

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 6, 2016**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:06 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 –ab

Jim Carty
Marni Schmid
Tom Stoner

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

II. APPROVAL OF THE MINUTES

1. Work Session minutes – May 2, 2016
2. Regular Meeting minutes – May 2, 2016

Motion Smith; support Stoner to approve the minutes of the Work Session of May 2, 2016 and the Regular Meeting of May 2, 2016 as presented.

Unanimous voice vote approval with Commissioner Stewart absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Donaldson to approve the agenda with one change:

- Under Item X. Proposed business for next agenda – change June 6, 2016 to July 5, 2016.

Unanimous voice vote approval with Commissioner Stewart absent.

IV. PUBLIC HEARING(S)

A. PUD-AP 2016-01 Grandview Commons: Public Hearing to consider a Planned Unit Development (PUD) Petition and Area Plan, submitted by Steve Brouwer on behalf of MMB Equities, LLC for a mixed-density residential development at the southwest corner of Grand Street and Baker Road (7961 Grand Street, Parcel

ID 08-08-06-285-004; 7931 Grand Street, Parcel ID, 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).

Laura Kreps of Carlisle Wortman (CWA) gave a report on the plan dated May 6, 2016 that she reviewed before the most recent revision received on June 2. Ms Kreps stated that the plan does meet the intent of the Master Plan.

Patrick Droze of Orchard, Hiltz & McCliment (OHM) gave his review on engineering based on the May 6, 2016 plan and he also reported on comments from the Dexter Area Fire Department (DAFD).

Ms. Aniol gave the following information:

- The plan as of June 2, 2016 is now a 76-unit, mixed residential development.
- Planning Commission is holding a second Public Hearing due to the addition of property to the development.
- Reviewed the requirements for submission and public benefits.

Allison Bishop, representing the developer AR Brouwer discussed the June 2 revised plan that would provide a centralized green space and a change in the number of units to 76. She reviewed the changes that the developer made based on the comments from the first presentation.

Chairman Kowalski opened the Public Hearing at 7:33 PM.

- Elaine Milbocker of 2901 Baker Road, Dexter stated that this development with the number of units planned and potential residents will have an impact on the traffic on Baker Road. It is already bad now in the mornings and afternoons with school traffic.
- Ron Klumpp of 3558 Dover Street, Dexter inquired if any traffic lights would be installed along Baker Road.

Chairman Kowalski closed the Public Hearing at 7:36 PM

Motion Phillips; support Carty based on the information provided by the applicant and reflected in the minutes of this meeting, the Planning Commission finds PUD-AP 2016-01 Grandview Commons Amended Planned Unit Development (PUD) Petition and Revised Area Plan, received by the city on June 2, 2016 meets the qualifications for consideration as a PUD and recommends approval to City Council, in accordance with the provisions set forth in Article 19, PUD Planning and Development Regulation for Planned Unit Development Districts, in the City of Dexter Zoning Ordinance, and subject to the following conditions:

1. Recommendations, as cited in the CWA review dated, May 20, 2016, ~~including which only includes~~ the following:
 - a. Applicant shall provide a parallel plan showing the entire project area and shall demonstrate all required setbacks of the proposed VR Village Residential District.
 - b. Site modifications, as provided in the applicants June 2, 2016 correspondence, page 4, item 6 and sidewalk connectivity between Baker Road and the proposed duplexes.
 - c. Applicant shall submit a revised area plan that provides the following information:
 - i. Location and dimension of all proposed, existing and/or modified

utility lines;

- ii. List of dimensional deviations sought through the PUD approval; and
 - iii. Verification of height of townhouse, duplex and 4-unit structures.
 - d. Attorney review and approval of Development Agreement; and
 - e. City Engineer's review and approval.
2. All General, Water and Sanitary Sewer, Stormwater Management, and Paving and Right-of-Way review comments, as cited in the OHM review dated, May 19, 2016.
 3. Recommendations, as cited in the DAFD review dated May 11, 2016.
 4. The applicant shall provide a revised area plan that includes the following, as cited by staff herein:
 - a. All plan sheets must be sealed by the professional, as required by the State of Michigan;
 - b. Legal description of each parcel, along with acreage;
 - c. Soil classifications on the topographic survey; and
 - d. Adjacent land uses and zoning, as well as the location of adjacent buildings, drives and streets.
 5. Material and recognized benefits, as determined by the Planning Commission, including the following:
 - a. The benefits listed in staff memo dated, May 31, items 2.a,b,e,f, and g, plus elevations depicted along Grand Street, in rendering distributed by applicant at the June 6, 2016 meeting.

Commissioner Comments:

Phillips: Complimented the applicant on the landscape and green space, the view shed comes through, aligning the site, trees on the Baker road side, like the design of the duplexes in that it adds some interest, and the use of brick along Grand street adds to the overall look.. You did a good job listening to Planning Commission to improve the site. There will be time to address issues and refinements of the plan.

Carty: Also like the look of the duplexes and the use of brick is a definite upgrade.

Donaldson: The developer has come a long way. I can support the motion.

