

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 4, 2019**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 7:00 PM by Vice-Chairman Thom Phillips at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski-AB  
Alison Heatley  
Marni Schmid

Thomas Phillips  
Kyle Marsh  
James Smith

Jim Carty-arr 7:05  
Karen Roberts  
Scott Stewart-AB

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; and Megan Masson-Minock, Carlisle Wortman Associates; Carol Jones, Recording Secretary and residents.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting Minutes – February 4, 2019

Motion Smith; support Schmid to approve the minutes of the Regular Meeting of February 4, 2019 with the following corrections:

- Page 1, Date of the meeting should be *February 4, 2019* not *January 7, 2019*; and Roll Call, Kyle Marsh's name needs to be added and identified as present.
- Page 2 , Public Hearing, Staff Report, correct the word *do* to *due*; the word *restrict* should be *regulate*; and the word *need* should be *needs*.
- Page 2, the Public Hearing, the word should be *no* instead of *not*.

Unanimous voice vote approval with Commissioners Carty, Kowalski and Stewart absent.

**III. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval Commissioners Carty, Kowalski and Stewart absent.

**IV. PUBLIC HEARING(S)**

**A. FY 2019-2024 Capital Improvements Plan** – Public hearing to consider the FY 2019-2024 Capital Improvements Plan (CIP). Discussion and possible action to follow public hearing.

Commissioner's Comments:

Phillips - There is support in the community for a pedestrian crossing over the railroad tracts to the Border to Border Trail from Huron Farms, but not the expense of a bridge. Maybe this item should be moved out to 2024 and beyond.

Smith – I have a question on the scoring of 2.09 – Central Street, Kayak Launch, and Trailhead; and 6.07 Hudson Street Reconstruction. (Ms. Aniol responded.)

Public Hearing

Vice-Chairman Phillips opened the Public Hearing at 7:17 PM. Mr. Phillips gave a brief description of what a Capital Improvements Plan is. The Public Hearing was closed at 7:19 PM.

Motion Schmid; support Smith to approve the 2019-2024 Capital Improvements Program (CIP) Resolution of Adoption, and recommend approval of the 2019-2024 CIP to City Council pending the adoption of 6.08 – Grand Street Reconstruction and 6.09 – Dexter Crossing Asphalt Replacement.

Ayes: Carty, Heatley, Marsh, Phillips, Schmid, Smith and Roberts

Nays: None

Absent: Kowalski and Stewart

Motion carries

**B. AP2018.19-06 SLU – Erratic Ales, LLC Special Land Use Application** – Public hearing to consider a special land use application, submitted by Brian and Deb Schroeder, for special land use approval of Erratic Ales, LLC, a microbrewery, tasting room, and an outdoor eating area, located at 8080 Grand Street, No. 3 (08-08-06-280-003). Discussion and possible action following public hearing.

Ms. Aniol introduced the special land use request from Erratic Ales for 8080 Grand Street, Unit 3.

Applicant:

Brian and Deb Schroeder introduced themselves. They moved to Dexter 3 years ago because of a job transfer. They described their endeavor as nanobrewery which is brewing beer on a small scale. They would be brewing and serving on site. They realize that one main issue is the parking requirements and they are 23 spaces short. The cost in lieu of parking would be extremely difficult for them to fund. Additional parking that is nearby was mentioned and they would like consideration from the Planning Commission regarding the parking.

Staff Reports:

Megan Masson-Minock of CWA reviewed the project and site description which is Village Commercial. She explained the reason for the parking increase on the site due to the business classification as a bar/tavern. She noted that Planning

Commission can waive the number of spaces required, but that the Commission does have to keep in mind future growth. Planning Commission cannot waive the parking reimbursement fee, only City Council can do this. Ms. Masson-Minock also reviewed the other recommendations from CWA.

Ms. Aniol stated that the Dexter Area Fire Department's report is included in the packet as well as the Process Engineer Report from F&V Operations.

#### Public Hearing

Vice-Chairman Phillips opened the Public Hearing at 8:06 PM. Paul Grusche of 5560 Crest Court, Dexter introduced himself as a partner in the 8080 Grand Street building and that he likes having the Schroeder's as his tenants. Mr. Phillips closed the Public Hearing at 8:08 PM.

#### Commissioner's Comments:

Carty – I think that the parking fee should be charged but spread out the payments over years.

Roberts – We should look at the parking allocation of the building as opposed to the parking requirements of this space.

Marsh – First, are there bike racks included in the space? I am in favor of the parking at the building as it is. There are a couple of surface lots nearby.

Smith – Looking at the calculations of spaces on the site, I feel they would need to pay for 12 spaces. Because of temporary parking on Broad Street and planned parking on Grand Street, I would reduce parking requirements to 6-8 from the 12 spaces.

Schmid – I agree about charging for additional spaces and reducing the requirements from 23 to 12.

Phillips – Parking trends in development areas have changed. I feel at issue also is the cost of \$9,000 per space.

Motion Smith; support Roberts based on the information provided by the applicant and staff, the Planning Commissions finds AP2018.19-06 SLU for Erratic Ales Co., LLC, Microbrewery, Tasting Room and Outdoor Eating Area, located at 8080 Grand Street, Unit No. 3 meets the requirements for Special Land Use Approval, and recommends approval to City Council, subject to the following conditions:

1. Staff Memorandum dated, February 28, 2019;
2. CWA review dated, February 26, 2019;
3. F&V review dated, February 22, 2019;
4. DAFD review dated, February 27, 2019;
5. Administrative site plan approval;
6. Granting of a Liquor License from the State of Michigan;
7. Planning Commission determined that required on-site parking shall be reduced from 23 to 6, with the stipulation that the applicant must either provide 6 on-site parking spaces or contribute to the City's Parking Fund, in accordance with Section 5.03.B.1;
8. Loading area as proposed;
9. Outdoor seating is permitted, as proposed; and
10. An annual outdoor seating permit.

Ayes: Phillips, Smith, Roberts, Schmid and Heatley

Nays: Marsh and Carty  
Absent: Kowalski and Stewart  
Motion carries

**V. PRE-ARRANGED CITIZEN PARTICIPATION**

None

**VI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**VII. REPORTS**

**A. Vice-Chairman Report – Thom Phillips**

None

**B. Planning Commissioners and Council Ex-Officio Reports**

Planning Commissioner Marsh reported that he will be attending a Planning Commission Training Workshop in Gaylord on Thursday.

**C. Committee Reports**

Housing Task Force – Mr. Phillips reported that the Housing Task Force Committee is working on a mission statement and making sure that they are staying true to the purpose for which the task force was created. They are also getting their arms around what a task force cannot do.

**D. Community Development Office Reports – Michelle Aniol**

Ms. Aniol reported on the following:

- Mr. Auerbach is working hard on the CIP and enforcement.
- I have met with a potential new business and an existing business in Dexter.
- Crane’s Detroit magazine has an article about downtowns being “cool cities” bringing new businesses to the community. They have highlighted Dexter as one of those communities.

**VIII. COMMUNICATIONS**

None

**IX. OLD BUSINESS**

None

**X. NEW BUSINESS**

None

**XI. PROPOSED BUSINESS FOR APRIL 1, 2019;**

**A. Master Plan Update** – Review and discussion of draft Master Plan Update document.

**XII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**XIII. ADJOURNMENT**

Motion Smith; support Heatley to adjourn at 8:59 PM.

Unanimous voice vote approval Commissioners Kowalski and Stewart absent.

Respectfully submitted,

Carol J. Jones  
Recording Secretary

Approved for Filing, as corrected: April 1, 2019