

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 1, 2016**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:05 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
Jack Donaldson
James Smith

Thomas Phillips
Alison Heatley
Scott Stewart

Jim Carty
Marni Schmid-AB
Tom Stoner

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

II. APPROVAL OF THE MINUTES

1. Work Session – January 4, 2016
2. Regular Meeting – January 4, 2016

Motion Smith; support Donaldson to approve the minutes of the Work Session of January 4, 2016 and the Regular Meeting of January 4, 2016 as posted.

Unanimous voice vote approval with Commissioner Schmid absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioner Schmid absent.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

- A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Council Member Smith reported that City Council passed an ordinance regulating food carts on public property in the city. Ms. Aniol explained the reasons for such an ordinance and the specifics of said ordinance.

C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided her report in the packet. In addition she provided the Commission with information on PUD (Planned Unit Development) Regulations for the City and the following updates:

- Motion Smith; support Stewart to amend the agenda adding New Business item B – Pros and Cons of a PUD. Unanimous voice vote approval with Commissioner Schmid absent.
- The Tree Board met on January 19.
- The RFQ Committee is working with the attorney on a pre-development agreement with Foremost Development Company.
- There is a proposed redevelopment inquiry regarding the Mill Creek Sport Center for a retail space. Discussion followed regarding the issues with sewer and water and possible annexation to the City.
- In regards to The Strawberry Alarm Clock, had a meeting with the architect today.
- Steve Brouwer and Allison Bishop brought in an area plan today for the Grand Street / Baker Road property.
- Trying to schedule Planning and Zoning Basic Training for Tuesday, February 16 at 7 PM.
- Mr. Breyer spoke about the Parks & Recreation Master Plan and that it will be in the 30 day review period until February 15 for public comment.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

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- A. Master Plan Amendment** – Consideration of a resolution recommending adoption of an Amendment to the Master Plan. Action postponed on January 4, 2016 following the Public Hearing.

Motion Carty; support Smith let it be resolved that the City of Dexter Planning Commission does hereby recommend that the City of Dexter Amendment to the Master Plan be adopted by the City Council and let it be resolved that said plan amendment to be dated as recommended this day of February 1, 2016.

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

Nays: None

Absent: Schmid

Motion carries

IX. NEW BUSINESS

A. CIP FY2016-2021 – Review updates to CIP worksheets, Section 2, Parks.

Ms. Aniol and Mr. Breyer gave a brief explanation of the CIP projects from the Parks and Recreation Commission. Discussion followed on the proposals. Both Mr. Phillips and Mr. Carty noted that placing a pathway in Community Park would deter from the uses now for soccer fields. They recommended ~~Marking~~-marking funds for maintenance and upkeep of the area instead.

B. PUD - Pros and Cons

Ms. Aniol reviewed the Pros and Cons of a PUD development versus the rezoning and site development on property. Ms. Aniol provided previous and current PUD Planning and Development Regulations (Article XIX) from the former Village and the City of Dexter. Discussion followed.

X. PROPOSED BUSINESS FOR NEXT AGENDA – FEBRUARY 1, 2016

A. Work Session

1. Zoning Ordinance Update

B. Regular Meeting

1. Public Hearing for Area Plan Petition for southwest corner of Grand Street and Baker Road.
2. Site Plan review of Dextech Expansion
3. Review draft FY 2016-2021 CIP and schedule Public Hearing

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Donaldson; support Smith to adjourn at 8:15 PM.

Unanimous voice vote approval with Commissioner Schmid absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing, as amended:2016-03-07