

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 1, 2017**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:02 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	Thomas Phillips-left 9:20	Jim Carty
Jack Donaldson-arr 7:06	Alison Heatley	Marni Schmid
James Smith-ab	Scott Stewart	Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Recording Secretary; Jim Carson, Donna Fisher, and Julie Knight, City Council Members; Laura Kreps, CWA; Patrick Droze, OHM; and residents.

II. APPROVAL OF THE MINUTES

1. Regular Meeting minutes – April 3, 2017

Motion Schmid; support Stoner to approve the minutes of the Regular Meeting of April 3, 2017 with one correction, Page1, date of meeting should be April 3 not April 4.

Unanimous voice vote approval with Commissioners Donaldson and Smith absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioners Donaldson and Smith absent.

IV. PUBLIC HEARING(S)

A. AP2016.17-25 150 Jeffords PUD Petition and Area Plan. Public hearing to consider a Planned Unit Development Petition and Area Plan, Submitted by Guenther Building Company and Joseph Schulz, Schulz Development II, LLC on behalf of Mill Creek Terrace LLC, for a 4-story mixed use building, located at 150 Jeffords Street. Discussion and possible action following the public hearing.

Staff Reports:

Laura Kreps , CWA – Ms. Kreps gave an overview of the project and a site description. She addressed the 70% glass requirement, and request for deviation; the overall building height, office or commercial use on the first floor which will be evaluated at preliminary and final site inspection.

Patrick Droze, OHM – commented that the site is ready to develop and much was done to prepare the site during the Streetscape Project. Considerations need to be given to turning movements in the under-building parking and the underground detention system.

Michelle Aniol reviewed the Dexter Area Fire Department comments and comments made by the Review Committee. Ms. Aniol also reported that a development agreement needs to be submitted, will need to verify that the detention system put in during the streetscape works and will work for a four-story building, building height at four-stories will be negligible due to elevation changes from Main Street to Jeffords, more details on trash enclosure and turning radius, and details on landscaping to be presented at final site plan.

Applicant:

Bill Meier, the architect for the project at 150 Jeffords, reviewed the architecture and materials for the building and requested a variance for the 70% glass on the first floor requirement. He explained the four-story height in a new building equates more to the three-stories in the older buildings on Main Street, the parking under the building redone to accommodate 24 spaces, density in a downtown doesn't correlate to density in a suburban area, will propose landscaping along Jeffords and described the architecture feature on the roof.

Natalie Ceccolini of Guenther Homes gave a brief description of the luxury downtown building proposed. Currently the plan has two commercial spaces on the first floor, but Guenther Homes would rather have them as residential and they are asking for flexibility on those units if they cannot be rented as commercial spaces.

Public Hearing:

Planning Commission Chairperson, Matt Kowalski, opened the Public Hearing at 7:41 PM. There was no one in the audience to address the Commission. The Public Hearing was closed by Mr. Kowalski at 7:42 PM.

Motion Phillips; support Carty based on the information provided by the applicant, staff, the planning and engineering consultants and DAFD, the Planning Commission finds AP2016.17-25 150 Jeffords Application for PUD and Area Plan dated April 5, 2017 meets the qualifications for consideration as a PUD and recommends approval to City Council, in accordance with the provisions set forth in Article 19, PUD Planning and Development Regulations for Planned Unit Development Districts, in the City of Dexter Zoning Ordinance, and subject to the following conditions:

1. Staff review dated May 1, 2017;
2. CWA review dated, April 19, 2017;
3. OHM review dated, April 19, 2017;
4. DAFD review dated, April 8, 2017;
5. The applicant must submit an amendment to the Mill Creek Terrace Development Agreement for review and approval of City Staff, the DDA, and the City Attorney, prior to City Council consideration of the Area Plan; and
6. The following recommendations/determinations:
 - a. The proposed mixed-use development, with retail or office on the first floor and residential dwelling units on the 2nd, 3rd, and 4th floors, complies with

the Master Plan.

- b. The proposed Density, 22 residential dwelling units, is recommended.
- c. The request for a deviation from the 70% glass requirement in Section 15(A).04C is recommended.
- d. The proposed property swap is recommended.
- e. The proposed building height is recommended.
- f. Twenty-four under building (on-site) parking spaces is recommended; and
- g. The proposed \$2,500/parking space contribution to the City's Parking Fund for 24 parking spaces is recommended as a recognized and material benefit.

Planning Commissioners Comments:

Carty – I don't have any problem with the density, but I feel that it works better as a mixed use building as in the Master Plan keeping the first floor as commercial.

Phillips – I would be reasonably flexible for first floor use for the applicant.

Kowalski – I don't have any problem either for the density. If it is a mixed use building, it complies with the Master Plan.

Vote:

Ayes: Carty, Donaldson, Heatley, Phillips, Schmid, Stewart, Stoner and Kowalski

Nays: None

Absent: Smith

Motion carries

B. AP2016. 17-30 Text Amendment to the Zoning Ordinance; Public hearing to consider texts amendments to the following Article in the City of Dexter Zoning Ordinance:

- 1) Article I, Enacting Clause
- 2) Article IV, Nonconformities
- 3) Article VIII, Special Land Uses
- 4) Article XIX, PUD Planning and Development Regulations for Planned Unit Development Districts
- 5) Article XXI, Site Plan Review
- 6) Article XXII, Administration and Enforcement
- 7) Article XXIII, Zoning Board of Appeals

Discussion and possible action following the public hearing.

