

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 3, 2017**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:07 PM by the Chairperson Matt Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski	Thomas Phillips-ab	Jim Carty
Jack Donaldson-ab	Alison Heatley	Karen Roberts
Marni Schmid-arr 7:10	James Smith	Scott Stewart-ab

Also present: Michelle Aniol, Community Development Manager and Laura Kreps, CWA.

II. APPROVAL OF THE MINUTES

1. Regular Meeting minutes – June 5, 2017

Motion Smith support Carty to approve the minutes of the Regular Meeting of June 5, 2017 with the following corrections:

Page 6, under Citizen Wishing to address the Commission – Mr. Lippens’ comments, second line – *deleted the word to after the word up.*

Page 7, under New Business, A. Zoning for Yoga Studio, *change location to locations* in the first line of Ms. Aniol’s comments.

Unanimous voice vote approval with Commissioners Phillips, Donaldson and Stewart absent.

III. APPROVAL OF THE AGENDA

Motion Heatley; support Carty to approve the agenda with the correction of the name Karen Roberts in the Roll Call in place of Scott Bell.

Unanimous voice vote approval with Commissioners Phillips, Donaldson and Stewart absent.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

Chairman Kowalski welcomed new Commission member, Karen Roberts, who replaces Tom Stoner. Ms. Roberts was introduced ~~her~~ to Planning Commission.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Carty commented that he has had many of his neighbors comment on the amount of trees that have been cut down on the Mill Creek Outdoor Adventure site and that it currently looks stark. Ms. Aniol explained that they did need to cut more than expected due to the condition of the trees and not much is left after clearing away the brush. This could be an item for discussion with the property owners.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- There was a meeting on Wednesday, July 5, for the Huron Clinton Metropolitan Authority (HCMA) Master Plan for Hudson Mills. There were over 100 people who attended. A second Public Meeting has been scheduled for July 19 at 6:30 PM at the Creekside Cafeteria.
- It appears that Mill Creek Outdoor Adventure Center will also have bike rentals.
- Aubree's outdoor seating area in a different location than it was permitted for. This is due to bike riders and skate boarders running into the servers and customers. Aubree's will need to come before Planning Commission for an amendment. Discussion followed.
- You should see a revised plan for Rainbow Rascals at the August meeting.
- Update – Grandview Commons is waiting for approval on its Brownfield from the MEDC. Discussion followed.
- Update – Mill Creek Terrace/150 Jeffords PUD plan should go to Council on July 10. The Development Agreement passed the DDA but they did have concerns about the amount of parking for the site.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. AP2016. 17-30 Text Amendment to the Zoning Ordinance: Consideration of texts amendments to the following Article in the City of Dexter Zoning Ordinance:

- Article I, Enacting Clause
- Article IV, Nonconformities
- Article VIII, Special Land Uses
- Article XIX, PUD Planning and Development Regulations for Planned Unit Development Districts
- Article XXI, Site Plan Review
- Article XXII, Administration and Enforcement
- Article XXIII, Amendment Procedure
- Article XXIV, Zoning Board of Appeals

Planning Commission postponed action following the Public Hearing on May 1, 2017 and June 5, 2017, to allow for additional time to review the proposed amendments. Ms. Aniol reviewed the additional changes, additions, deletions, corrections, revision and re-numbering of the Zoning Ordinance Amendments. Discussion followed.

Motion Carty; support Heatley to set a Public Hearing for August 7, 2017, for the Text Amendments to the Zoning Ordinance on Articles I, IV, VIII, XIX, XXI, XXII, XXIII, and XXIV.

Ayes: Carty, Heatley, Schmid, Smith, Roberts and Kowalski

Nays: None

Absent: Phillips, Donaldson and Stewart

Motion carries

IX. NEW BUSINESS

None

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. Regular Meeting, August 7, 2017:

AP2016. 17-26 CSP Rainbow Child Care Center

**AP2016. 17-30 Text Amendment to the Zoning Ordinance – Public Hearing
Election of Officers**

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Schmid; support Carty to adjourn at 8:22 PM.

Unanimous voice vote approval with Commissioners Phillips, Donaldson and Stewart absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones

Recording Secretary

Approved for Filing: August 7, 2017