak delivery should be *kayak livery*.
- Page 5, under Commissioner Comments – Smith last line, add the word like to sentence - I would also *like* to see a recycling area...
- Page 7, under Public Hearing, correct first sentence to read Public hearing to consider special land *use*, not land sue...
- Page 9, Under Old Business, motion for A, add the word *approval* following recommends.

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

III. APPROVAL OF THE AGENDA

Motion Donaldson; support Carty to approve the agenda with the following amended changes in the speakers for Item V - Pre-arranged Citizen Participation to read as follows:

- A. David Werner, 7249 Eaton Court.
- B. Matt Keefe, 7234 Eaton Court.
- C. Claudia Werner, 7249 Eaton Court.
- D. Martha Keefe, 7234 Eaton Court.
- E. Karen James, 7923 Eaton Court.

Unanimous voice vote approval with Commissioner Schmid, Stewart and Stoner absent.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED PARTICIPATION

- A. David Werner, 7249 Eaton Court, on behalf of the Eaton Court HOA regarding Rainbow Rascals' Child Care Facility
- B. Matt Keefe, 7234 Eaton Court regarding proposed Rainbow Rascal site plan.
- C. Claudia Werner, 7249 Eaton Court regarding proposed Rainbow Rascal site plan.
- D. Martha Keefe, 7234 Eaton Court regarding proposed Rainbow Rascals site plan.
- E. Karen James, 7923 Eaton Court regarding proposed child care development on the MAV property.

Written comments included in the packet.

David Werner of 7249 Eaton Court, Dexter representing the Eaton Court Condo Association state that the Condo Association is not against the proposed development but do have some concerns regarding the site elevation and potential for flooding; storm water runoff; the impact of the daycare on traffic and the need for a second entry way to the property; and light pollution during nighttime hours.

Matt Keefe of 7234 Eaton Court, Dexter told of his concerns over storm water runoff into Eaton Court. He also stated his concerns about a clause in the master deed regarding storm water detention and who would pay for this.

Claudia Werner of 7249 Eaton Court, Dexter spoke of two concerns she has. One is the high potential for flooding to occur in Eaton Court and she would like to have Rainbow Rascal's include a drainage control system on their site plan to manage runoff with the City handling the of the developments drainage. The second concern Ms. Werner spoke of was the issue of traffic and congestion there would be at mornings and afternoons. She is requesting an alternate entrance off of Dexter Ann Arbor Road to the site.

Martha Keefe of 7234 Eaton Court, Dexter also expressed concerns with the traffic caused by parents bringing and picking up children and that Eaton Court is posted

with signage of No Thru Traffic. She would propose the use of an entrance/exit off of Dexter Ann Arbor Road.

Karen James of 7923 Eaton Court, Dexter addressed the following issues: 1) Easement for storm water, address this issue one time with a solution and involve MAV; 2) We were told there would be a traffic study, however, what was included in the proposal was one done in Wisconsin. A traffic study needs to be specific to this site; and 3) Change the driveway to the site and include one on Dexter Ann Arbor Road.

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Smith:

- Last Monday, City Council and the Facilities held a joint meeting with no action as of yet on new facilities.
- I would like to see in the reporting of actions from the City Council and Planning Commission, the recorded vote and include the extension date of the site plan for Mill Creek Terrace.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- City Council took action at their last meeting on the following – NUBCo application for Special Land Use, Mill Creek Terrace 5th Extension site plan approval, Grandview Commons Amendment for Approved Area Plan for PUD, and Grandview Commons PUD Final Site Plan.
- At the Annual Economic Development Corporation meeting there was discussion of looking for ways for the City to move forward with high speed internet throughout the City and not just as it currently is in the Industrial Park.
- Master Plan – I have asked City Council and will ask Planning Commission to put Zoning Ordinance work on the back burner and move forward with a RFP for doing a new Master Plan. This will be discussed at the Council's Goals Setting work session.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Shawn Keough of 8222 Webster Drive, Dexter commented on a remark from Chairman Kowalski about not being able to talk about the agenda items unless

being a pre-arranged speaker. He will submit comments of the Rainbow Rascal's site plan in writing. Mayor Keough did speak about the remaining portion of the MAV property on Dexter Ann Arbor Road and that the City Council is interested in this site for a new fire hall.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. Huron River Watershed Council (HRWC) Water Trail Town Action Plan – Discussion only, follows presentation by Laura Kreps, CWA on behalf of the HRWC.

Ms. Kreps reported on the Huron River Watershed Council's strategic plans to set up Trail Towns along the Huron River and that Dexter is one of those Trail Towns. Ms. Kreps noted that preliminary plan is included in the meeting packet.

