

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 5, 2017**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:05 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-ab
Alison Heatley
Scott Stewart

Jim Carty-ab
Marni Schmid
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Sara Pizzo, Intern; Carol Jones, Recording Secretary; Jim Carson, Donna Fisher, and Julie Knight, City Council Members; and residents.

II. APPROVAL OF THE MINUTES

1. Regular Meeting minutes – May 1, 2017

Motion Smith support Stoner to approve the minutes of the Regular Meeting of May 1, 2017 as presented.

Unanimous voice vote approval with Commissioners Phillips and Carty absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioners Phillips and Carty absent.

IV. PUBLIC HEARING(S)

- A. AP2016.17-3 Major Amendment to Approved Area Plan – Dexter Crossing PUD; Applicant: Gordon and Sue Boucher, 501 Coventry Circle.** Public Hearing to consider a major amendment to the approved Area Plan for Dexter Crossing Planned Unit Development (PUD) to allow an increase in the maximum lot coverage from 30% to 33.5%.

Staff Report:

Ms. Aniol introduced the major amendment to the approved Area Plan for Dexter Crossing PUD and gave the reason for holding the Public Hearing. She noted that City Council did comment previously on the lot sizes and inquired if the Dexter

Crossing Homeowner's Association could request an increase in the maximum lot coverage on behalf of all of the homeowners. However, the Homeowner's Association informed staff that it was not interested in pursuing the matter; therefore, any future requests will come before the Planning Commission on a case by case basis.

Applicant:

Sue Boucher of 501 Coventry Circle, Dexter introduced herself and said that she and her husband moved to Dexter in December. She noted that the deck space is currently very small and they would like to increase the size to make it more functional.

Public Hearing:

Planning Commission Chairperson, Matt Kowalski, opened the Public Hearing at 7:12 PM. There was no one in the audience to address the Commission. The Public Hearing was closed by Mr. Kowalski at 7:13 PM.

Motion Smith; support Stewart based on the information provided by the applicant and staff, the Planning Commission finds AP2016.17-31 Application for Major Amendment to Approved Area Plan for Dexter Crossing Residential Planned Unit Development (PUD), submitted by Gordon and Sue Boucher meets the requirement of Section 19.13, and recommends approval of the request for 33.5% lot coverage to City Council, subject to the following condition:

1. The principal structure (i.e. house) shall not exceed 30% lot coverage.

Vote:

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

Nays: None

Absent: Phillips and Carty

Motion carries

- B. AP2016. 17-32 SLU, Special Land Use Request for an outdoor Eating Area at Dexter Creamery, 8106 Main Street; Applicant: Chris Jones.** Public Hearing to consider a special land use request to allow an outdoor eating area in the CBD, Central Business District, for the Dexter Creamery, located at 8106 Main Street.

Staff:

Ms. Aniol presented the request for the Special Land Use and reviewed the Special Land Use considerations.

Applicant

Chris Jones of 3223 Boulder Court, Dexter stated that he is happy to be a part of the community and that he is overwhelmed by Dexter's response to his business.

Public Hearing:

Planning Commission Chairperson, Matt Kowalski opened the Public Hearing at 7:23 PM. Fred Model of 7615 Grand Street, Dexter and owner of 8106 Main Street praised Chris Jones for the marvelous job he has done with the business. Donna Fisher of 3035 Inverness, Dexter welcomed Mr. Jones to the community

and gave a thank you to the Models for finding such a great tenant and business for 8106 Main Street. Mr. Kowalski closed the Public Hearing at 7:24 PM.

Motion Smith; support Stoner based on the information provided by the applicant and staff at the June 5, 2017 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council approve AP2016.17-32 Special Land Use application for the Outdoor Eating Area at Dexter Creamery, located at 8106 Main Street.

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

Nays: None

Absent: Phillips and Carty

Motion carries

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

Chairman Kowalski noted that officers will be elected at the July meeting.

