

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 7, 2018**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:04 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
Alison Heatley
James Smith

Scott Bell
Karen Roberts
Scott Stewart

Also present: Michelle Aniol, Community Development Manager; Emily Smith, Intern; Carol Jones, Recording Secretary; Laura Kreps, CWA; Patrick Droze, OHM; Tom Covert, Dan Johnson, Allison Green, and Glen Green; representing the 3075 Baker Road project and resident.

II. APPROVAL OF THE MINUTES

1. Joint PC/CC Work Session Minutes – April 2, 2018
2. Regular Meeting Minutes – April 2, 2018

Motion Smith; support Bell to approve the minutes of the Joint Planning Commission/City Council Work Session Minutes of April 2, 2018 and the Regular Meeting Minutes of April 2, 2018 as presented.

Unanimous voice vote approval.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. REPORTS

- A. Chairman Report – Matt Kowalski

I will be absent for the June meeting.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid reported that the Art Selection Committee met last month to propose three pieces of temporary public art to be installed around Dexter. This now goes to City Council to be approved.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- There will not be a ZBA meeting in May.
- The update on the community meeting regarding 3035 Broad Street is online.
- The existing buildings on the Grandview Commons property will be coming down now rather than in a staged manner in the next few weeks. The Master Deed will need to be amended because of this change.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. AP2017.18-24 PSPR 3075 Baker Road Preliminary Site Plan Review – Discussion (only) regarding preliminary site plan for a proposed live/work development at 3075 Baker Road, between Forest and Grand Streets. No action will be taken.

Staff:

Ms. Aniol introduced the proposed project at 3075 Baker Road.

Applicant:

Dan Johnson of IN-SITE LLC and representing Allison and Glen Green introduced the project and that the business on the property will be specialized physical therapy.

Reports:

Laura Kreps of CWA addressed the issue that currently this property is zoned VC – Village Commercial which does not allow residential on the first floor and that a commercial building should have 70% of non-reflective glass on the first floor façade.

Patrick Droze of OHM addressed increasing the drive aisle to a 22 foot width, manholes, stormwater management, and paving the alley and approach.

DAFD – Mr. Droze presented the concerns of the Dexter Area Fire Department and the need to re-evaluate some of the concerns when the new fire code is adopted.

Discussion followed by Planning Commissioners.

B. AP2017-18–25 TAZO Text Amendment to the Zoning Ordinance -

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 explained density of some existing and/or approved planned units within the VC and CBD. Ms. Krebs discussed where to locate live/work units, what types of live/work units are most suitable in various locations, how flexible or specific should the ordinance be, and what would be the appropriate density ranges.

Discussion followed and included parking requirements per live/work unit, setbacks, lot coverage, detention and purpose and/or intent.

X. PROPOSED BUSINESS FOR MAY 21, 2018 AT 6:30 PM SPECIAL MEETING

A. AP2017.18-25 TAZO Text Amendments to the Zoning Ordinance.

Discussion on 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 a Public Hearing.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Bell; support Stewart to adjourn at 8:42 PM.

Unanimous voice vote approval.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: May 21, 2018