

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 7, 2016**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:03 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; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Shawn Keough, City Mayor; Jim Carson and Donna Fisher, City Council Members; Laura Kreps, Carlisle Wortman; Patrick Droze, Orchard, Hiltz & McCliment; Paul Evanoff, JJR; residents and media.

II. APPROVAL OF THE MINUTES

1. Work Session – February 1, 2016
2. Regular Meeting – February 1, 2016

Motion Smith; support Donaldson to approve the minutes of the Work Session of February 1, 2016 and the Regular Meeting of February 1, 2016 with two corrections:

- Work Session, Call to Order, attendance Justine Breyer should be Justin Breyer.
- Regular Minutes, page 5, last sentence in New Business A, CIP the word marketing should not be capitalized.

Unanimous voice vote approval.

III. APPROVAL OF THE AGENDA

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

- Updates to the CIP.
- Letter from MMB Equities LLC regarding the Grandview Commons Planned Unit Development.

Unanimous voice vote approval.

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-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 08-08-06-427-002). Discussion and possible action following public hearing.

Planning consultant, Laura Kreps from Carlisle Wortman reported on the plans for the Grand Street property and that it meets the Master Plan.

City engineer, Patrick Droze from Orchard, Hiltz & McCliment commented on the Baker Road Right-of-Way distance currently on the books. Other comments from Mr. Droze are included in his report.

Community Development Manager, Ms. Aniol gave the following report regarding the Grandview Commons project:

- There is a mid block crossing of Baker Road currently and Planning Commission may want to consider an additional crossing in this area.
- Planning Commission will want to determine the width of the sidewalk and path.
- ~~The old~~ Baker Road ~~Right-of-Way~~ has a planned Right-of-Way of is 120 feet. The Planning Commission May may want to look at changing that to 99 feet.
- Lighting standards need to be addressed by the DDA.
- Water main installation along Grand Street would be a benefit to the public.
- The ~~Dire~~-Fire Department does have concerns with the road widths within the project for their equipment.

Presentation by the Developer, MMB Equities – Steve Brouwer and Allison Bishop – presented an aerial view and orientation of the property and highlighted some of its features which include a path to Mill Creek Park, 26 foot wide roads, and parallel parking along Grand Street. They did state that they would not reconstruct Grand Street.

Public Hearing

Chairman Kowalski opened the Public Hearing at 7:47 PM. There was one resident, Steve Nicolich of 3265 Eastridge, Dexter, inquired of the impact on water supply of the City. At his home the pressure is already low. There were no other speakers and the Public hearing was closed at 7:49 PM.

Motion Phillips; support Carty based on the information provided by the applicant and reflected in the minutes of this meeting, the Planning Commission moves to postpone action on the PUD-AP 2016-01 Grandview Commons Planned Unit Development (PUD) Petition and Area Plan, received by the city on February 1, 2016 until April 4, 2016 to allow the applicant more time to address the following:

1. Outstanding issues noted by staff, the engineering and planning consultants, and DAFD;

2. Begin negotiations for the development agreement; and
3. Additional Planning Commission items.

Planning Commission Comments:

Phillips – At the pre-application meeting it was noted that the site plan lacked open recreation space, more density than reviewers would like to see, and make changes in the elevation of the buildings. The site plan presented tonight has not changed since the pre-application meeting. Would like the model to show what the development would look like off of Baker Road.

Carty – Echoed Mr. Phillips comments. He likes some of the plan such as the townhouses which are very attractive. However, the apartment buildings are massive and don't fit the character of the City. The duplexes seem out of place. The density is almost overwhelming for the site.

Smith- ~~Not consistent with public benefit and~~ the duplexes are at odd angles on the plan where other buildings are squared up. ~~Not consistent with public benefit.~~

Kowalski – Support the development with the mix of units, the Grand Street frontage, and in line with redevelopment plans. Public benefit needs to be there in order to support a PUD. Don't have a problem with the density. The view of the park land is very limited. There is a need for sidewalk improvements, -to know what trees could be saved and the need for improvements at the Grand Street crossing of Baker Road. This is the largest re-development ever in the Village/City and we need more information. The Grand Street reconstruction is an issue.

