

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MAY 2, 2016**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 7:02 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  
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Donna Fisher, Dexter Council Member; Carol Jones, Interim City Clerk; Laura Kreps, Carlisle Wortman; Patrick Droze, Orchard, Hiltz and McCliment; and residents.

**II. APPROVAL OF THE MINUTES**

1. Work Session minutes – April 4, 2016
2. Regular Meeting minutes – April 4, 2016

Motion Smith; support Stoner to approve the minutes of the Work Session of April 4, 2016 and the Regular Meeting of April 4, 2016 as presented.

Unanimous voice vote approval.

**III. APPROVAL OF THE AGENDA**

Motion Smith; support Donaldson to approve the agenda with the following changes:

- Written correspondence from Don Darnell on behalf of 8080 Grand, LLC, dated May 2, 2016, to withdraw the Special Land Use Application for 8080 Grand Street.
- Cancel the Public Hearing of SLU2016-01 8080 Grand LLC.
- Move consideration of the 8080 Grand Street site plan to Action item IX.A.

Unanimous voice vote approval.

**IV. PUBLIC HEARING(S)**

- A. TAZO2016-01 Text Amendment to the Zoning Ordinance** – Public Hearing to consider text amendments to Article II, Section 2.02, Definitions, to add a

definition of a public park and Article X, R-1A and R-1B, One Family Residential District, Section 10.02 Permitted Uses to allow a public park use in residential districts. Discussion and possible action following the public hearing.

Ms. Aniol introduced the text amendments to be added to Article II and Article X. The purpose of the text amendments is the expansion of Lions Park.

The Public Hearing was opened at 7:11 PM by Chairman Kowalski. There was no one from the audience that spoke. The hearing was closed at 7:12 PM.

Commissioner Smith inquired if the City could have approved the site plan which is on Dexter School property and not under the City's jurisdiction if those circumstances didn't exist. Ms. Aniol responded that there would be no difference in this case.

Motion Carty; support Donaldson pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 2, 2016, the Planning Commission recommends City Council Amend Article II, Section 2.02, Definitions, to add a definition of a public park, and Article X, R-1A and R-1B, One Family Residential District, Section 10.02 Permitted Uses, to allow a public park use in residential districts as cited herein.

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

Nays: None

Motion carries

## **V. PRE-ARRANGED PARTICIPATION**

None

## **VI. REPORTS**

### **A. Chairman Report – Matt Kowalski**

Chairman Kowalski reminded Commissioners of the postponement of action on Grandview Commons until the June meeting and encouraged all to review the plan for this meeting.

### **B. Planning Commissioners and Council Ex-Officio Reports**

Commissioner Schmid reported that the Art Selection Committee met on April 20, 2016 and approved two pieces with some conditions. One will be located at Lions Park and the other on the corner of the CMR property at Huron Street and Central Street.

### **C. Community Development Office Reports – Michelle Aniol**

Ms. Aniol submits her report per packet. Ms. Aniol gave the following updates:

- The second public meeting on the Redevelopment of 8045 Broad Street will be held on May 11 at Creekside. They will unveil concepts based on the comments from the first meeting. At the June meeting, Foremost will come back with a final design.
- 198 seedlings were distributed on Arbor Day.
- The Grandview Commons will come back to present at the June meeting. They have acquired the house to the west of their property which increases the size of the project.
- There is a new business planed for downtown – Watchtower Cards and Comics, a Comic Book and Game Shop in the former Absolute Computer space.

## **VII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

## **VIII. OLD BUSINESS**

**A. A. PUD-AP 2016-01 Grandview Commons** – Planned Unit Development (PUD) Petition and Area Plan, submitted by Steve Brouwer, on behalf of MMB Equities, LLC for a mixed-residential development at the southwest corner of Grand Street and Baker Road (7931 Grand Street; Parcel ID 08-08- 06-155-001, 7905 Grand Street; Parcel ID 08-08-06-427-001 and Vacant Baker Road; Parcel ID 08-08-06-427-002). Planning Commission postponed action on April 4, 2016, per the request of the applicant, to May 2, 2016. The applicant has requested Planning Commission postpone action to the June 6, 2016 meeting.