Question – How much funding is the HRWC providing for this plan? (They are not providing funding, just the plan. Dexter's Park and Recreation Commission does have parts of the Action Plan in their planning for the coming years.) Discussion followed.

It was suggested to provide notes or comments to Ms. Kreps or Ms. Aniol. Planning Commission could possibly schedule a work session on this topic if needed.

B. AP2016. 17-20 Preliminary Site Plan Review, Rainbow Child Care, Rainbow Rascals Dexter LLC. Consider preliminary site plan for a child care center, located at the corner of Dexter Ann Arbor Road and Eaton Court. Discussion and possible action to recommend plan to City Council.

Staff:

Ms. Kreps of Carlisle Wortman reviewed the Preliminary Site Plan and noted in particular the following: the request for 37 parking spaces versus the 19 spaces recommended; the site access off of Eaton Court; the landscaping on the site, flipping the building and parking to bring the building closer to front of the property, pedestrian connection to Eaton Court, and traffic impacts for Eaton Court.

Mr. Droze of Orchard Hilts & McCliment is looking at a drainage area plan and addressed the storm water management with the use of a swale to be constructed along the border of the property. Also the need to consider possible impervious surface increase and the costs for stormwater removal. Mr. Droze reported on the need for a traffic study based on Dexter. Discussion followed.

Ms. Aniol also expressed concerns with stormwater, traffic, parking and screening of the property. She noted that the applicant has been working with Eaton Court residents on these issues. She stated that the DAFD is requesting a second access point to the property.

Applicant: Reid Fenton of 814 Development addressed the Planning Commission as the developer of the property. He stated that he took to heart all that has been said by residents and reported that they will be able to have an additional curb cut onto Dexter Ann Arbor Road and that they will make the access onto Eaton Court a right turn only. He explained the need for additional parking due to staffing. They plan to route all drainage to pipes and into catch basins and not into the backyard of Eaton Court and are happy to contribute to the maintenance of retention ponds system of Eaton Court. He noted that there are no 8-inch trees on the site. He also spoke to the suggestion of flipping the building and the lighting which will be camouflaged with the landscaping and turned down when not in use during the night.

Motion Carty; support Donaldson based on the information provided by the applicant and reflected in the reviews of staff, CWA, OHM and DAFD, the Planning Commission moves to postpone action on AP2016, 17-20 PSPR Rainbow Child Care Center Preliminary Site Plan dated January 11, 2017 until March 6, 2017, to allow the applicant move time to address the following:

1. Comments and concerns in staff's review dated February 2, 2017;
2. Recommendations cited in the CWA review letter dated, January 20, 2017;
3. Recommendations cited in the OHM review letter dated, January 30, 2017;
4. Recommendations cited in the DAFD review letter dated, January 23, 2017; and
5. Pro rata agreement on the stormwater with the Eaton Court Condominium Association.

Commissioner Comments:

Carty – Thank you to the developer for coming to the meeting. I too feel we need a proper traffic study. The optimum situation would be to have the entrance and exit only on Dexter Ann Arbor Road. Turning right only on Eaton Court is OK but not ideal.

Phillips – A traffic study should solve the issue of egress. The additional parking spaces is trivial. The building looks good facing the road. The activities on the north side also looks good.

Kowalski – Would like to see shifting the building perpendicular with parking on the sides and activities in the back. The exit on Eaton Court would be OK for a secondary exit, but main exit should be on Dexter Ann Arbor Road. I like the buffering proposed. There are other forms of lighting that shine down versus out.

Discussion followed on traffic, primary access traffic and orientation of the building on the property. Ms. Aniol polled the commission regarding the orientation of the building. Consensus was the orientation, as proposed was fine.

Vote:

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

Nays: None

Absent: Schmid and Stewart

Motion carries.

C. FY 2017-2013 Capital Improvements Program (CIP) 2017-2023 – Review and annual update to the City of Dexter CIP.

Ms. Aniol reported the work that has been done on the CIP with the help of Justin Breyer. It was suggested to hold a work session on the CIP.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A Regular Meeting, Monday, March 6, 2017 – 7:00 PM:

- 1. AP2016. 17 – 21 FSP Mill Creek Outdoor Adventure Center (anticipated)**
- 2. CIP – Schedule Public Meeting**

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Commissioner Donaldson inquired about the issue of seeing many outstanding items on proposed site plans and other proposals before going before City Council and feels that plans need to be more complete before moving forward. Discussion followed.

XII. ADJOURNMENT

Motion Heatley; support Smith to adjourn at 9:15 PM.

Unanimous voice vote approval with Commissioners Schmid and Stewart absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: March 6, 2017