

**DEXTER PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 7, 2014**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:35 PM by Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski-Chairman	Thomas Phillips	Molly Robinson - ab
James Smith	Marni Schmid	Mary Kimmel - ab
Scott Stewart	Joe Semifero –Ex officio	Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Village Clerk; Jim Carson, Paul Cousins, Donna Fisher and Julie Knight, Village Trustees; Becky Murillo and Allison Bishop.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – June 2, 2014

Motion Schmid; support Smith to approve the minutes of the Regular Meeting of June 2, 2014 as presented.

Unanimous voice vote approval with Robinson and Kimmel absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Robinson and Kimmel absent.

IV. PUBLIC HEARINGS

A. Zoning Ordinance Amendment 2014-02:

Consideration of: Zoning Ordinance Amendment 2014-02: Public Hearing to consider amendments to Section 8.11, Special Land Use Specific Requirements, and to Section 10.02, Permitted Principal Uses in the R-1A and R-1B One-Family Zoning District of the Village Zoning Ordinance.

Community Development Manager, Michelle Aniol explained the change of use and why the ordinance needs to be amended.

Motion Schmid; support Smith to move item VIII-B under New Business to item IV-A to allow the vote on the Amendment following the Public Hearing.

Unanimous voice vote approval with Robinson and Kimmel absent.

Chairman Kowalski opened the Public Hearing at 8:00 PM. Becky Murillo of 3411 Hudson, Dexter and owner of the child care facility in question spoke about looking to expand her business and thanked the Planning Commission for their consideration. Mr. Semifero asked about regulations that the state has on the size of the home and does her facility conform the state requirements. Julie Knight of 7765 Third Street, Dexter asked for Planning Commissions support for Ms. Murillo and asked the commission to amend the ordinance to accommodate her. Chairman Kowalski closed the Public Hearing at 8:07 PM.

Motion Smith; support Stewart per section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on July 7, 2014, the Planning Commission recommends that the Village Council amend the ordinance as follows:

- Delete Section 8.11 Special Land Use Specific Requirements, sub-sections A.17, 20 and 21 regarding family day care homes and foster family homes, group foster care homes and group day care homes, and
- Delete Section 8.11 Special Land Use Specific Requirements, sub-sections B.17, 20 and 21 regarding family day care homes and foster family homes, group foster care homes and group day care homes, and
- Amend Section 10.02 Permitted Principal Uses in the R-1A and R-1B One Family Zoning District to add Group foster care homes and Group day care homes as principal permitted uses with specific site development standards cited herein.

Motion Smith; support Stewart to amend the motion to read as follows per section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on July 7, 2014, the Planning Commission recommends that the Village Council amend the ordinance as follows:

- Delete Section 8.11 Special Land Use Specific Requirements, sub-sections A.17 and 20 regarding family day care homes and foster family homes, group foster care homes and family care homes, but not A.21 group day care homes, and
- Delete Section 8.11 Special Land Use Specific Requirements, sub-sections B.17 and 20 regarding family day care homes and foster family homes, group foster care homes and family care homes, but not B.21 group day care homes, and
- Amend Section 10.02 Permitted Principal Uses in the R-1A and R-1B One Family Zoning District to add family day care homes and foster family homes, group foster care homes and family care homes as permitted principal uses, and
- Amend Section 10.03 Special Uses in the R-1A and R-1B One Family Zoning District to add group day care homes as special uses with specific site development standards cited herein.

Ayes: Phillips, Smith, Schmid, Stewart, Semifero, Stoner and Kowalski

Nays: None

Absent: Robinson and Kimmel

Motion carries 7-0

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

Mr. Kowalski welcomed new Planning Commissioner, Tom Stoner.

B. Planning Commissioners and Council Ex Officio Reports

Ms. Schmid - Reported on the Art Selection Committee that they have met but do not have a selection yet for Ryan Drive and they have approved the bike sculpture for the Border to Border Trail at Central Street.

Mr. Semifero – Approved the Industrial Facilities Tax Exemption for UIS at 2290 Bishop Circle; approved the establishment of an Industrial Development District for Adair Printing at 7850 Second Street; approved the water and sewer rates for 2014-2015; approved repairs on the north side of Main Street; approved OHM to work on the Fourth and Fifth Streets storm sewers; approved the intent to bond for street repairs; and have ordered equipment to help with the repairs.

Mr. Smith – Questioned why six parking spaces are allowed to face the access road at the Dexter Crossing Shopping Center. Concerned with the stopping and speed of drivers that could have a potential for an accident. Could it be done better if an access drive to the spots be provided and not open up onto the service drive? Discussion followed.

C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided the following updates: With the help of the Village's intern have gotten the approved CIP printed and Planning Commission members may get them printed or electronically. The Victoria Condos will be going to the Village Council with a site plan review.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Paul Cousins of 7648 Forest Street, Dexter expressed his concerns with parking in the downtown area and passed out a drawing that would use the Old DAPCO property for temporary parking on the asphalted areas already in place. Mr. Cousins suggested that the areas could be identified and labeled. He also stated that the former house lots across from the Old DAPCO property could be used after the road construction crews are gone.

VIII. OLD BUSINESS

A. None

IX. NEW BUSINESS

A. Goals for Sign Regulation

The committee met prior to tonight's meeting to discuss goals and objectives and will report back at the next Planning Commission meeting.

B. Off-Street Parking at 2555 Bishop Circle W

Ms. Aniol provided background information on the company and the site. Ms. Bishop representing AR Brouwer was present and talked of the improvements to the facility and the landscaping of the site.

Motion Semifero; support Smith based on the authority vested to the Planning Commission in Section 5.01, sub-section A of the Village Zoning Ordinance, and the information provided to the Planning Commission by the Community Development Manager on July 7, 2014, the Planning Commission approves the request to permit off-street parking within the front yard setback, along Bishop Circle W for 2555 Bishop Circle W, subject to the following:

1) Landscaping shall be provided in accordance with Article VI of the Village Ordinance.

Ayes: Smith, Schmid, Stewart, Semifero, Stoner and Kowalski

Nays: None

Abstain: Phillips

Absent: Robinson and Kimmel

Motion carries 6 to 0.

C. Election of Officers

Motion Phillips; support Smith that the slate of officers remains the same with Matt Kowalski ~~and as~~ Chairperson, Molly Robinson as Vice-Chairperson and Marni Schmid as Secretary.

Unanimous voice vote approval with Robinson and Kimmel absent.

X. PROPOSED BUSINESS FOR NEXT AGENDA

August 4, 2014 – Report from Sign Committee and Temporary Parking as proposed from Trustee Cousins.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Stewart; support Stoner to adjourn at 9:21 PM.

Unanimous voice vote approval with Robinson and Kimmel absent

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: August 4, 2014