

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 7, 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
Marni Schmid

Thomas Phillips-arr 7:01
Alison Heatley
James Smith

Jim Carty
Karen Roberts
Scott Stewart

Also present: Michelle Aniol, Community Development Manager, Patrick Droze, OHM; Laura Kreps, CWA; Lauren Evers, Dykema Gossett; Julie Knight, City Council member; and Carol Jones, Recording Secretary.

II. APPROVAL OF THE MINUTES

1. Regular Meeting minutes – July 3, 2017

Motion Smith support Donaldson to approve the minutes of the Regular Meeting of July 3, 2017 with the following correction:

Page 2, under Chairman Report – change the second sentence to read, *Ms. Roberts was introduced to Planning Commission.*

Unanimous voice vote approval with Commissioners Phillips absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval.

IV. PUBLIC HEARING(S)

A. AP2016.17-30 Text Amendment to the Zoning Ordinance - Public hearing to consider texts amendments to the City of Dexter Zoning Ordinance. Discussion and possible action following the Public Hearing. Amendments to following Articles are to be considered:

- 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

Staff Report:

Ms. Aniol reported on the 18-24 months of work on the Text Amendments and reviewed changes made since the July 3, 2017 Planning Commission meeting.

Public Hearing

Planning Commission Chairman Matt Kowalski opened the Public Hearing at 7:14 PM. Ted Tear of 8090 Huron Street, Dexter felt that the hearing should be postponed until City residents can obtain of copy of the amendments to see what the changes are. Chairman Kowalski closed the Public Hearing at 7:15 PM.

Motion Roberts; support Stewart pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on August 7, 2017, the Planning Commission recommends that City Council amends the following Articles, as cited herein:

1. Article 1, Enacting Clause
2. Article 4, Non-Conformities
3. Article 8, Special Land Uses
4. Article 19, PUD Planning and Development Regulations for Planned Unit Development Districts
5. Article 21, Site Plan Review
6. Article 22, Administration and Enforcement
7. Article 23, Amendment Procedure
8. Article 24, Zoning Board of Appeals

Vote:

Ayes: Carty, Donaldson, Heatley, Phillips, Schmid, Smith, Stewart, Roberts and Kowalski

Nays: None

Motion carries

B. 2017.18-01 Amendment to Special Land Use Approval - Public hearing to consider a major amendment to the Approved Site Plan of a Special Land Use for Outdoor Seating for Aubree's Pizzeria and Grill, located at 8031 Main Street. Discussion and possible action to follow the Public Hearing.

Staff Report:

Ms. Aniol reported on the requested change to Special Land Use by Aubree's. They would like to change the land use for outdoor seating from seven feet away from the building to abut up to the building for safety reasons. That would leave seven feet beyond the outdoor seating space for pedestrian traffic. What is proposed is consistent with the special land use.

Public Hearing:

Planning Commission Chairman Matt Kowalski opened the Public Hearing at 7:21 PM. Ted Tear of 8090 Huron Street, Dexter commented that there is an ordinance in the City of no skateboarding or bike riding on the sidewalk. It isn't Aubree's fault in requesting a change the City should post signage about sidewalk usage. Chairman Kowalski closed the Public Hearing at 7:22 PM.

Motion Heatley; support Smith based on the information provided by the applicant and staff at the August 7, 2017 Planning Commission meeting and pursuant to 8.08, Amendments to Special Land Use Permits, the Planning Commission recommends that the City Council approve AP2017.18-01 Amendment to Approved Special Land Use for Outdoor Seating at 8031 Main Street, Aubree's Pizzeria and Grill. The Special Land Use permit is granted with the following condition:

1. Review by the DAFD Fire Inspector.

Commissioner Comments:

Carty – I have a concern that the fire exits are now opening into the seating area.

Phillips – We are approving a zoning area for outdoor seating and not a seating arrangement.

Vote:

Ayes: Phillips, Smith, Roberts, Donaldson, Carty, Stewart, Schmid, Heatley and Kowalski

Nays: None

Motion carries

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

No report

B. Planning Commissioners and Council Ex-Officio Reports

No report

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided a verbal report on the following:

- I met with the owner of Drawers and Doors regarding their request for a tax abatement.
- A joint kick-off meeting for the Master Plan and Economic Development Strategy with Planning Commission and City Council is scheduled for September 5, 2017.

- I have received formal correspondence from Nate Pound on the Mill Creek Outdoor Adventure Center that the project is dead. He is now working with OHM and the County to close out the SESC permit and complete needed work on the property.
- The Null Tap House expansion is being re-evaluated.
- The 3045 Broad Street Redevelopment Committee met last week and is calling one developer back for a second interview to determine if this will be the developer for the project.
- There has been a request to have a food truck on a parcel of land on Broad Street and an eating area on another spot. I did suggest a 3.07 review but the property owner is not interested at this time to move forward with the food truck.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. AP2016.17-26 CSP Rainbow Child Care Center - Consideration of a revised Combined Preliminary and Final Site Plan for a proposed child care center, located at the northwest corner of the intersection of Dexter-Ann Arbor Road and Eaton Court.

