

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 2, 2018**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 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
Jim Carty
Marni Schmid

Thomas Phillips-AB
Alison Heatley
James Smith

Scott Bell
Karen Roberts
Scott Stewart-AB

Also present: Michelle Aniol, Community Development Manager, Carol Jones, Recording Secretary; Laura Kreps, Carlisle Wortman; William Meier, Meier Architects; Ken Hutchinson, owner of Dexter Cross-Fit; Charlie Koenn, Realtor; and Larry Zahn, Realtor.

II. APPROVAL OF THE MINUTES

1. Regular Meeting minutes – December 4, 2017

Motion Smith; support Bell to approve the minutes of the Regular Meeting of December 4, 2017 as presented.

Unanimous voice vote approval with Commissioners Phillips and Stewart absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Bell to approve the agenda with the following correction:

- Public Hearing A – AP2017.18-04TAZO – change the word *Public to Parking*.

Unanimous voice vote approval with Commissioners Phillips and Stewart absent.

IV. PUBLIC HEARING(S)

A. AP2017.18-04 TAZO Public Hearing to consider text amendments to the zoning ordinance – Article 5, Parking and Loading. Discussion and possible action following the public hearing.

Staff Comments: Michelle Aniol, Community Development Manager, reviewed the City Attorney's comments regarding minimum and maximum spaces required for each use. Ms. Aniol also explained that language in the ordinance text has been reviewed and corrected and that the monetary reimbursement to the City in lieu of parking has been removed and changed to a resolution by City Council. The question was raised regarding the identification of bicycle parking.

Public Hearing: Chairman Kowalski opened the Public Hearing at 7:10 PM. There was no one in the audience who spoke at the hearing. The Public Hearing was closed at 7:11 PM.

Motion Bell; support Schmid pursuant to Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on January 2, 2018, the Planning Commission recommends that the City Council approve the proposed amendments to Article V, as cited herein and as cited in the City Attorney's correspondence dated December 29, 2017 with the exception of the bicycle parking comments and a set of standards.

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

Nays: None

Absent: Phillips and Stewart

Motion carries

- B. AP2017-18-17 SLU Cross-Fit Physical Fitness Center** – Public hearing to consider a request for special land use approval of a personal fitness center at 7275 Joy Road. Applicant Doug Smith. Zoning: RD Research and Development District. Discussion and possible action request following the public hearing.

Staff:

Laura Kreps of Carlisle Wortman explained that the fitness center is in a portion of a building that is zoned appropriately for a fitness center as a special use. It is also compatible in the Master Plan.

Michelle Aniol, Community Development Manager, also stated that the proposed use is compatible and requires special use approval.

Applicant – Ken Hutchinson, owner, of 8625 Magnolia Way, Dexter, reported that he has 6 part time employees and that the business is open just at class times which vary through a day. He is looking to have classes up to 25 students and a few larger events. There is plenty of parking on the site.

Public Hearing - Chairman Kowalski opened the Public Hearing at 7:25 PM. There was no one in the audience who spoke at the hearing. The Public Hearing was closed at 7:26 PM.

Motion Smith; support Carty based on the information provided by the applicant, staff and CWA, the Planning Commission finds AP2017.18-17 SLU Special Land Use Application for Dexter Cross-Fit received December 1, 2017, meets the requirements of Section 8.03, and recommends approval to City Council, subject to the following conditions:

1. Staff review dated. December 21, 2017; and
2. CWA review dated, December 14, 2017.

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

Nays: None

Absent: Phillips and Stewart

Motion carries

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

No Report

B. Planning Commissioners and Council Ex-Officio Reports

Mr. Smith reported that Council meetings will be starting at 7 PM.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol had no updates to her report.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. Master Plan Update – Existing Land Use Map, review and discussion to the existing land use map.

Ms. Kreps reviewed the existing land use map with the Planning Commission.

IX. NEW BUSINESS

A. AP2017.18-16 Encore Theatre Request for Section 3.07 Review; Planning Commission to consider a request for temporary employment housing at 3479 Central Street in the VR Village Residential Zoning District, in accordance with Section 3.07, Uses Not Otherwise Listed in Zoning Ordinance.

Staff: Ms. Aniol introduced the request for temporary housing for performers and personnel of the Encore Theatre during productions. She explained that the proposed use is not listed in any other district. She then reviewed the Section 3.07 process and described the proposed usage of the subject site.

Motion Carty; support Roberts pursuant to Article 3, Section 3.07, the Planning Commission determines that the Encore Musical Theatre's request for a temporary

housing use, at 3279 Central Street is not compatible with permitted and existing uses in the VR Village Residential Zoning District.

Comments:

Mr. Carty – I feel that the method of operation of temporary housing and transitory type of residents is not compatible with the district.

Chairman Kowalski – With special land uses, we can put in restrictions that could handle question or issues with this type of housing.

Applicant: Larry Zahn of 4536 Burns Way, Dexter, spoke on behalf of the Encore Theatre spoke about the reasons that the Encore purchased this building to be able to house actors and actresses in Dexter as there are no hotels or motels close by.

Vote:

Ayes: Carty

Nays: Roberts, Heatley, Smith, Schmid, Bell and Kowalski

Motion fails

Motion Smith, support Bell pursuant to Article 3, Section 3.07, the Planning Commission determines that the Encore Musical Theatre's request for a temporary housing use, at 3279 Central Street is compatible with permitted and existing uses in the VR Village Residential Zoning District.

Furthermore, the Planning Commission determines the temporary housing use shall be permitted as a Special Land Use in the VR Village Residential Zoning District.

In making this determination, the Planning Commission has considered characteristics, such as traffic generation, method of operation, building and site characteristics, demand, and public services. The Planning Commission will also require conditions, as part of the determination:

1. Staff review dated, December 22, 2017;
2. CWA review dated, December 7, 2017; and
3. Dykema review dated, December 12, 2017

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

Nays: Carty

Motion carries

X. PROPOSED BUSINESS FOR FEBRUARY 5, 2018 REGULAR MEETING

- A. FY 2018-2023 CIP Review and Discussion

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Schmid to adjourn at 9:17 PM.

Unanimous voice vote approval with Commissioners Phillips and Stewart absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: March 5, 2018