

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 5, 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	Marni Schmid
James Smith	Scott Stewart-AB	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; and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – September 8, 2015
2. Worksession Meeting – September 8, 2015

Motion Smith; support Stoner to approve the minutes of the Regular Meeting of September 8, 2015 and Worksession of September 8, 2015 with the following corrections:

- Work Session and Regular Minutes, day of the week should be Tuesday.
- Page 3 of the Regular Minutes, in Ms. Aniol's report, second bullet point, change downtown development to *Downtown Development Authority*.
- Page 3, under New Business Number 3 condition - 3-fot should be *3-foot*.

Unanimous voice vote approval with Commissioner Stewart absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioner Stewart absent.

Motion Smith; support Stoner to move the Public Hearing to after Item IX, New Business.

Unanimous voice vote approval with Commissioner Stewart absent.

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

1. Planning Commissioners have homework to complete before next month's meeting on the review of the Zoning Ordinances.
2. Time to begin thinking about the CIP (Capital Improvement Plan) and look at areas in the City to be included in the plan.

B. Planning Commissioners and Council Ex-Officio Reports

Council Member Smith – Reported on addressing Council at the September 28 meeting about his concerns about the Special Land Use for Northern United Brewing.

Commissioner Schmid – The Art Selection Committee is looking for guidance regarding the Lions Club statue as to where it should be placed. Chairman Kowalski asked Commissioner Schmid about the art piece at LaFontaine's and if there is landscaping to be done yet? (Looking to complete this.)

C. Community Development Office Reports – Michelle Aniol

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

- Congratulations to Dexter. The City has been awarded a 4 out of 5 star ranking by the UM – Dearborn eCities program.
- There is a new business coming to the Wallace Building – Nogginz Hair Salon.
- Question – Will the work on Strawberry Alarm Clock start this year? (They are currently working on their site plans.)
- Mr. Smith spoke about the letter that the City received from Jim Haeussler regarding his Baker Road property. A meeting will be scheduled in November between the City, Scio Township and Mr. Haeussler to discuss this property.
- The final TMA (Target Market Analysis) will be held on October 7 at 5 PM at the Dexter District Library.
- City Council will conduct a Public Hearing on September 26 regarding vacating part of First Street.
- Planning Commission will have a Public Hearing in November regarding the re-zoning of the First Street Park.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. None

IX. NEW BUSINESS

A. Oil and Gas Amendments to the Zoning Ordinance

Review and discuss draft amendments to the Zoning Ordinance regarding oil and gas drilling operations.

Ms. Kreps reviewed the process in regards to drafting the amendments to the Zoning Ordinance. The public has until October 12 to make comments and then Public Hearing will be held (probably in December). Ms. Kreps reviewed the provision of the oil and gas amendments.

IV. PUBLIC HEARING

A. SLU #2015-03 Northern United Brewing Company

Public Hearing to consider a special land use request to allow a restaurant as an accessory use at Northern United Brewing Company, located at 2319 Bishop Circle E. Discussion and possible action following the Public Hearing.

Ms. Aniol reviewed the special land use considerations for Northern United Brewing and reported on additional special land use standards including the proposed definition, proposed amendment to the tasting room definition, and proposed special use standards. Commissioner Donaldson questioned the proposed amendment to the zoning ordinance which he felt needed to be in place before approving the expansion of the tasting room, and the percentage of floor space at 15% in the special use standards and not 10% which is a building standard.

Chairman Kowalski opened the Public Hearing on SLU #2015-03 Northern United Brewing Company at 7:44 PM.

Donna Fisher of 3035 Inverness Street, Dexter and a City Council Member stated that she was on the Council when the tasting room was first proposed and is concerned about the change in philosophy now to allow a restaurant in the space at Northern United Brewing. She recalled that in the past, St. Joseph Hospital wanted to come to the Industrial park with a facility, but they weren't allowed in order to keep the certification on the park. Will this certification now change with this proposed use by Northern United Brewing?

There were no other speakers and Chairman Kowalski closed the Public Hearing at 7:47 PM.

Council and Owner Comments:

Jon Carlson – one of the owners of Northern United Brewing stated that the building is currently considered to be a mixed use facility by the Dexter Fire Department. He also spoke the people that come to his business which brings tourists to the Dexter Community, new employees to the community, additional

manufacturing to the park and that they are in the process of developing a way to use wastes to produce methane which will be a model for the State of Michigan.

Commissioner Smith – questioned the minimal posting of this public hearing. Information was found only on September 16 in the Sun Times News with nothing posted on the City’s media sites. Mr. Smith felt that the City needs to communicate more to the public and would like to hold the Public Hearing again to give the public an opportunity to attend and speak.

Commissioner Carty – cited the unique of this business to Dexter and the area.

Commissioner Phillips – addressed the difficulty that many cities have by rigidly following ordinances.

Motion Smith; support Donaldson based on the information provided at the October 5, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission moves to postpone the Special Land Use request submitted for an expansion of the tasting room at Northern United Brewing Company (NUBC) to include a restaurant, and continue the Public Hearing on November 2, 2015 to allow for additional public comment.

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

Nays: None

Absent: Stewart

Motion carries

X. PROPOSED BUSINESS FOR NEXT AGENDA – NOVEMBER 2, 2015

A. Worksession at 6:15 PM

1. Zoning Ordinance Update

B. Regular Meeting

1. #2015-04, Outdoor Seating Area, 8054 Main Street
2. #2015-01 RZ Rezoning of city owned, vacant property at northeast corner of First and Edison Street
3. Public Hearing - SLU #2015-03 Northern United Brewing Company

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Donna Fisher of 3035 Inverness, Dexter thanked the Planning Commission for a very enlightening meeting.

XII. ADJOURNMENT

Motion Smith; support Schmid to adjourn at 8:25 PM.

Unanimous voice vote approval with Commissioner Stewart absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: November 2, 2015