Staff: Ms. Aniol reviewed the proposal from Rainbow Child Care Center and noted the following: uniform building setback, the curb cut, drainage, temporary construction access, and the corner feature. Also noted was a request for power washing of six condo units from the Eaton Court Homeowners Association.

Motion Phillips; support Stewart based on the information provided by the applicant, staff, planning and engineering consultants, and DAFD, the Planning Commission finds AP2016.17-25 CSP Rainbow Child Care Center Combined Preliminary and Final Site Plan, dated July 7, 2017 meets the requirement of Section 21.04, subsection E3, and recommends approval to City Council, subject to the following conditions:

1. The Planning Commission determines the proposed 59.5-foot building setback meets the uniform setback requirement of Section 15(B).02;
2. A cross access ingress/egress easement agreement, reviewed and approved by staff and OHM;
3. An executed and recorded Retention Pond Easement Agreement;
4. An executed and recorded Temporary Access Easement Agreement;
5. Staff review dated, August 1, 2017;
6. CWA review dated, July 18, 2017;
7. OHM review dated, July 16, 2017; and
8. DAFD review dated, July 14, 2017.

Commissioner Comments:

Roberts – The traffic study doesn't address the Dexter-Ann Arbor Road curb cut. I also have concern from the traffic study about the level of service for Eaton Court.
Carty – I appreciate all that you have done on the changes the Planning Commission requested.

Applicant – We do have an issue with relocating the Dexter-Ann Arbor Road sidewalk because this involves ADA issues.

Vote:

Aye: Stewart, Roberts, Heatley, Smith, Schmid, Donaldson, Phillips, Carty and Kowalski

Nays: None

Motion carries

IX. NEW BUSINESS

A. AP2017.18-03 Modification to Approved Site Plan for 2467 Bishop Circle East, Doors and Drawers (AP2016.17-17 CSP) – Consideration of a request to modify the approved landscape plan for Doors and Drawers to allow a reduction of required landscape buffer, along the rear and west property lines.

Staff:

Ms. Aniol explained the changes requested on the landscaping of 103% reduction of trees and 60% reduction of shrubs.

Patrick Droze of OHM spoke about the drainage easement and the need to have it remain open with grass and shrubs on the bank areas.

Commissioner Comments: Phillips – The applicant needs to provide a revised landscape plan.

Applicant: We are attempting to get temporary occupancy and are putting up a bond for the landscaping.

Motion Heatley; support Smith based on the information provided at the August 7, 2017 Planning Commission meeting, the Planning Commission moves to postpone action on the requested modification to the approved site plan for Doors and Drawers (AP2016.17-17) to give the applicant additional time to address the following issue/concern:

1. The applicant must submit a revised landscape plan.

Vote:

Ayes: Heatley, Roberts, Schmid, Carty, Stewart, Smith, Donaldson, Phillips and Kowalski.

Nays: None

Motion carries

B. Election of Officers

Motion Carty, support Heatley to retain the current slate of officers – Matt Kowalski, Chairman, Thomas Phillips, Vice-Chairman, and Marni Schmid, Secretary, for the 2017-2018 Planning Commission Fiscal Year.

Ayes: Carty, Donaldson, Heatley, Phillips, Schmid, Smith, Stewart, Roberts and Kowalski.

Nays: None

Motion carries

C. Discussion regarding parking requirements in the Central Business and Village Commercial Zoning Districts (discussion materials will be handed out at meeting).

Ms. Aniol provided materials on the parking in the downtown and the perceived lack of parking. This issue with parking came up with the 150 Jeffords project that by ordinance stated a replacement cost in the amount of \$2500 per space and that replacement parking is not required in the Central Business District. Discussion followed with a request to have a text amendment deleting the dollar amount for parking replacement presented at the next Planning Commission meeting.

X. PROPOSED BUSINESS FOR TUESDAY, SEPTEMBER 5, 2017

A. Worksession:

- Master Plan Update Joint Planning Commission/City Council Kickoff Meeting (5:30 PM).

B. Regular Meeting - TBD

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Claudia Werner of 7249 Eaton Court, Dexter and President of the Eaton Court Homeowners Association thanked the Planning Commission and Rainbow Rascal Child Care for listening to the suggestions made by the Easton Court residents. They look forward to continued communication and being good neighbors.

Ted Tear of 8090 Huron Street, Dexter asked the question, "Even if you get \$10,000 per parking space from developers in lieu of the furnishing enough spaces, where are you going to put the parking in the downtown?"

XII. ADJOURNMENT

Motion Heatley; support Carty to adjourn at 8:45 PM.

Unanimous voice vote approval.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: September 5, 2017