Motion Donaldson; support Stewart pursuant to a request submitted by MMB Equities, dated April 21, 2016, the Planning Commission moves to postpone action on PUD-AP 2016-01 Grandview Commons until the June 6, 2016 Planning Commission meeting.

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

Nays: None

Motion carries

## **IX. NEW BUSINESS**

**A. CSPR2016-02 8080 Grand LLC - Combine Site Plan Review;** consideration of a combined preliminary and final site plan, submitted by 8080 Grand LLC for the redevelopment of an existing 6,330 square foot concrete block building into 3 tenant units, for property located at 8080 Grand Street.

Laura Kreps of Carlisle Wortman introduced the property at 8080 Grand Street giving the dimensions, spoke of 10 items that need to be addressed under her recommendations.

Patrick Droze of Orchard, Hiltz & McCliment spoke of issues on the site with parking, storm water management, rain garden, and need of sewer easement.

Community Development Manager, Michelle Aniol, reported on the Dexter Are Fire Department report from Captain Dettling that cited concerns with the amount of parking and the usual requirements. Ms. Aniol reported that there was an issue with the parcel number and that will be corrected. She also addressed parking now that the special use request has been withdrawn and the property proposal is for retail, the parking requirements increase to 19. The applicant can add these spaces or make a payment to the City at a cost of \$2500 per missing space which in this case would be 4 spaces.

Don Darnell of 8080 Grand LLC introduced his partner Paul Grusche and architect Todd Ballou. Mr. Darnell addressed the following: the use of overhead doors in that the architect likes this type of space and it could work well with a variety of retail uses; the additional parking and that he likes having the green space so would look at the options available for parking; and dumpster space which he feels is adequate.

Commissioner Schmid commented that the overhead doors seem to be a contradiction for the building.

Commissioner Phillips inquired about bricking the outside of the building. Mr. Darnell stated that they would fix the original block on the outside and work more on this later. He also mentioned that they would be going back to the window style that was original to the building and the unique beam in the building possibly from the Willow Run Bomber Plant.

Chairman Kowalski inquired about the intent for this space and Mr. Darnell stated that he didn't know for sure. Chairman Kowalski also inquired about contamination on the property and Mr. Darnell responded that they did do a Phase 1 on the property.

Commissioner Donaldson also inquired about the overhead doors and the need for removing parking blocks and spaces so they could be used. Mr. Darnell said that they wanted to include them for a retailer who could make use of a larger door for their items but not as a loading/unloading zone.

Mr. Darnell requested the Planning Commission postpone action on the site plan to the June meeting.

Motion Phillips; support Smith that the Planning Commission moves to postpone action on the Combined Preliminary and Final Site Plan, CSPR 2016-02 8080 Grand Street dated April 4, 2016, submitted by 8080 Grand, LLC for the redevelopment of an existing 6,330 square foot building, for business and professional offices and retail uses until June 6, 2016, to allow the applicant more time to address the following issues:

1. The applicant shall submit a revised site plan that corrects the deficiencies cited in the April 22, 2016 OHM review letter, the April 19, 2016 CWA Combines Site Plan review letter, and the April 13, 2016 DAFD review letter;
2. Staff shall work with the applicant and Washtenaw County to correct the address and parcel number discrepancy; and

3. Applicant shall submit a color rendering of the building elevation, so the Planning Commission can ensure the elevation plans complies with site plan review requirements. .

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

Nays: None

Motion carries

## **X. PROPOSED BUSINESS FOR NEXT AGENDA – JUNE 6, 2016**

### **A. Work Session**

1. Zoning Ordinance amendments regarding oil and gas drilling operations and other updates.

### **B. Regular Meeting**

1. PUD-AP 2016-01 Grandview Commons
2. 8080 Grand Street Site Plan Review

## **XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

## **XII. ADJOURNMENT**

Motion Smith; support Donaldson to adjourn at 8:14 PM.

Unanimous voice vote approval.

## **XIII.COMMUNICATONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: June 6, 2016, as presented