

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 34, 2017**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 PM by the 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
Scott Stewart

Jim Carty-ab
Marni Schmid-arr 7:02
Tom Stoner-arr 7:13

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Recording Secretary; Laura Kreps, Carlisle Wortman Associates (CWA); and Wendy Rampson of Michigan Association of Planning.

II. APPROVAL OF THE MINUTES

1. Work session minutes – March 6, 2017
2. Regular Meeting minutes – March 6, 2017
3. Work session Minutes – March 20, 2017

Motion Smith; support Donaldson to approve the minutes of the Work session of March 6, 2017, the Regular Meeting of March 6, 2017, and the Work session of March 20, 2017 with one corrections, Page 1 of the March 6 Work session, in the Call to Order, delete *by Planning Commissioner Chairman Kowalski*.

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

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioner Carty, Kowalski and Stoner absent.

IV. PUBLIC HEARING(S)

- A. Capital Improvements Program (CIP) FY 2017-2022- Public hearing to consider the 2017-2023 CIP for the City of Dexter. Discussion and possible action to follow public hearing.

Ms, Aniol introduced and reviewed the preparation of the CIP. She also read an email message from Karen Roberts of 3436 Central, Dexter who would like to see Item 1.12 – Jeffords Extension removed from the CIP.

Vice Chairperson Phillips opened the Public Hearing at 7:10 PM. There was no one present in the audience to address the Planning Commission. Mr. Phillips closed the Public Hearing at 7:11 PM.

Motion Smith; support Donaldson to approve the 2017-2022 Capital Improvements Program (CIP) Resolution of Adoption, and recommend approval of the 2017-2022 CIP to City Council.

Planning Commission held a discussion on Project 1.12, Jeffords Street Extension, but did not make a change to this item.

Vote:

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

Nays: None

Absent: Carty and Kowalski

Motion carries

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid:

- Ms. Schmid reported that she did miss the last Arts, Culture and Heritage meeting in March, but the Committee is working on two art selections and developing a policy for donations.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- There will be a ZBA Public Hearing on April 17 for a sign setback for 2830 Baker Road.
- There was discussion at the last City Council Meeting regarding the ordinance and the use of 70% reflective glass on the Baker Road property. City Council voted to approve the Final Site Plan without the reflective glass requirement. Discussion followed.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. Planning for Health – Wendy Rampson of Michigan Association of Planning will present the importance of incorporating health into the Master Plan.

Ms. Rampson gave a presentation on incorporating health into a master plan by looking to increase awareness and modify the environment.

B. Zoning Ordinance Amendments – Review and discuss changes to Article 19, Planned Unit Development, in preparation of public hearing on May 1, 2017.

Ms. Kreps of CWA reviewed the types of changes made to update the ordinance.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. Regular Meeting, Monday, May 1, 2017:

- 1. Public Hearing – Amendments to the Zoning Ordinance**
- 2. AP2016.17-26 CSP Rainbow Child Care**
- 3. AP2016.17-25 PUD-AP 150 Jeffords Area Plan**

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Stoner to adjourn at 8:25 PM.

Unanimous voice vote approval with Commissioners Carty and Kowalski absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as amended: May 1, 2017