

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 4, 2018**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:01 PM by Chairman Matt Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski
Jim Carty-arr7:27
Marni Schmid

Thomas Phillips
Alison Heatley
James Smith

Scott Bell
Karen Roberts
Scott Stewart-ab

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Megan Masson-Minock, Carlisle Wortman Associates; Carol Jones, Recording Secretary and a resident.

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – August 6, 2018

Motion Smith; support Bell to approve the minutes of the Regular Meeting of August 6, 2018 with the following correction:

- Page 2 – From the Public Hearing, the motion to approve the MI Animal Clinic, under the conditions, the second bullet point should say solid *core* doors and not solid *care* doors.

Unanimous voice vote approval with Carty and Stewart absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Carty and Stewart absent.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

VII. REPORTS

A. Chairman Report – Matt Kowalski

Mr. Kowalski thanked the Commissioners for electing him as Chairperson for another year. He then introduced Mike Auerbach who has been recently hired as the Assistant Planner for the City of Dexter.

B. Planning Commissioners and Council Ex-Officio Reports

No report.

C. Committee Reports

A request was made to vote on the ZBA representative from Planning Commission next month.

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- The 3045 Broad Street Committee will be meeting next week at which the Norfolk will deliver a pro forma. The next step may be the developers preparing an application for the project.
- 150 Jeffords – right now there is a big ~~hole~~ holdhole in the ground. Jeffords may be closed this week depending upon the work to be done. It is amazing about the amount of parking that is available even with the closures.
- There will be a meeting of residents regarding the Central Street project on September 5 at the Dexter Library.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

A. Master Plan Update: Review and discuss

- 1) Final draft of goals and objectives,
- 2) Draft future land use plan, and
- 3) Public meeting in October regarding Master Plan Update.

Megan Masson-Minock reviewed the Master Plan as a dry run for the Public Meeting in October ~~of~~ for November for the community. She explained the steps that have happened in the update:

- What is a Master Plan – goals and land use.
- Why update now – to adapt to a changing world, to maintain the character of the City, and growth within rather than growing out.

- The Process – what has been done so far, future land use and the next steps needed.

Discussion followed.

X. NEW BUSINESS

None

XI. PROPOSED BUSINESS FOR OCTOBER 1, 2018 MEETING

A. Master Plan Update – Public Meeting Preparation and Discussion
Discussion followed on how to hold and conduct the public meeting.

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Kyle Marsh of 7820 4th Street, Dexter addressed Planning Commission regarding roads and cars versus biking with some illustrative examples around town which shows poor sidewalk and/or crossing placement.

XIII. ADJOURNMENT

Motion Smith; support Bell to adjourn at 8:33 PM.

Unanimous voice vote approval with Stewart absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as amended: October 1, 2018