Staff:

Ms. Aniol reviewed the general changes for Articles I, IV, VII, XIX, XXI, XXII, XXIII, and XXIV.

Public Hearing:

Planning Commission Chairperson, Matt Kowalski opened the Public Hearing at 8:17 PM. Ms. Aniol explained the amendment process of Zoning Ordinances based on Article 23.07. There were no other speakers. Mr. Kowalski closed the Public Hearing at 8:18 PM.

Motion Phillips; support Stewart based on the information presented at the May 1, 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 June 5, 2017 to allow more time for review.

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

Nays: Donaldson and Schmid

Absent: Smith

Motion carries 6 to 2

V. PRE-ARRANGED PARTICIPATION

A. Claudia Werner – Resident, 7249 Eaton Court, Dexter and President of the Eaton Court Condominium Association addressed Planning Commission regarding concerns and apprehensions regarding the proposed ingress and egress of traffic on Easton Court to the proposed Rainbow Rascals child care facility. Ms. Werner also mentioned two outstanding items that need to be included as a condition of site plan approval regarding storm water.

B. Marti Keefe – Resident, 7234 Eaton Court, Dexter, addressed Planning Commission regarding the PUD zoning of Eaton Court which has specific requirements for traffic, narrowing of streets, sharp turns and no thru traffic. Ms. Keefe spoke of possible traffic congestion during drop off and pick up times at the proposed child care facility. She asked Planning Commission to reject the current proposed drive way plan.

C. Karen James – Resident, 7239 Eaton Court, Dexter, asked the question, what is preventing direct access onto Dexter Ann Arbor Road for ingress and egress of cars from and to Rainbow Rascals? Ms. James also commented that she did not understand the traffic study as results are confusing. She also remarked that Eaton Court already has a lot of people cutting through and can see parents from the child care center doing the same.

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

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:

- Ms. Aniol gave an update on the ZBA meeting that permitted variances for ground signs at 2830 Baker Road and provided three schematics for the proposed Sloan-Kingsley Baker Road Project.
- Dexter Creamery opens at 5 PM Thursday (May 4) for a soft opening and the official opening is Friday (May 5) at 5 PM.
- I will be on vacation Thursday, Friday and Monday.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. AP2016. 17.26 CSP Rainbow Child Care Center: Consideration of a 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. Kreps gave an overview of the preliminary and final site plan. Ms. Kreps provided recommendations to be addressed from the combined preliminary and final site plan and the progress on these recommendations.

Mr. Droze addressed the traffic study requirement which showed significant traffic but not enough to warrant additional means to control such traffic. Mr. Droze also addressed stormwater and working with the Eaton Court homeowners to share expenses.

Ms. Aniol mentioned that the DAFD had no additional comments from the previous letter. She mentioned that an agreement has been reached with the applicant and Eaton Court on the stormwater. She also mentioned that Planning Commission will need to approve the parking deviation for 35 vehicles, approve the corner feature, and that the DAFD and the applicant have worked out a wider turn for trucks.

Applicant:

Patrick Fenton stated that Rainbow Rascals is an instate company. They have been working with the Community Development Manager on this project and did do the requested traffic study. Mr. Fenton inquired as to what would be the setback of the building in the Ann Arbor corridor (response was to comply per ordinance). The curb cut requested on Dexter-Ann Arbor Road was addressed and that MAV Development will currently not give an additional cut on the property.

Motion Carty, support Stewart 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 AP2016.17-25 CSP Rainbow Child Care

Center Combined Preliminary and Final Site Plan, dated April 4, 2017, until June 5, 2017, to allow the applicant more time to address the following:

1. Uniform building setback, in accordance with the ARC Dexter-Ann Arbor Road Corridor Overlay District, Section 15(B).02.C.1 and
2. An entrance (i.e. curb cut) on Dexter-Ann Arbor Road.

Vote:

Ayes: Stewart, Stoner, Heatley, Schmid, Donaldson, Phillips, Carty and Kowalski

Nays: None

Absent: Smith

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. Kreps gave an overview of the building addition. They are asking for an increase in parking which Planning Commission will need to consider and more detail is needed in the landscape plan.

Mr. Droze addressed areas of public utilities, paving and stormwater management.

Ms. Aniol reported on requirements from the DAFD. She also read an email from the applicant requesting a modified landscape plan, the reason for the amount of parking requested and the fourth drive, and that building materials will match the existing building,

Motion Carty; support Donaldson based on the information provided by the applicant, staff, the planning and engineering consultants, and the DAFD at the May 1, 2017 Planning Commission meeting the Planning Commission finds AP2016.17-28 CSP Variety Die and Stamping Combined Site Plan dated April 3, 2017 and recommends conditional Preliminary Site Plan approval to City Council, subject to the following conditions:

1. Staff review dated, May 1, 2017;
2. CWA review dated, April 20, 2017;
3. OHM review dated, April 19, 2017;
4. DAFD review dated, April 8, 2017; and
5. The applicant must submit a revised landscape plan.

Vote:

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

Nays: None

Absent: Phillips and Smith

Motion carries

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. Joint Plan-2-Plan Worksession (CC and PC): Tentatively June 5, 2017 @5:30 PM.

B. Regular Meeting, June 5, 2017:

1. AP2016. 17-28 Variety Die and Stamping

2.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Carty; support Donaldson to adjourn at 9:54 PM.

Unanimous voice vote approval with Commissioners Phillips and Smith absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: June 5, 2017