B. Planning Commissioners and Council Ex-Officio Reports

None

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- Please check out the Huron Clinton Metropark Authority (HCMA) Master Plan for Hudson Mills and their change of plan for the take out location for kayaks. There is a meeting on Thursday, June 8 that Mayor Keough and I will be attending regarding the proposed change.
- Short-Term Rentals – Two identical bills, one in the Michigan Senate and one in the Michigan House to mandate Short-Term Rentals as permitted uses which undermines local zoning and regulations. Information is provided to contact the bill sponsors from the Senate and House.
- 7275 Joy Road – The owner of this property has confirmed that a medical marihuana operation is trying to buy this building. I will be meeting with an attorney and City Council will be adopting an ordinance banning such operations in the City. Discussion followed.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Courtney Fitzpatrick of 8391 Huron River Drive, Dexter and owner of Verapose Yoga Studio is looking to expand her business into a larger space. The business has been classified under dance/fitness but Ms. Fitzpatrick states that she operates more as a therapist on a professional basis. She would like to have her business classified as professional as she is looking at a new location.

James Lippens, 7945 Second Street, Dexter and President of the Dexter Area Chamber of Commerce brought up issues with signage in the City. Looking for some modification on temporary signage and in particular for events that are held over a period of weeks and not just a single day or weekend that will allow for more time to display signs. He commented on allowing advertising on signs in which businesses can take a tax deduction when supporting a non-profit entity. He also read a comment from a business owner regarding signage.

Annette Fraser of 7646 Grand Street, Dexter discussed signage and in particular signage for The Encore Theatre. In the City there are signs for businesses such as in the Industrial Park and she inquired if there could be a sign placed like those in the Industrial Park for the Encore.

VIII. OLD BUSINESS

A. AP2016. 17-30 Text Amendment to the Zoning Ordinance: POSTPONE consideration of texts amendments to the following Article in the City of Dexter Zoning Ordinance:

- Article I, Enacting Clause
- Article IV, Nonconformities
- Article VIII, Special Land Uses
- Article XIX, PUD Planning and Development Regulations for Planned Unit Development Districts
- Article XXI, Site Plan Review
- Article XXII, Administration and Enforcement
- Article XXIII, Amendment Procedure
- Article XXIV, Zoning Board of Appeals

Planning Commission postponed action following the Public Hearing on May 1, 2017, to allow for additional time to study proposed amendments.

Motion Smith; support Donaldson based on the information presented at the June 5, 2017 Planning Commission meeting, the Planning Commission moves to postpone the recommendation for the proposed amendments to Articles I, VI, VIII, XIX, XXI, XXII, XXIII, and XXIV, as cited herein until July 3, 2017 to allow staff and CWA time to address the concerns cited above.

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

Nays: None

Absent: Phillips and Carty

Motion carries

B. AP2016.17-28 CSP Variety Die and Stamping: Consideration of a Combined Preliminary and Final Site Plan for a 29,271 sq. ft. addition to an existing industrial building, located at 2221 Bishop Circle West.

Staff:

Ms. Aniol reviewed the Preliminary and Final Site Plan for Variety Die and Stamping. The Preliminary Plan was presented in May and approved and now they are coming back with the landscape plan in the Final Site Plan. Please note the pages 93 and 94 in the packet are not draft pages as marked. Ms. Aniol reviewed the modification request and the existing landscaping credit.

Motion Smith, support Heatley based on the information provided by the applicant, staff, the planning and engineering consultants, and the DAFD at the June 5, 2017 Planning Commission meeting, the Planning Commission finds AP2016.17-28 CSP Variety Die and Stamping Combined Site Plan, dated May 1, 2017 meets the requirements of Section 21.04, sub-section E.3, and recommends final site plan approval to City Council subject to the following conditions:

1. Staff review dated, June 5, 2017;
2. OHM review dated, May 23, 2017; and
3. DAFD review dated, April 8, 2017.

Vote:

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

Nays: None

Absent: Phillips and Carty

Motion carries

IX. NEW BUSINESS

A. Zoning for Yoga Studio (Discussion only)

Ms. Aniol reviewed the possible locations in the City where a yoga studio could be permitted. She also mentioned the request for this business to be classified as a professional business. Discussion followed and focused on possibly using a special land use.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. Regular Meeting, July 3, 2017:

AP2016. 17-26 CSP Rainbow Child Care Center

AP2016. 17-30 Text Amendment to the Zoning Ordinance

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Donaldson; support Stoner to adjourn at 8:18 PM.

Unanimous voice vote approval with Commissioners Phillips and Carty absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: July 3, 2017