

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 6, 2018**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 PM by the former Vice-Chairperson Scott Bell at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski-ab
Jim Carty-arr7:01
Marni Schmid

Thomas Phillips-ab
Alison Heatley-ab
James Smith

Scott Bell
Karen Roberts
Scott Stewart

Also present: Michelle Aniol, Community Development Manager; Emily Smith, Intern; Megan Masson-Minock; and Carol Jones, Recording Secretary and residents.

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – July 2, 2018

Motion Smith; support Schmid to approve the minutes of the Regular Meeting Minutes of July 2, 2018 with the following correction: The time that the meeting was called to order should read 7:00 PM not 7:004 PM.

Unanimous voice vote approval with Kowalski, Phillips, and Heatley absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Kowalski, Phillips and Heatley absent.

IV. PUBLIC HEARING(S)

A. AP2018.19-01 SLU MiVet Animal Clinic Special Land Use - Public hearing to consider a special land use application, submitted by Dr. Anna Calderon, BVM&S MRCVS and Dr, Jennifer Azofeifa-Bacon, DVM, for a small animal veterinary clinic, located at 7091 Dexter-Ann Arbor Road (08-08-08-200-021).

Applicants: Dr. Calderon and Dr. Azofeifa-Bacon introduced themselves and explained why they have chosen Dexter as the place to open their business.

Staff: Ms. Aniol introduced the purpose of the Public Hearing which is for a special land use for a small animal veterinarian clinic. She reviewed the considerations for a special land use.

Public Hearing:

Former Vice-Chairperson, Scott Bell, opened the Public Hearing at 7:21 PM. There was no one from the audience that spoke at the hearing. The Public Hearing was closed at 7:22 PM.

Discussion: Commissioner Schmid recommended looking at other veterinarian clinics in the area as how they handle sound calming in their facilities.

Motion Smith: support Roberts based on the information provided by the applicant and staff, the Planning Commission finds AP2018.19-01 SLU MI Animal Clinic meets the requirements for Special land Use Approval, and recommends approval to City Council, Subject to the following conditions:

1. Administrative review and approval of the following:
 - Additional sound proofing;
 - Solid ~~care~~-core doors;
 - Forced air ventilation designed to reduce odiferous effects on residential neighbors and adjacent business; and
 - Caretaker quarters.
2. Staff review dated August 1, 2018.

Ayes: Carty, Bell, Schmid, Smith, Stewart and Roberts

Nays: None

Absent: Heatley, Phillips and Kowalski

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

No report.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- The 150 Jeffords project is moving along. There will be a pre-construction meeting probably next week for the temporary parking area in Broad and

Forest. The next meeting would be a pre-construction meeting for the building itself. I anticipate that ground breaking could happen by Labor Day.

- Sohner Plastics on Joy Road will be remodeling the space and moving current tenants Seaview Systems and Crossfit into new spaces which is a minor change to the plan.
- Regarding the enforcement issue at 2865 Baker Road, I will be going to court on August 20 for the hearing.
- Emily Smith, City Intern, reported on the recent CAPT/DART meeting regarding the issue of affordable housing. She stated that the solutions builders/developers have was to look outside of Washtenaw County because of the cost and density in Washtenaw.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. Master Plan Update:

Megan Masson-Minock reviewed the following for the Master Plan:

- Goals and Objectives – the consensus was to add an objective under the Residential Goal regarding the utilizing of alleys in the old Dexter section of the City.
- Future Land Use – Reviewed and made some corrections. Discussion followed.
- Review of the updated schedule to be able to adopt the master Plan in March of 2019.

B. AP2017.18-28 CSPR 3075 Baker Road Combined Site Plan Review –

Continue consideration of a revised combined preliminary and final site plan to redevelop a vacant parcel, located to 3075 Baker Road, with three (3) live-work units. Planning Commission postponed action at its July 2, 2018 meeting.

Motion Roberts; support Stewart based on the information provided by the applicant, staff, CWA, OHM, and DAFD, the Planning Commission finds AP2017.18-28CSPR Combined Site Plan Review for 3075 Baker Road, revision dated July 13, 2018 meets the standards for final site plan approval and recommends approval to City Council, in accordance with the provisions set forth in Article 21 of the City of Dexter Zoning Ordinance, and subject to the following conditions:

1. Staff review dated, August 1, 2018;
2. CWA review dated, July 24, 2018;
3. OHM review dated, July 27, 2018;
4. DAFD review dated, July 26, 2018; and
5. The plan must be revised to show the alley having an 18-foot wide gravel surface from the western edge of the first driveway to the western boundary of the subject site, unless DAFD and the City Engineer determines the gravel surface should be 20-foot wide.

Ayes: Smith, Roberts, Bell, Carty, Stewart and Schmid

Nays: None

Absent: Phillips, Heatley and Kowalski

Motion carries

IX. NEW BUSINESS

A. Election of Officers

Motion Smith; support Stewart to retain the current slate of officers – Chairman, Matt Kowalski; Vice-Chairman, Thom Phillips; and Secretary, Marni Schmid.

Ayes: Stewart, Roberts, Smith, Schmid, Bell and Carty

Nays: None

Absent: Heatley, Phillips and Kowalski

Motion carries

X. PROPOSED BUSINESS FOR SEPTEMBER 4, 2018 MEETING

A. Master Plan Update – Finalize Future Land Use for Public Review

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Roberts; support Smith to adjourn at 8:14 PM.

Unanimous voice vote approval with Kowalski, Phillips and Heatley absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones

Recording Secretary

Approved for Filing, as corrected: September 4, 2018