

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 4, 2015**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:04 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 - ab	Alison Heatley	Marni Schmid
James Smith	Scott Stewart	Tom Stoner

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

II. APPROVAL OF THE MINUTES

1. Regular Meeting – April 6, 2015

Motion Smith; support Stewart to approve the minutes of the Regular Meeting of April 6, 2015 as presented.

Unanimous voice vote approval with Donaldson absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Stoner to approve the agenda with the addition of information about a possible change for future agendas.

Unanimous voice vote approval with Donaldson 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

None

C. Community Development Office Reports – Michelle Aniol

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

- An update on 3441 Broad Street – “The owner has applied for a rear yard setback variance when it was discovered that he did not own as much property as first thought. Discussion followed.
- Have received many calls about retail space for purchase in Dexter and have met with some potential business owners.
- Red Brick will be moving their building entrance to the former Bits and Pizza’s entrance and reconfiguring the existing entrance to be flush with the building.
- DDA expansion – there has been a request for a special liquor license within the DDA district and subsequent inquiry to expand the district beyond LaFontaine’s on the north side of Dexter-Ann Arbor Road. It appears that there are no other licenses available on the open market. Discussion followed.
- Redevelopment Ready Communities – Ms. Aniol explained City Council’s vote to decline being a Redevelopment Ready Community.
- Question raised about the Huron Camera property and it’s potential. Ms. Aniol explained that it is not on the open market yet as it is bank-owned with conditions on the property.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Ted Tear of 8090 Huron Street, Dexter inquired about the property and proposed coffee house on Broad Street. Speaking for himself and other residents, they do not want a restaurant in that location and feel that this property is not commercial but it is residential. He asked the Planning Commission to think long and hard about approving this business.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. Zoning Ordinance Updates – Discussion and possible action to recommend Zoning ordinance updates to City Council.

Ms. Aniol explained the reasons for zoning ordinance updates and gave specific examples of the changes needed to be made and changes to the state zoning enabling act that have affected the ordinances. The various articles in need of updating were reviewed.

Commissioner Phillips left the meeting at 8:03 PM.

Motion Smith; second Schmid to recommend to City Council to proceed with the zoning updates based on the report provided by the Community Development Manager.

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

Nays: None

Absent: Donaldson and Phillips

Motion carries

B. Presentation of a Sample Agenda – this would distinguish action items from discussion items. This is proposed for future meetings

C. Northern United Brewery Update – Discussion regarding use regulations for breweries/microbreweries in the RD Research Development District.

Ms. Aniol reviewed the timeline and discussion from the February meeting regarding the changes that NUBCo would like to make. The question posed is should this be a permitted use or a special use.

Commissioner comments were as follows:

- When they first came for permits it was stated that we don't want to see a restaurant in the location as this changes the nature of the business. It would be OK to serve foods made in a production kitchen but not add a restaurant.
- What do we know about their intent? Currently the tasting room is looked at as a bar and not a tasting room; and it is a good addition to our community. May need to establish guidelines as to the main purpose of their business as a brewery.
- It appears that they are going above and beyond what was originally approved by Planning Commission. Want clear and concise rules of what they can and cannot do in this space.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. **June 1, 2015:** Northern United Brewing Company request for on-site eating operations.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Ted Tear of 8090 Huron Street, Dexter stated that he agreed with Commissioner Carty that the facility at NUBCo is a bar and not a tasting room.

XII. ADJOURNMENT

Motion Smith; support Carty to adjourn at 8:57 PM.

Unanimous voice vote approval with Donaldson and Phillips absent.

XIII.COMMUNICATONS

- Notice of Decision of ZBA Case #2015-01

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: June 1, 2015