

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, ~~FEBRUARY 4, 2019~~ JANUARY 7, 2019**

I. CALL TO ORDER AND ROLL CALL

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

Matt Kowalski
Alison Heatley-AB
James Smith

Thomas Phillips
Karen Roberts
Scott Stewart-AB

Jim Carty-AB
Marni Schmid-AB
Kyle Marsh

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

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – January 7, 2019

Motion Smith; support Roberts to approve the minutes of the Regular Meeting of January 7, 2019 with two corrections:

- Page 3, Old Business, following the bullet points, the paragraph beginning with Discussion moved into floor area...the word *ration* should be *ratio*
- Page 3, New Business A, the first sentence should read Draft Text Amendments to Section 3.05, *of* the Zoning Ordinance instead of *o* the Zoning Ordinance.

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

III. APPROVAL OF THE AGENDA

Motion Smith; support Roberts to approve the agenda with one correction:

- The Approval of the Minutes was from the meeting date of January 7, 2019 not January 2, 2019.

Unanimous voice vote approval Commissioners Carty, Heatley, Schmid and Stewart absent.

IV. PUBLIC HEARING(S)

A. AP2019-8.19-04TAZO Section 3.05.B – Public hearing to consider a Text Amendment to the Zoning Ordinance, to delete Section 3.05.B, Medical Marihuana Home Occupation, in its entirety. Discussion and recommendation following public hearing.

Staff Report – Ms. Aniol explained the reasons why the text amendment change is requested ~~deduce~~ to a court decision that municipalities cannot ~~restrict~~ regulate caregivers through zoning ordinances and needs s to remove Part B of the ordinance in its entirety.

Chairman Kowalski opened the Public Hearing at 7:11 PM. There was no one in the audience that spoke on the text amendment change of Ordinance 3.05. Chairman Kowalski closed the Public Hearing at 7:12 PM.

Commissioners Comments – Remove the “A” heading at the beginning of the ordinance.

Motion Smith; support Roberts pursuant to Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing conducted by the Planning Commission on February 4, 2019, the Planning Commission recommends City Council approve the proposed text amendment to delete Section 3.05.B from the City of Dexter Zoning Ordinance and remove the capital “A” at the beginning of the ordinance.

Ayes: Phillips, Marsh, Roberts, Smith and Kowalski

Nays: None

Absent: Heatley, Carty, Schmid, and Stewart

Motion carries

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VII. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Planning Commissioner Marsh asked questions regarding communications between Planning Commission members and will meet with Chairman Kowalski to address these questions.

C. Committee Reports

Commissioner Phillips reported that the Housing Commission met for their first meeting and the Commission is trying to understand their mission and goals.

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- The pre-application meeting for 3268 Central has taken place and there is a need for a survey of the property, need for a check list on the project, and setting a date for another meeting.
- There were two additional pre-application meetings before the meeting tonight. One was for NUBCO for an outdoor seating area for the Tap Room. Reviewers were generally in favor of the project but with no six foot walls and the repair of the parking lot. There was also some concern on hours of operation. The other pre-application meeting was for the use of shipping containers for storage for The Encore Theatre. This was turned down.
- The 3045 Broad Street meeting did take place on January 10, 2019. There is a gap in making the project work with the current return of investment. The Norfolk team is trying to identify the financing gap for MEDC.
- Erratic Ales, a micro brewery to be located at 8080 Grand will be coming before Planning Commission next month. Its owner, Brian Schroeder, is in the audience this evening.
- City Council did opt out of allowing commercial marijuana establishments in the City at least until the regulations are put in place by the State of Michigan.
- Rainbow Child Care has been purchased by KinderCare.
- Ms. Aniol gave a report regarding power issues at 150 Jeffords. Guenther's will be getting temporary electricity from DTE underground until the permanent power source can set up.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

A. Master Plan Update: Review/discuss public draft Future Land Use Chapter

Megan Masson-Minock of Carlisle Wortman Associates gave a review of the Draft Implementation Chapter of the Master Plan. Included was the following:

- Discussion of alleys
- Discussion of parking and parking structures
- Neighborhood connectors for pedestrians.

The question was raised as what was an Arts and Entertainment Tech Council.

Ms. Masson-Minock also provided a slide presentation on density and how it would relate to the Master Plan.

B. CIP Update – Review updates to the FY 2019-2024 Capital Improvements Plan and schedule a public hearing for March 4, 2019

Motion Roberts; support Phillips to set a Public Hearing for March 4, 2019 for the RY 2019-2023 Capital Improvements Plan.

Unanimous voice vote approval Commissioners Carty, Heatley, Schmid and Stewart absent.

X. NEW BUSINESS

None

XI. PROPOSED BUSINESS FOR MARCH 4, 2019;

- A. Public Hearing to consider FY 2019-2024 Capital Improvements Plan
- B. Master Plan Update

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Smith; support Roberts to adjourn at 8:50 PM.

Unanimous voice vote approval Commissioners Carty, Heatley, Schmid and Stewart absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: March 4, 2019