

DEXTER VILLAGE PLANNING COMMISSION
Monday, August 6, 2012
Regular Meeting

The meeting was called to order at 7:31 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

Present: Kowalski, Bell, Stewart, Phillips, Schmid, Wilcox, Wade, Kimmel, Carson

Absent: None

Approval of Minutes

- Moved Schmid, support Wade to approve the Regular Meeting minutes for July 2, 2012.
Voice vote: Unanimous Motion Carried

Approval of Agenda

- Moved Carson, support Kimmel to approve the agenda as presented.
Voice vote: Unanimous Motion Carried

Public Hearings

- A. Special Land Use Request, postponed from July 2, 2012, for Northern United Brewing Company, 2319 Bishop Circle East Tasting/Sampling Room per Planning Commission determination of compatibility per Section 3.07 of the Zoning Ordinance.
 - 1. Opening of the hearing at 7:32 pm
 - 2. Presentation by Allison Bishop, AICP, Community Development Manager and Jon Carlson from Northern United Brewing Company. Staff and the applicant reviewed the request, planned operations and tasting room definition with the applicant.
 - 3. Opening of the hearing to the floor: none
 - 4. Consideration of the matter by the Commission.
 - 5. The hearing was closed at 7:35 pm

-Moved Bell, support Carson based on the information provided by the applicant at the July 2, 2012 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the Village Council **approve** the request from Northern United Brewing Company, to permit a tasting room to be located at 2319 Bishop Circle East based on the Planning Commission's review and determination that the use is compatible in accordance with Section 3.17 of the Village of Dexter Zoning Ordinance:

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

- 1. Hours of operation are limited to 10 am to 10 pm.
- 2. Provisions for the extension of hours of operations for special events.
- 3. Provide a detailed floor plan for the tasting room and retail sales to verify compliance with the Village Zoning Ordinance requirements.
- 4. Payment of a tap fee as required by Village ordinances and resolutions.

Commission comments:

We had questions on this being a tasting room versus a tavern.

Sampling size

Will you manufacture Jolly Pumpkin beer

People who enjoy this beer will not be looking to drink a six pack

Motion should include definition of tasting room

Modify ordinance to include definition of tasting room

Applicant comments:

The plan is for 6 to 7 percent of the building being a tasting room

We would serve pint glasses

We will manufacture Jolly Pumpkin, Grizzly Peak etc...

80% production will be by Jolly Pumpkin

This tasting/retail facility will close at 10 pm; the manufacturing may be 24 hours.

It will primarily be a manufacturing establishment

Focus will be on beer distilling, tours of the brewery, and we will sell t-shirts, glasses, etc.
There will be some events, temporary use approval will be requested
We will have 3 licenses for small distillery, brewery and winery
We have locations in Ann Arbor, Traverse City and Dexter
Outside on the grounds we plan to have vineyards and hot plants
Ayes: Kowalski, Bell, Stewart, Phillips, Schmid, Wilcox, Wade, Kimmel, Carson
Nays: none
Motion Carried

The Commission directed staff to set a public hearing for adoption of the tasting room definition, Article 2 of the Zoning Ordinance, at the next meeting.

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-none
- B. Planning Commissioners Reports-none
 - 1. Council Ex-Officio Reports:
 - 1. Construction at Baker and Shield-Schools bought the property and then demoed the houses; the owner of the ranch home on Shield Road has a life lease.
 - 2. The Village met with the school board to talk about the entrance to the Village near Shield, Baker and Dan Hoey Roads, and some discussion about putting in a round-a-bout. Road Commission not at the meeting but they have looked at the intersection also.
 - 3. CAPT/DART looked at this as a project
 - 4. Planning Commission should talk about how we want intersection to look
 - 5. School fenced in property-this could be a way to straighten out the intersection
- C. Community Development Office Report-report is in packet containing items below:
 - 1. Park development update, there will be a ribbon cutting This Saturday at Dexter Daze August 11th after parade.
 - 2. 4th (FY 11-12) Quarter Report
 - 3. Arts Culture and Heritage Committee will be having a meeting tomorrow about a permanent piece of art for Mill Creek Park.
 - 4. LaFontaine signs and poles are gone, looks great. Status of the art at the corner-Matt is working on a vision to bring together outdoor recreation, schools and kids.
 - 5. Stairway by park should be done by September 2012.

Citizens Wishing to Address the Commission-none

Old Business

- A. Discussion of: Article 7, Signs Regulations-no action taken.

New Business

- A. Discussion of: Dexter Crossing Commercial Center Oxford Properties Conceptual Outlot Development-no action taken
Comments by Developer:
Purchased Dexter Crossing Shopping Center, planning on doing some façade improvements and adding some tenant signage, including a monument sign
All tenants want to stay, we would like to have an anchor tenant
Talking with Country Market about some updates to the store
Biggest problem are the outlots
Brief comments about Dexter-Ann Arbor Road Corridor and the area plan
Would like to build a 2-story building on the corner near Dan Hoey Road, possibly 15,500 square feet with a rear entrance
Timeline possibly weeks
Plan for anchor tenant to help lease rest of building
Brief comments by Commission:
Would be a great location for the Post Office, more space and parking

- B. Discussion of: CAPT/DART Access Plan-Provide comments to Ex-Officio Carson, plan to be before Planning Commission again for recommendation of approval
Need pedestrian and bicycle access as well

Proposed Business for Next Agenda

- A. Park Development Updates
- B. Downtown Historic Character Guidebook (TBD)
- C. Special Land Use Approval Bits and Pizzas Outdoor Seating, 8099 Main Street
- D. Definition-Tasting Room, Public Hearing

Citizens Wishing To Address the Commission-none

Adjournment

-Move Bell support Carson to adjourn at 8:50 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved _9-4-12__