

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 2, 2018**

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	Scott Bell
Jim Carty-AB	Alison Heatley	Karen Roberts
Marni Schmid-arr 7:12PM	James Smith	Scott Stewart-AB

Also present: Michelle Aniol, Community Development Manager; Emily Smith, Intern; Carol Jones, Recording Secretary and resident.

II. APPROVAL OF THE MINUTES

1. Regular Meeting minutes – March 5, 2018
2. Special Meeting minutes – March 19, 2018

Motion Smith; support Bell to approve the minutes of the Regular Meeting of March 5, 2018 and the Special Meeting of March 19, 2018 with the following corrections of the Special Meeting:

- Correct the heading from Regular Meeting to Special Meeting.
- Change the name of Chairman, Matt Kowalski to Scott Bell who presided over the meeting.

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

III. APPROVAL OF THE AGENDA

Motion Bell; support Heatley to approve the agenda as presented.

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

IV. PUBLIC HEARING(S)

- A. FY2018-2023 Capital Improvements Plan (CIP)** – Public hearing to consider the Capital Improvements Plan for FY 2018-2023.

Staff: Ms. Aniol introduced the purpose of the Public Hearing for the CIP.

Public Hearing: Chairman Kowalski opened the Public Hearing at 7:12 PM. There was no one from the audience who spoke at the hearing. Chairman Kowalski closed the Public Hearing at 7:13 PM.

Motion Bell; support Heatley to approve the 2018-2023 Capital Improvements Program (CIP) Resolution of Adoption, and recommend approval of the 2018-2023 CIP to City Council.

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

Nays: None

Absent: Carty and Stewart

Motion carries

B. AP2017.18-22 TAZO Text Amendment to the Zoning Ordinance – Public Hearing to consider a text amendment to Article II, Definitions and Article XI, VR Village Residential District regarding temporary employment housing.

Staff: Ms. Aniol introduced the reason for public housing due to Special Land Use permission for 3479 Central Street.

Public Hearing: Chairman Kowalski opened the Public Hearing at 7:16 PM. There was no one from the audience who spoke at the hearing. Chairman Kowalski closed the Public Hearing at 7:17 PM.

Motion Bell; support Heatley pursuant to Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on April 2, 2018, the Planning Commission recommends that City Council approve the proposed amendments to Article II, Definitions and Article XI, Village Residential District, as cited herein, with the following change:

1. Delete the word “professional” in Article II, Definitions.

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

Nays: None

Absent: Carty 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

Commissioner Schmid reported that the Art Selection Committee will meet on April 12 at 6:30 PM for their annual discussion of public art.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- Three businesses are moving into the Dexter Crossing Shopping Plaza – Chela’s Restaurant, Redline Athletics (in the old Dexter Pharmacy Space) and Jazzercise.
- On April 18, 2018, the third Community Engagement Work Shop will be held at Mill Creek Middle School from 6-8 PM.
- Ms. Aniol reviewed the 2 recent live/work concepts.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. Discussion regarding potential text amendments to Article XV, Village Commercial District to allow residential use/live-work use on the first floor and Article XX, Schedule of Regulations to establish minimum lot area/density regulations for the VC, Village Commercial and CBD, Central Business Districts.

Ms. Aniol distributed materials to be reviewed by Commissioners regarding live/work units for a future discussion.

X. PROPOSED BUSINESS FOR FEBRUARY 5, 2018 REGULAR MEETING

A. AP2017.18-24 PSPR 3075 Baker Road Preliminary Site Plan Review – Consider preliminary site for a proposed live/work development at 3075 Baker Road, between Forest and Grand Streets.

B. AP2017.18-25 TAZO Text Amendments to the Zoning Ordinance. Review draft text amendments to Article XV, Village Commercial District to allow residential use/live-work use on the first floor and Article XX, Schedule of Regulations to establish minimum lot area/density regulations for the VC, Village Commercial and CBD, Central Business Districts, and set public hearing.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Bell; support Phillips to adjourn at 7:37 PM.

Unanimous voice vote approval with Commissioners Carty and Stewart absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: May 7, 2018