

THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, NOVEMBER 23, 2015

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

The following newly elected Council Members were sworn in by the Interim City Clerk: Zach Michels, Jim Smith, and Ray Tell.

B. ROLL CALL: Mayor Keough	J. Carson	D. Fisher
	J. Knight	Z. Michels
	J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Marie Sherry, Finance Director/Treasurer; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – November 9, 2015
2. Work Session City Council Meeting – November 9, 2015

Motion Smith; support Fisher to approve the minutes of the November 9, 2015 Regular City Council Meeting and the November 9, 2015 Work Session City Council Meeting with the following corrections:

- Regular City Council Minutes, page 5-Council Comments, Mr. Carson's comment should have said *thank* and not think.
- Work Session City Council Minutes, page 6 correct Village to *City*, President to *Mayor*, and add the following to Mayor Keough's comments – *and that the solid relationship is maintained. Scio helped the Village in 2013 by not objecting to the Dextech Annexation.*
- Work Session City Council Minutes, page 7, correct the spelling from Zach Michaels to *Zach Michels*.

Unanimous voice vote approval.

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Fisher; support Knight to approve the agenda with the addition of three pieces of information:

- Memorandum on Washtenaw Transportation Study from Patrick Droze of Orchard, Hiltz and McCliment.
- Revised Text Amendment for Article XVII, RD Research and Development District.
- First draft of Visitor's Guide for Dexter.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Paul Cousins of 7648 Forest, Dexter gave the following comments:

1. New Business item of the expansion of the Tasting Room in the Industrial Park – feel that Dexter is a progressive community and this is a progressive step. Have talked to businesses owners in the park and they like the idea. Few weeks ago visited my granddaughter at college near Chicago and went to a brew pub located in an industrial park.
2. Hope that Council will approve the outdoor seating for Hotel Hickman.
3. Also hope that a solution can be made on the abandonment of First Street so that things can move ahead as soon as possible in the spring.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Community Garden Update
4. Communication from Huron Valley Ambulance

I. REPORTS

1. City Assessor – Chris Renius – written update

Mr. Renius' report included in the packet. Ms. Nicholls reported that the Board of Review will meet on December 16. Question – Has there been any issues with a large block store coming into the community? (Ms. Nicholls – Do not have a space large enough for such a business.)

2. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his report as per packet. Mr. Schlaff gave the following updates:

- The Border to Border is getting close to being done with the storm water work. Hope by next week to have the remaining work completed.
- Poured concrete at the sewer plant for the blower.
- Question – What about cutting down the hill by the DPW building? (Have done so.)
- Question – Have the catch basins had a good clean out? (Hope so.)
- Question – The left turn light at Main and Baker doesn't seem to be working properly? (Cleaned the lens to get it working correctly.)
- Council Member Michels inquired about City policies with fire hydrants, cleaning of leaves and snow plowing.

3. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol answered questions and gave the following updates:

- Question – The time line in the packet was good on First Street Park, but were there any meetings between 2006 and 2013? (It was handled during this time by the Parks and Recreation Commission (PARCs). Will need to check their reports.)
- Question - From the information provided, has First Street been vacated? (It appears so, but can't say when. Only a title search can determine that.) What is the next step? (PARCs will meet with the Dexter Ringers.)
- Planning Commission is holding an educational work session on oil and gas exploration at their December 7 meeting beginning at 6 PM.
- Have had an inquiry about the zoning for a tattoo shop downtown. It is a personal service business and would be allowed in the Central Business District. (Why is it a personal service establishment? Referred to North American Industrial Classification System (NAICS) codes; a recognized industry standard. Who makes interpretation as a personal service establishment? Zoning Administrator per Section 22.02 of Zoning Ordinance).

4. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

Western Washtenaw Area Value Express (WAVE) Representative – Jim Carson

Mr. Carson spoke about the breakdown of ridership and the usage of the WAVE. He reported that ridership was down slightly but usage is consistent. He also provided the October 2015 – September 2016 budget in the packet. Plans are in motion for a new bus for Dexter and need approval from the State of Michigan
Question – Has the WAVE considered advertising on the sides of the buses for revenue? (Have tried but it has not been successful.)

