

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

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00⁴ 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	Scott Bell
Jim Carty	Alison Heatley	Karen Roberts/arr7:02
Marni Schmid-ab	James Smith	Scott Stewart-ab

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

II. APPROVAL OF THE MINUTES

1. Special Meeting Minutes – June 18, 2018

Motion Smith; support Heatley to approve the minutes of the Special Meeting Minutes of June 18, 2018 as presented.

Unanimous voice vote approval with Phillips, Roberts, Schmid and Stewart absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Carty to approve the agenda with the cancelation of the Public Hearing by the applicant and postpone the election of officers under new business until the August 6, 2018 meeting.

Unanimous voice vote approval with Phillips, Roberts, Schmid and Stewart absent.

IV. PUBLIC HEARING(S)

Canceled by applicant's withdrawal of proposal.

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

No report

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Smith reported that City Council approved the recommendations from the Planning Commission to adopt the Zoning Ordinance Amendments adding Live/Work Units.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- I had an inquiry from the Encore Theatre and NUBCO regarding MDOT tourist destination signage along state roads trailblazer signs. We will be looking more into the trailblazer signs and have more information after meeting with representatives from Michigan Logos.
- The 4TH Broad Street Community Engagement Workshop will be Tuesday, July 10, 2018 at the Dexter District Library.
- I have provided handouts to you on Walkable Communities and the copious capacity of street grids for your reading.
- Questions were asked regarding the kitchen at Null Tap House (working on it and they have asked about outdoor seating which would require a special land use) and the street closing for White Tail Farms on Broad Street (for a one day flower sale).

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. AP2017.18-28 C SPR 3075 Baker Road Combined Site Plan Review – Consider a combined preliminary and final site plan to redevelop a vacant parcel, located to 3075 Baker Road, with two (2) live-work units and a carriage house residence.

Applicant: Allison Green

Zoning: VC, Village Commercial

Applicant: Dan Johnson spoke on behalf of the applicant, Allison Green. He addressed the carriage house unit which is intended to provide housing for an adult family member and an overflow commercial space. Currently there are no plans to build the second floor on this unit.

Staff Reports:

Laura Kreps from CWA reported that this development needs to have special land use approval.

Patrick Droze of OHM reported that this is an acceptable plan but more information on the rain garden is needed.

Michelle Aniol, City Development Manager state that the amendments to the ordinance for live/work will go into effect on July 9, 2018 and she shared the possible issues from the DAFD with the road widths.

Comments:

Applicant presented a change in the plan for the elevation of the carriage house. Discussion followed.

Request by Planning Commission to identify where the live space and the work space will be in Building 1. Discussion followed.

Motion Smith; support Carty to postpone AP2017.18-28 CSP Combined Site Plan for 3075 Baker Road, to allow applicant time to submit a revised site plan consistent with changes the applicant presented tonight.

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

Nays: None

Absent: Phillips, Schmid and Stewart

Motion carries

X. PROPOSED BUSINESS FOR AUGUST 6, 2018 MEETING

A. Election of Officers

B. Master Plan Update

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Roberts to adjourn at 7:49 PM.

Unanimous voice vote approval with Phillips, Schmid and Stewart absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: August 6, 2018