

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 6, 2015**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:00 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	Thomas Phillips	Jim Carty
Jack Donaldson	Alison Heatley - ab	Marni Schmid
James Smith	Scott Stewart	Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Donna Fisher and Julie Knight, City Council Members; Laura Kreps, Carlisle Wortman Associates; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – June 1, 2015

Motion Smith; support Schmid to approve the minutes of the Regular Meeting of June 1, 2015 as presented.

Unanimous voice vote approval with Commissioner Heatley absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Donaldson to approve the agenda with the addition of one email communication item and additional information from Dr. Brent Kolb regarding the Dan Hoey/Lexington property site plan.

Unanimous voice vote approval with Commissioner Heatley absent.

IV. PUBLIC HEARINGS

None

V. PRE-ARRANGED PARTICIPATION

Ted Tear – 8090 Huron Street, Dexter

Mr. Tear spoke about the Zoning Ordinance Revision and its cost. He spoke about the review by Carlisle Wortman on the Strawberry Alarm Clock property discouraging this use in the neighborhood on Broad Street. He asked the Planning Commissioners how they could approve such a development based on the Carlisle Wortman consultant's recommendations.

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

The Art Selection Committee will meet tomorrow. Commissioner Schmid reported on the June 7 meeting when they reviewed the artist's submissions for art in the community.

C. Community Development Office Reports – Michelle Aniol

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

- Request for Qualifications – three proposals were received by July 1. The DDA will hold their next meeting on July 23 to look at these submittals. On July 16 representatives from the City have been invited to Kalamazoo to attend a session where they will be interviewing a developer much like Dexter will be doing.
- Request for Proposal – Four proposals were received by June 30 for the Retail Market Study.
- On June 28, there will be a tutorial for the Target Market Analysis at 2:45 PM at the Dexter District Library.
- The Michigan Department of Natural Resources (MDNR) Natural Resources Trust Fund (NRTF) Board will visit Mill Creek Park on August 18 from 2-3 PM. All are invited to come and welcome them and this will give an excellent opportunity to talk about Phase 2 of the park.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

- ### **A. SPR #2015-01. Strawberry Alarm Clock Café with Accessory Apartment, 3441 Broad Street. Applicant: Craig Borum, AIA-**
- Continue discussion and possible action regarding combined site plan review of a proposed two-story mixed-use development, consisting of a café on the first floor and one apartment on the second floor, for property located on the north side of Broad Street, between Third and Fourth Streets.

Ms. Aniol gave the background of the development and that the Planning Commission recommended Special Land Use approval to City Council on June 1, 2015. . The changes suggested to the developer at the June meeting were reviewed.

Business owner, Jack Savas spoke on property values, impact of cafes on residential areas and the benefits to homeowners and the community.

Craig Borum of PLY Architecture spoke about the parking issue and on street parking. He also highlighted the changes to the plan from the previous Planning Commission meeting in June.

Motion Phillips; support Carty based on the information provided at the July 6, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission recommends that the City Council approve the revised Combined Site Plan cited herein for the Strawberry Alarm Clock Café at 3441 Broad Street, subject to the following conditions:

1. All mechanical equipment shall be screened from view of the street and adjacent residential use(s), and shall be located in the rear or side yard;
2. Deviation of the parking requirements to allow a total of 7 off-street parking spaces;
3. Information related to delivery vehicle type, timing, etc to ensure site circulation will not be impacted during hours of operation must be provided; and
4. Special Land Use approval.

Discussion comments:

Commend the owner and architect for listening and improving the west elevation and designing something that will fit into the area.

Was present in both the pre-planning meetings and a lot of discussion took place. The applicant has been open to suggestions and adapting to the requirements.

Also approve that adapting of the plans to the Planning Commission requirements. Carol, I'm not sure how to address this.

Appreciate all the work on the design. Do have questions regarding the landscaping, especially around the outdoor seating area (Staff addressed this question).

Ayes: Phillips, Carty, Donaldson, Schmid, Stewart, Stoner and Kowalski.

Nays: Smith

Absent: Heatley

Motion carries 7 to 1

IX. NEW BUSINESS

A. SPR 2015-03, Professional Office Building, Dan Hoey Road – Preliminary

site plan review of a proposed professional office building on vacant property on the south side of Dan Hoey Road, west of Lexington Drive. Discussion and possible action.

Laura Kreps of Carlisle Wortman gave an overview of the preliminary site plan review.

Ms. Aniol gave updates on the right-of-way, parking requirements, and parking lot lighting.

Patrick Droze of Orchard, Hiltz and McCliment addressed the storm water management and treatment; long term plans of the site, and the circulation distance of the drive aisle.

Steve Brouwer of AR Brouwer spoke on Dr. Kolb's behalf regarding keeping the 30 foot wide drive aisle and the plan will include a bicycle rack.

Motion Phillips; support Carty based on the information provided at the July 6, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section D5, Planning Commission Action, the Planning Commission recommends that the City Council approves the Preliminary Site Plan for the professional office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive, subject to the following conditions:

1. Allow 6 additional parking spaces and a 30 foot drive aisle;
2. Lighting for the parking area to be determined by working with staff;
3. Recommendations cited in CWA review letter dated, June 17, 2015;
4. Recommendations cited in the OHM review letter dated, June 18, 2015;
5. Recommendations cited in the DAFD review letter dated, June 6, 2015; and
6. Recommendation in staff's memo dated, July 2, 2015

Ayes: Phillips, Carty, Donaldson, Schmid, Stewart, Stoner, Smith and Kowalski.

Nays: None

Absent: Heatley

Motion carries 8 to 0

X. PROPOSED BUSINESS FOR NEXT AGENDA – AUGUST 3, 2015

A. Worksession at 6:15 PM

1. Master Plan Amendment
2. Zoning Ordinance Update – meeting to review and prioritize potential Zoning Ordinance amendments

B. Regular Meeting

1. Final site plan review of SPR #2015-03, Professional Office Building on Dan Hoey Road
2. Northern United Brewing Company (NUBCo)

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Ted Tear of 8090 Huron Street, Dexter gave the following comments about the Strawberry Alarm Clock proposal – what is the landscape plan, buildings and businesses in residential areas in Ann Arbor are grandfathered, what about parking spaces for the outside seating patrons, and why are you (Planning Commission) voting for this when the paid consultant did not approve the plan.

Gloria Shore of 8090 Huron Street, Dexter inquired about the location of the bicycle rack.

XII. ADJOURNMENT

Motion Smith; support Phillips to adjourn at 9:15 PM.

Unanimous voice vote approval with Commissioner Heatley absent.

XIII.COMMUNICATONS

- Email from business owner, Tom May dated, June 9, 2015
- Letter and petition from William and Marina Edwards date, June 2, 2015

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: August 3, 2015