The public transportation millage did pass in Scio Township. That millage is huge for the WAVE. Ann Arbor Transportation buses will stop at the Jackson Road Meijer's beginning in May of 2016. They previously only went as far as

Varsity Ford on Jackson. In May of 2017 the service will continue down to Baker Road. This will benefit the Dexter/Chelsea Connector. Planning has started with the Connector routes.

5. Subcommittee Reports

Facilities – Did meet on Friday and getting a report together to describe options for facilities. Will be meeting more frequently in the future.

6. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following updates:

- Ms. Nicholls talked about a proposed sign at the DPW Building along the Border to Border trail. Discussion followed.
- Have asked Waste Management to extend yard waste pickup another week due to the recent snow fall. City will also extend pickup.
- Received a request for the use of the DPW building for the Luminary Project for 2015. The organizers are looking for a new fiduciary for their funds. The City will handle this but the City will not be responsible for any shortfall.
- Question – On the Dan Hoey demolition, was Habitat for Humanity contacted? (Yes, but they did not take much out.)
- Regarding the 2017-2020 Transportation Improvement Program and the City can submit for the non-motorized trail. Also should we include the pedestrian bridge from Huron Farms? Mr. Carson mentioned that there is a new ranking criterion for projects which may change Dexter's scoring.
- Ms. Sherry reported on receiving the Apportion Report from the County. Dexter is the lowest of the cities with taxes and the lowest in overall ratings.
- Mr. Breyer presented the preliminary Dexter Visitors Guide which is funded by the Ypsilanti Convention and Visitors Bureau. Discussion followed.

7. Mayor's Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- Asked for comments and feedback on the Dexter Area Fire Department budget to take back to the December 15 meeting.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$389,664.05
2. Consideration of: 2016 Meeting Calendar

Motion Fisher; support Smith to approve items 1 and 2 of the Consent Agenda.

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Recommendation from Planning Commission on Special Land Use for expansion of the Tasting Room to include a Dining Area at 2319 Bishop Circle East (Northern United Brewing)

Motion Carson; support Michels based on the Planning Commission's recommendation, information provided by the applicant and staff, and pursuant to Section 8.03, Special Land Use review standards, the Dexter City Council moves to approve the Special Land Use application for an expansion of the tasting room at Northern United Brewing Company (NUBCo), located at 2319 Bishop Circle E, to include a dining area for food service, subject to the following conditions:

1. The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBCo facility; and
2. Sewer discharge must be at or below permitted levels.

Ayes: Carson, Fisher, Michels, Smith, Tell and Keough

Nays: Knight

Motion carries

2. Consideration of: Recommendation from Planning Commission on Zoning Ordinance Text Amendments

Motion Tell; support Carson based on the Planning Commission's recommendation, a copy of the revised text amendment provided by staff, which removed the words "an" ~~before~~ and "use" ~~after~~ the word "accessory" in proposed F.1, and reflected in the minutes of this meeting, City Council finds the text amendments to Article XVII, Section 17.02, Permitted Principal Uses and 17.03, Special Uses meets the required standards and finding for a text amendment, pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance and approves the amendments, as cited herein.

Deleted: before

Ayes: Fisher, Knight, Michels, Smith, Tell, Fisher and Keough

Nays: None

Motion carries

3. Consideration of: Recommendation from Planning Commission on Special Land Use for Outdoor Seating at 8054 Main Street (Hotel Hickman)

Motion Fisher; support Carson based on the recommendation by the Planning Commission and pursuant to Section 8.03, Special Land Use review standards, City Council moves to approve the Special Land Use application for the Outdoor Seating at 8054 Main Street.

The Special Land Use permit is granted with the following condition:

1. The encroachment of the pavilion overhang shall be eliminated.

Ayes: Knight, Michels, Smith, Tell, Carson, Fisher and Keough
Nays: None
Motion carries

M. COUNCIL COMMENTS

Tell None
Fisher None
Carson None
Jones The Dexter Area Museum was the featured museum in the Ann Arbor News (and other Mlive papers) this past weekend. It mentioned that the church was moved in 1971 but it was actually in 1974. The Historical Society was formed in 1971.
Smith None
Knight Welcome to Zach Michels and looking forward working with him. Happy Thanksgiving to all.
Michels Thank you for putting up with the questions from a new Council Member and don't tell me what happens on the Walking Dead as I am recording it.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Knight to adjourn at 9:14 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____