Kowalski: There is no connection from Baker road to the duplexes. Feel I cannot move forward with this based on CWA and OHM not having a chance to review the new plan. What we have seen in the May plan is a much improved plan.

Smith: Commented about the 2 units that are at an angle. I agree with Chairman Kowalski regarding not moving forward with this plan.

Schmid: It seems that there is time to complete the requirement before sending the plan to City Council.

Vote:

Ayes: Phillips, Carty, Donaldson, Heatley, Schmid and Stoner

Nays: Smith and Kowalski

Absent: Stewart

Motion carries 6 to 2

A five minute break was taken at 8:26 PM.

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

At the July meeting there will be an election of officers for 2016-2017.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Phillips – The Annual Meeting at Huron Farms is to be rescheduled.

Commissioner Smith – There has been a noise complaint made regarding the car wash on Second Street, and will be followed up by Ms. Aniol. The City of Dexter, Webster Township and Dexter Township will hold a joint meeting with DAFD to discuss capital expenditures at Webster Township Hall on June 7 at 7 PM. The Facilities Committee is in the process of putting together a summary report to present to the City Council on fire, police and city offices.

Commissioner Schmid – The Art Selection Committee and the Art, Culture & Heritage Committee will have a joint meeting on June 7 to discuss the art selection criteria.

Commissioner Carty – The Washtenaw County Commissioners are looking to put a road millage on the ballot with 20% of the funds for non-motorized pathways.

C. Community Development Office Reports – Michelle Aniol

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

- Mill Creek Sport building is back on the market.
- The third meeting on the 3045 Broad Street Redevelopment Project will be held on June 8 at 6 PM.
- Will be looking into ordinances regarding signs and content based regulations.
- Question – What about the Strawberry Alarm Clock? (Jack Savas is talking to a possible buyer for the property.)
- There may need to be a special meeting of the Planning Commission in July for a special land use for a day care facility.
- Included in the packet is a quadrant map for tree planting and leaf pick-up. Commissioner Smith suggested possible changes in the map sections.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. CSPR2016-02 8080 Grand LLC – Combined Site Plan Review:

Consideration of a combined and final site plan, submitted by Don Darnell, on behalf of 8080 Grand, LLC for the redevelopment of an existing 6,330 square foot concrete block building for retail and office uses, for property located at 8080 Grand Street. Action was postponed on May 2, 2016.

Laura Kreps, CWA, reported that the applicant has addressed all comments from the original presentation and plan.

Patrick Droze, OHM, reported that the majority of stormwater issues remain as before as previously the applicant did not have an engineer complete the stormwater issues. They have hired an engineer who will begin tomorrow (June 7).

Ms. Aniol, stated that this plan does not require a special land use as it is zoned for business and retail office use.

Applicant, Don Darnell, spoke of hiring an engineer for the property and that the 8080 Grand LLC . He asked for approval of the site plan with conditions.

Motion Heatley; support Phillips based on the information provided by the applicant and reflected in the minutes of this meeting, and pursuant to Section 21.04, subsection E6 Planning Commission Action, the Planning Commission recommends that City Council approve CSPR 2016-02 8080 Grand, LLC Combined Preliminary and Final Site Plan, dated April 5, 2016 and received May 6, 2016, for the redevelopment of 8080 Grand Street, for business and professional offices and retail uses, subject to the following conditions:

1. Five additional parking spaces shall be provided on a revised site plan or the applicant shall submit a contribution to the Public Parking Fund in the amount of \$12,500;
2. The parking calculations table shall be updated on a revised plan, as cited in the CWA review letter, dated May 11, 2016;
3. A revised site plan shall be submitted addressing all issues cited in the OHM review, dated May 19, 2016 and shall be reviewed by the engineer and staff prior to consideration by City Council;
4. Comments of the DAFD review, dated May 11, 2016;
5. Applicant shall secure an easement for the sewer across the adjacent property or relocate it on a revised plan; and
6. Bike parking shall be relocated to the other side of the sidewalk, to ensure unobstructed pedestrian access.

Commissioner Comments:

Kowalski: Look at the placement of the bicycle parking.

Carty: Need to furnish the required parking, would be opposed to a variance.

Schmid: Questioned the reflection in the overhead door. Applicant confirmed it was a reflection, and not a car inside the building.

Phillips: \$2,500 is a bargain for a parking space.

Vote:

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

Nays: None

Absent: Stewart

Motion carries 8 to 0

IX. NEW BUSINESS

None

X. PROPOSED BUSINESS FOR NEXT AGENDA – JULY 5, 2016

A. Work Session – Zoning Ordinance Updates

B. Regular Meeting – Election of Officers

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Donna Fisher, 3035 Inverness, Dexter spoke about the map showing leaf pick-up and the use of sectors.

Paul Grusche, 5560 Crest Court, Dexter addressed the parking at 8080 Grand and that they had difficulty getting the required amount of parking in the space originally; but when the property design was changed to commercial, it was even more difficult to meet the requirements.

XII. ADJOURNMENT

Motion Donaldson; support Smith to adjourn at 9:25 PM.

Unanimous voice vote approval with Commissioner Stewart absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing, as amended: July 5, 2016