

**DEXTER PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 2, 2014**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:30 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski
Marni Schmid
Tom Stoner

Thomas Phillips
Scott Stewart-ab

James Smith
Joe Semifero

Also present: Michelle Aniol, Community Development Manager; and Carol Jones, Village Clerk.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – August 4, 2014

Motion Smith; support Stoner to approve the minutes of the Regular Meeting of August 4, 2014 with the following corrections: under Mr. Semifero's report on page 2, add *in the future* to the end of the second bullet point; and in the same location under the third bullet point, the last sentence should read...*Under the Road Plan, some of the Village streets will be crack sealed this year and micro surfaced next year and continue in this pattern over the years.*

Unanimous voice vote approval with Stewart absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Stewart absent.

IV. PUBLIC HEARINGS

None

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

- There are two positions available on Planning Commission with the resignations of Molly Robinson and Mary Kimmel. There have been two applications received at the Village offices for these spots.

B. Planning Commissioners and Council Ex Officio Reports

Mr. Semifero had no updates at this time.

C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided her report in the packet. In addition she provided the following updates:

- There are two spaces being readied in the Dexter Crossing for businesses.
- The Jolly Pumpkin Tasting Room in the Industrial Park has opened.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. **Planning Commission representative to ZBA**

Motion Smith; support Phillips to appoint Marni Schmid to be the Planning Commission's representative to the ZBA.

Unanimous voice vote approval with Stewart absent.

IX. NEW BUSINESS

A. **Redevelopment Ready Communities Best Practices for Zoning** – Discussion regarding RRC best practices for zoning.

Ms. Aniol explained that zoning is one of the elements of Redevelopment Ready Communities and suggested that having zoning regulations hyperlinked would be ideal. She also mentioned having or not having the sign ordinance included within the zoning ordinance online.

Commissioner Phillips spoke about being cautious and looking at practices that are best for the Dexter community.

B. **Sign Regulations** – Discussion regarding Ordinance Committee recommendations for goals and objectives for reviewing sign regulations, and discussion regarding temporary sign regulations.

Ms. Aniol highlighted the draft of the Goals and Objectives for review of sign regulations that would identify preferable sign materials and character; adding the review of signage to the site plan review process; address permits for temporary signs; and have the Goals and Objectives placed before Council as an informational item.

Commissioner Stoner showed an example of a temporary sign in Dexter Crossing sitting too close to the road.

C. Group Day Care Homes – Review and discussion of regulations to allow a group day care home in the Village Residential District.

Discussion items included the following:

- Potential changes to the ordinance regulations for Group Day Care Homes regarding lot size and play area.
- Does the requirement for indoor play area need to be a part of the ordinance or should it be a part of the building code?
- The question was raised if the proposed changes should be presented in a Public Hearing at the next Planning Commission meeting.

D. Election of Vice Chair

Motion Schmid; support Smith to nominate Thom Phillips as the Vice-Chair of the Planning Commission.

Unanimous voice vote approval with Stewart absent.

X. PROPOSED BUSINESS FOR NEXT AGENDA

October 6, 2014 – Public Hearing for Group Day Care Homes regulations
Council Comments regarding signs
CIP

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Stoner to adjourn at 8:29 PM.

Unanimous voice vote approval with Stewart absent

XIII. COMMUNICATIONS

Ms. Aniol spoke of the article distributed at the meeting regarding living in a city and having a discussion in the future regarding housing opportunities in the Village.

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: 10-6-2014