Heatley – Since this is my expertise, I question the placement of the water lines. Why not come off of Grand Street? (Mr. Brouwer explained the location of lines and utilities to the units.)

Donaldson – In general I am in favor of the development; getting rid of the old buildings and cleaning up the area. It is better to put the water mains down Grand instead of looping them through the property. I favor partial reconstruction and paving of Grand Street.

[Phillips and Carty clarified that their comments regarding density did not pertain to the number of units, but the scale and massing of the proposed 12-unit buildings.](#)

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

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 Commission with information on PUD (Planned Unit Development) Regulations for the City and the following updates:

- The Dairy Queen and A&W opened on March 1.
- Hotel Hickman is coming along on their remodeling and will have a Grand Opening in April.
- The Huron Camera property has been sold. I haven't connected yet with the new owners yet.
- Met with Jack Savas of Strawberry Alarm Clock and Marilyn from MEDC (Michigan Economic Development Corporation) regarding financing. The project doesn't fit in MEDC guidelines but needs gap financing. Looking to run his developing business plan through WCC.
- Mill Creek Sports building – agreement still being worked on. The property will not be coming into the City. I thought that any changes on the property would require a new site plan, but that is not the case.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Scott Ramsay of 2937 Baker Road, Dexter is interested in being able to keep the parking that he now uses on his property next to the property purchased by Mr. Brouwer. (Michelle has spoken to the developer regarding this and may need further discussion.)

Joy Gee, 2924 of Dongara, Apt. 109, Dexter asked the Commission to consider affordability of housing for an aging population.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

- A. CSPR 2016-01 Dextech Phase 2 Expansion** – Combine preliminary and final Site plan review to consider a 40,000 sq. ft. building expansion at 2110 Bishop

Circle East. Discussion and possible action.

Ms. Kreps of Carlisle Wortman reviewed the comments regarding parking, loading, site access and circulation, landscaping and lighting. Ms. Kreps indicated that the plan is approved with two recommendations regarding trees and wall-mounted light fixtures.

Mr. Droze of Orchard, Hiltz & McCliment [summarized the concerns outlined in his report, including drainage, paving and utilities.](#)

Motion Smith; support Carty based on the information provided by the applicant and reflected in the minutes of this meeting, and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission recommends that City Council approve CSPR 2016-01 Dexter Fastener Technologies Phase 2 Building Addition Combined Preliminary and Final Site Plan, dated February 2, 2016 for a 41,073 square foot building addition to the existing 322,625 square foot manufacturing facility, located at 2100 Bishop Circle East.

In making this determination, the following conditions shall apply:

1. Concerns noted in the OHM review dated, February 24, 2016;
2. Concerns noted in the CWA review dated, February 11, 2016;
3. Concerns noted in the DAFD review dated, February 8, 2016; and
4. Include a landscape plan.

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

Nays: None

Motion carries

B. CIP FY 2016-2017 - Review draft CIP and consider scheduling the public hearing for April 4, 2016.

Ms. Aniol gave an update to the CIP including cost breakdown of categories. There are 84 total projects in the CIP. The rating of projects is what is used to budget for in FY 2016-2017.

Motion Smith; support Stewart to set a Public Hearing on the CIP for April 4, 2016 which includes the removal of the proposed public path extension in project 2.01.

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

Nays: None

Motion carries

X. PROPOSED BUSINESS FOR NEXT AGENDA – APRIL 4, 2016

A. Work Session

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

B. Regular Meeting

1. PUD-AP 2016-01 Grandview Commons
2. Public hearing to consider FY 2016-2021 CIP

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Donna Fisher of 3035 Inverness, Dexter stated that she appreciates the diligence of the Planning Commission as that helps me on the City Council.

Jim Pruitt, media representative from We Love Dexter, announced that his will be his last meeting as he has a new job in Ohio.

XII. ADJOURNMENT

Motion Donaldson; support Smith to adjourn at 9:06 PM.

Unanimous voice vote approval.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved, as amended for Filing: April 4, 2016