

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

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:01 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-ab
Scott Stewart

Jim Carty
Marni Schmid
Tom Stoner

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

II. APPROVAL OF THE MINUTES

1. Regular Meeting minutes – February 6, 2017

Motion Donaldson; support Smith to approve the minutes of the Regular Meeting of February 6, 2017 as presented.

Unanimous voice vote approval with Commissioners Phillips and Heatley absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioner Phillips and Heatley absent.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid:

- The Art Selection Committee will meet on March 22, but I will not be able to attend.

Commissioner Smith:

- The Facilities Committee is looking for sites for the Fire Department. They are trying to have a recommendation to the City Council for the March 27 meeting.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- I have requested to City Council to put the Zoning Ordinance updates on hold while working on the Master Plan. Council would like to have Planning Commission hold a Public Hearing on those amendments to the Zoning Ordinance that have already been worked on and approved.
- City Council adopted the 2017-2022 Arts, Culture and Heritage Master Plan and the Donation Policy recommended by the Arts, Culture and Heritage Committee and the Parks and Recreation Commission.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. AP2016.17-23 FSP 8180 Main Street, Mill Creek Outdoor Adventure Center
– Consideration of the final site plan for a proposed tavern, outdoor eating area and commercial outdoor recreation use at 8180 Main Street.

Applicant:

Steve Brouwer of AR Brouwer gave an update on changes that have been made – the addition of more windows, elimination of the front porch, and signage. He also reported that they have addressed previous sited issues.

Consultant Reports:

Laura Kreps of CWA reported that the majority of items to be addressed are minor issues and she highlighted the consideration of waivers for eastern and western landscape buffer, tree replacement, illumination levels, and signage (Handout provided by AR Brouwer at meeting.)

Patrick Droze of OHM highlighted the retaining wall design for the northwest corner of the parking lot and stated that most of the other issues were minor issues.

Staff Reports:

Michelle Aniol gave a brief review of the project and the properties annexation into the City of Dexter. She highlighted areas of concern with the landscaping along the west and east buffers, tree replacement, signage, sidewalks, and land combination for one legal description for the property.

Motion Smith; support Carty based on the information provided by the applicant, staff, planning and engineering consultants and DAFD, the Planning Commission finds AP2016.17-23 FSP 8180 Main Street, Mill Creek Outdoor Adventure Center Final Site Plan, revision dated February 10, 2017 and the revised Photometric Plan, dated February 10, 2017 meets the requirements of Article XXI, of the Zoning Ordinance and recommends approval to City Council subject to the following conditions:

1. Staff review, dated March 6, 2017;
2. Carlisle-Wortman review, dated February 14, 2017;
3. OHM review and email, dated February 22, 2017;
4. DAFD review, dated February 16, 2017;
5. Approval of the Washtenaw County Road Commission and MDEQ;
6. Approval of the new drinking water well by Washtenaw County;
7. The applicant shall connect to the City's sanitary sewer system and pay the required connection fees; and
8. If the existing well fails, another well location cannot be found on the property, and the property owner requests to connect to the City water system, the property owner shall be responsible for all charges related to constructing a new water main and connecting the property to the water system.

Vote:

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

Nays: None

Absent: Heatley and Phillips

Motion carries

B. AP2016. 17-24 FSP 2830 Baker Road, Office Redevelopment – Consideration of the final site plan for the redevelopment of an existing building from a bar/lounge/bowling alley to general office use, at 2830 Baker Road.

Applicant:

Steve Brouwer of AR Brouwer highlighted minor changes in materials to be used on the building and presented proposed signage for the building.

Consultants:

Laura Kreps of CWA highlighted the following areas of concerns to be addressed by the applicant – tree replacement, turning radius in parking lot, landscaping concerns, outside lighting, signage (Proposed signage presented at the meeting.), windows, canopy over secondary entrance and additional features along the north and east elevations.

Patrick Droze of OHM spoke of issues to be addressed as the sidewalk easement, utilities, stormwater management, and permits.

Staff:

Michelle Aniol reported on the proposed redevelopment project at 2830 Baker Road. She highlighted her recommendations on parking, the ZBA variance, parking lot screening, alignment of the public sidewalk, trees, signage, sand volleyball court and storage of construction materials.

Motion Smith; support Stewart based on the information provided by the applicant, staff, planning and engineering consultants and DAFD, the Planning Commission finds AP2016, 17-24 FSP 2830 Baker Road Final Site Plan date, February 6, 2017, Photometric Plan, revision date February 10, 2017, and Elevation Plan. Revision dated, February 8, 2017 meets the requirements of Article XXI, and recommends the approval to City Council, subject to the following conditions:

1. Staff recommendations, as cited here;
2. CWA review dated, February 20, 2017, but not including recommendations #1 and #2;
3. OHM review and email dated, February 22, 2017; and
4. DAFD review dated, February 10, 2017.

Discussion:

Discussion followed on the sidewalk changes to be made during work on 2830 Baker and that there shall be no disruption of driveway access for the Dexter Pharmacy, to the extent possible. Mr. Brouwer stated that he would provide a week's notice to the Pharmacy as to when construction would take place.

Vote:

Ayes: Donaldson, Stewart, Stoner, Carty, Schmid, Smith and Kowalski.

Nays: None

Absent: Heatley and Phillips

Motion carries

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. Work Session, Monday, March 20, 2017 – 7:00 PM:

1. CIP Review

B. Regular Meeting, Monday, April 3, 2017 – 7:00 PM:

1. CIP – Schedule Public Hearing

2. Amendments to the Zoning Ordinance

3. Rainbow Child Care

4. Mill Creek Terrace / 150 Jeffords

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Donaldson to adjourn at 8:46 PM.

Unanimous voice vote approval with Commissioners Phillips and Heatley absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: April 3, 2017