

**CITY OF DEXTER  
PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY, MAY 21, 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 - AB

Thomas Phillips  
Alison Heatley - AB  
James Smith

Scott Bell  
Karen Roberts  
Scott Stewart

Also present: Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager/Clerk; and residents.

**II. APPROVAL OF THE MINUTES**

1. Joint PC/CC Work Session Minutes – May 7, 2018
2. Regular Meeting Minutes – May 7, 2018

Motion Smith; support Stewart to approve the minutes of the Joint Planning Commission/City Council Work Session Minutes of May 7, 2018 and the Regular Meeting Minutes of May 7, 2018 as presented.

Unanimous voice vote approval.

**III. APPROVAL OF THE AGENDA**

Motion Smith; support Stewart to approve the agenda as presented with the addition of supporting material for the Community Development Office Report.

Unanimous voice vote approval.

**IV. PUBLIC HEARING(S)**

NONE

**V. PRE-ARRANGED CITIZEN PARTICIPATION**

NONE

**VI. REPORTS**

- A. Chairman Report – Matt Kowalski

NONE

B. Planning Commissioners and Council Ex-Officio Reports

NONE

C. Committee Reports

NONE

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- The DTE decommissioning agreement has been signed. Ms. Aniol also discussed the decommissioning process.
- The 3045 Broad Street Committee will meet on June 13<sup>th</sup> and the next Community Workshop will be held on June 27<sup>th</sup> or June 28<sup>th</sup>.
- Provided an update on 150 Jeffords, including information about the property exchange and updated renderings. Ms. Aniol reviewed the updated renderings and gathered feedback from the ~~Committee~~Commission.

**VII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

NONE

**VIII. OLD BUSINESS**

**A. 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.

Ms. Aniol introduced the item and identified definitions of live/work units. Discussion followed regarding definitions of live/work units and home occupation.

Discussion followed on parking, Baker Road architectural standards, and public hearing dates.

**IX. NEW BUSINESS**

NONE

**X. PROPOSED BUSINESS FOR FUTURE MEETINGS**

- Set a public hearing on June 18, 2018.
- Determine whether there will be quorum for July 2, 2018 meeting, and possibly cancel meeting.

**XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

Donna Fisher, 3035 Inverness – discussed the relationship between Planning Commission recommendations and City Council decisions.

**XII. ADJOURNMENT**

Motion Carty; support Smith to adjourn at 8:15 PM.

Unanimous voice vote approval.

**XIII. COMMUNICATIONS**

None

Respectfully submitted,

Justin Breyer  
Assistant to the City Manager/Clerk

Approved for Filing, as amended: June 18, 2018