

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, FEBRUARY 2, 2015**

**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  
Alison Heatley  
Scott Stewart - ab

Thomas Phillips  
Marni Schmid  
Tom Stoner

Jim Carty - ab  
James Smith

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; and Jon Carlson, NUBCo.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting – January 5, 2015

Motion Smith; support Phillips to approve the minutes of the Regular Meeting of January 5, 2015 as presented.

Unanimous voice vote approval with Carty and Stewart absent.

**III. APPROVAL OF THE AGENDA**

Motion Smith; support Stoner to approve the agenda with the following changes:

- Move Item A, Revised Proposal from Carlisle Wortman Associates, from New Business to Item B under Old Business.
- Change Item B, discussion of regulations for breweries in New Business, to Item A.
- Move New Business ahead of Old Business on the agenda

Unanimous voice vote approval with Carty and Stewart absent.

**IV. PUBLIC HEARINGS**

None

**V. PRE-ARRANGED PARTICIPATION**

None

## **VI. REPORTS**

### **A. Chairman Report – Matt Kowalski**

None

### **B. Planning Commissioners and Council Ex-Officio Reports**

- Mr. Smith commented on the report on the old DAPCO property and recent meeting on a development concept for the property. We don't have to go the route of that proposal.
- There will be a Town Hall meeting on February 28 at the Dexter District Library beginning at 10 AM for a Facility update on the fire hall, City offices and Sheriff's offices.

### **C. Community Development Office Reports – Michelle Aniol**

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

- Mr. Kowalski inquired about the redevelopment of 3441 Broad Street for a European Coffee Shop. Ms. Aniol explained the pre-application meeting and issues from the meeting. Discussion followed.
- The recent ZBA request for signage was withdrawn. Ms. Aniol made Planning Commission aware of the issue that she and the City's Planning Consultant, Carlisle Wortman Associates, share the opinion that either sub-sections 7.03 (1)A or 7,03 (1)D could apply to the Dexter Crossing Commercial Shopping Center, but not both.

## **VII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

## **VIII. NEW BUSINESS**

A. Discussion regarding use regulations for breweries/micro-breweries in the RD Research Development District.

Ms. Aniol explained the Northern United Brewing Company (NUBCo) request to set up a product development and production kitchen at its facility at 2319 Bishop Circle East and to have a separate dining area for the public to taste these and other (undefined) products. She explained the current definition of a tasting room in the Zoning Ordinance and state the issue is not the product development or having a production kitchen, the issue is the issue of post production food service. Discussion included but was not limited to the following:

- What would the impact be on the water and sewer system?
- It's not NUBCo's fault we can't figure out the definition of food service.

- Are more foods other than those produced by NUBCo to be served?
- Previous Planning Commission's comments when allowing a tasting room was not to turn the facility into a bar and/or restaurant.
- Objections to bringing in other food products – now this is classified as a restaurant.
- A solution to the zoning issue is to zone as a PUD.
- Would a dining room be a compatible use in and R and D district? Is the Planning Commission open to allowing special uses in the Industrial Park?
- Would like to see an application as food services are permitted by definition. NUBCo needs a planner or architect to advise them as to what to apply for and come back to Planning Commission with an application.
- May need to go to the ZBA. Does Planning Commission want to set the parameters for businesses in the Industrial Park?
- Need for better definitions of what is allowed so that no one has to go through this process again.
- Would like to explore options for uses in Research Park in the long term; go through a process in Section 3.07 for dining area as an accessory use to production kitchens and product development.
- Would consider ordinance revisions, but a dining area needs to be a special use.
- It's permitted; apply for zoning compliance.
- We may need to clean up ordinances and decide what uses we want in the Industrial Park.

Ms. Aniol stated she was not in favor of going to the ZBA for an interpretation.

## **IX. OLD BUSINESS**

Motion Smith; support Phillips to change the order of Old Business with the CWA proposal moved to Item A and the CIP to Item B.

Unanimous voice vote approval with Carty and Stewart absent.

**A. Revised Proposal from Carlisle Wortman Associates (CWA) to amend the Zoning Ordinance** - Discussion and possible action to recommend approval of revised CWA proposal to Amend and Re-format certain sections of the Zoning Ordinance.

Ms. Aniol explained the amendment updates in the categories of signs, landscape, lighting, PUDs and definitions.

Motion Schmid; support Smith to approve a recommendation to City Council to authorize CWA to proceed with amendments to the zoning ordinance, as outlined in the Revised Ordinance Update proposal, submitted by CWA and distributed at this meeting, in an amount not to exceed \$19,355.

Ayes: Phillips, Heatley, Schmid, Stoner, Smith and Kowalski

Nays: None

Absent: Carty and Stewart

Motion carries

Mr. Phillips left the meeting at 9:19 PM.

**B. Capital Improvements Plan (CIP)** – Review and discussion regarding proposed updates to the CIP and possible action to schedule a public hearing to consider proposed 2015-2020 Capital Improvements Plan

Motion Smith; support Stoner to set a Public Hearing for the 2015-2020 CIP for March 2, 2015

Ayes: Heatley, Schmid, Stoner, Smith and Kowalski

Nays: None

Absent: Carty, Phillips and Stewart

Motion carries

## **X. PROPOSED BUSINESS FOR NEXT AGENDA**

A. **March 2, 2015:** Public Hearing to consider adoption of the 2015-2020 CIP  
Discussion of Meeting Time Change to 7 PM

## **XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

## **XII. ADJOURNMENT**

Motion Smith; support Schmid to adjourn at 9:35 PM.

Unanimous voice vote approval with Carty and Stewart absent.

## **XIII. COMMUNICATIONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: March 2, 2015