

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 5, 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	Thomas Phillips-ab	Jim Carty
Alison Heatley-ab	Marni Schmid	James Smith
Scott Stewart	Tom Stoner-arr at 7:34	

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; and Laura Kreps, Carlisle Wortman Associates.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – December 1, 2014

Motion Carty; support Stewart to approve the minutes of the Regular Meeting of December 1, 2014 as presented.

Unanimous voice vote approval with Heatley, Phillips and Stoner absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Heatley, Phillips and Stoner absent.

IV. PUBLIC HEARINGS

None

V. PRE-ARRANGED PARTICIPATION

A. Carlisle Wortman Associates – MEDC Technical Assistance Grants

Laura Kreps of Carlisle Wortman and the City Planning Consultant spoke about the relationship that Carlisle Wortman has with MEDC (Michigan Economic Development Corporation) and with this relationship, the City could apply for a Technical Assistance Grant up to \$13,000 with the City matching that amount. Consensus of the Planning Commission was to have Carlisle Wortman amend their

original proposal to take advantage of the matching fund amount and complete additional and necessary updates to the Zoning Ordinance.

VI. REPORTS

A. Chairman Report – Matt Kowalski

- Introduced Council Member James Smith as the Ex Officio member of the Planning Commission.
- There is one position to be filled on the Commission.

B. Planning Commissioners and Council Ex-Officio Reports

None

C. Community Development Office Reports – Michelle Aniol

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

- The final presentation from Prof. Allen and his class on the 3045 Broad Street property will be January 13 at the Dexter District Library.
- The ZBA update from the December meeting is in the packet.
- Wayfinding signs – The schools are requesting to have 13 signs posted at key intersections. The City is willing to work with the schools, however, these signs are in a different color scheme than we currently have, large in size, numerous and located in the City's right-of-way. Comments from the Commission – doesn't the majority of people have smart phone apps for locating addresses, who needs the signage, how much information about building locations is on the school's website, and what are the primary destinations that might need signage?
- There are three programs being offered at the Washtenaw County Building on Zeeb Road regarding Planning and Zoning Essentials on February 26.
- Huron Camera has closed its doors as of December 31. A question was asked as to the status of Mill Creek Sport Center. (Nothing to report at this time.)
- Staff has received inquiries about the 139 acres of land south of the City (a/k/a the Sloan property). The Planning Commission and Council may want to consider planning for land uses outside the boundaries of the City during the next Master Plan Update in 2017.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

- A. B-2-B Trail Signage** - Discussion and possible action to approve B-2-B signage through downtown.

Motion Carty, support Stoner to approve the Border to Border (B-2-B) trail signage in the downtown area of Dexter.

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

Nays: None

Absent: Heatley and Phillips

Motion carries

- 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

Ms. Aniol gave a review of the existing items; new items; removed items; and completed items from the CIP. Discussion followed. The Commission requested that there be a review of the edits in February and to plan for a Public Hearing on the CIP in March.

X. PROPOSED BUSINESS FOR NEXT AGENDA

- A. February 2, 2015:** Review and discussion of draft CIP and proposal from Carlisle Wortman with changes.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Carty to adjourn at 9:39 PM.

Unanimous voice vote approval with Heatley and Phillips absent.

XIII. COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: February 2, 2015