

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 3, 2016**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:02 PM by Vice-Chairperson Thomas Phillips at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski - ab
Jack Donaldson
James Smith

Thomas Phillips
Alison Heatley-ab
Scott Stewart-ab

Jim Carty
Marni Schmid
Tom Stoner-arr 7:06

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Laura Kreps, Carlisle Wortman; Steve Brouwer and Allison Bishop, AR Brouwer; residents and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting minutes – September 6, 2016

Motion Smith; support Donaldson to approve the minutes of the Regular Meeting of September 6, 2016 with the following corrections:

- Page 2, Second bullet point under Commissioner Smith’s report, insert *south* in front of edge.
- Page 2, correct the ~~work-word~~ “packer” to “packet” in Ms. Aniol’s report.

Unanimous voice vote approval with Commissioners Kowalski, Heatley, Stewart and Stoner absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Donaldson to approve the agenda with additional updated material on landscape plan modifications for Grandview Commons under New Business.

Unanimous voice vote approval with Commissioners Kowalski, Heatley, Stewart and Stoner absent.

IV. PUBLIC HEARING(S)

A. NONE

V. PRE-ARRANGED PARTICIPATION

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid:

- Ms. Schmid as a Planning Commission member to the Art Selection Committee spoke about the placement of the statue donated by the Dexter Lions Club. The space has been ~~stacked~~staked out and the statue should be installed soon.

C. Community Development Office Reports – Michelle Aniol

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

- A pre-application meeting was held this evening prior to the Planning Commission meeting regarding the Mill Creek Sport Center. The new owners to create a sports complex by taking down the existing buildings and installing new ones. They would like to have the Scio Township portion of the property annexed into the City in order to hook up to the sanitary sewer. They have been granted a tavern license in the Webster Township portion of the property and will need to go through the Webster Planning Commission on this project.
- The installation of the Cambrian System at NUBCo has had some issues due to an accident with a truck. They are not sure if there is anything more than cosmetic damages to the system.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. Amendments to the Zoning Ordinance – Review and discuss draft amendments to Article 19, Planned Unit Development District.

Ms. Kreps addressed areas of concern in Article 19:

- Open space
- Design elements and standards
- Processing procedures

Ms. Kreps commented on the current language of the ordinance is more geared to suburban development and may also need to look at including infill development.

B. Discussion (continued) regarding Article 3, Section 3.17 Fences

Discussion continued regarding cleaning up of the ordinance and the requirement of a survey for all fence applications. The discussion will continue when the remaining members of the Planning Commission are in attendance.

C. Discussion (continued) of Building Heights in the Downtown

The discussion on building heights was postponed until the next meeting when the remaining members of the Planning Commission are in attendance.

IX. NEW BUSINESS

A. Discussion regarding landscape modification for Grandview Commons

Ms. Aniol reviewed the applicants' proposal to remove 116 trees of which 74 are low quality non-native trees, 21 are low quality native trees and 21 are good quality native trees. Of the 21 good quality trees to be removed, 11 would be replaced, based on the DBH replacement standard in Section 6.14, but 10 would not. Ms. Aniol explained that the Planning Commission can waive the DBH replacement standard in Section 6.14 for low quality and non-native species, but not good quality trees. Discussion followed.

Motion Schmid; support Carty to waive the DBH standards for ~~94-95~~ low quality trees and a contribution to the tree fund must be made, based on the DBH standards required for the 10 good quality trees.

Ayes: Phillips, Schmid, Donaldson, Carty and Stoner

Nays: Smith

Absent: Kowalski, Heatley and Stewart

Motion carries 5 to 1

B. Discussion regarding definition and intent of lot coverage

Ms. Aniol reviewed the changes to Section 2.02, Definitions, Lot Coverage. Discussion followed. A Public Hearing will be scheduled for the November 7, 2016 meeting to consider the proposed amendment to Section 2.02 language.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. Regular Meeting, Monday, November 7, 2016 – 7 PM:

1. Grandview Commons PUD Final Site Plan
2. Public Hearing – Section 2.02 Amendment

B. Special Meeting, Monday, November 7, 2016 – 6 PM:

1. Review of Ordinances, Fences and Building Heights

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Schmid; support Smith to adjourn at 8:16 PM.

Unanimous voice vote approval with Commissioners Kowalski, Heatley and Stoner absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones

Interim Clerk, City of Dexter

Approved for Filing, as amended: November 7, 2016