

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 3, 2018**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 PM by Chairman Matt Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski
Alison Heatley
James Smith

Thomas Phillips
Karen Roberts
Scott Stewart

Jim Carty
Marni Schmid

Also present: Michelle Aniol, Community Development Manager; ~~Courtney Nicholls, City 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 – October 1, 2018
2. Special Meeting Minutes – October 29, 2018

Motion Smith; support Heatley to approve the minutes of the Regular Meeting of October 1, 2018 and the Special Meeting of October 29, 2018 with one correction in the Regular Meeting Minutes:

- Page 2 – D. Community Development Office Reports, sixth bullet point, remove the second *not* in the sentence so that the sentence finishes *not all of the revisions and plans were complete*.

Unanimous voice vote approval.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval.

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

Chairman Kowalski announced that Scott Bell is no longer a Planning Commissioner as he has moved into the vacant City Council position and there is currently not a replacement for Mr. Bell.

B. Planning Commissioners and Council Ex-Officio Reports

City Council Ex-Officio Member Smith distributed information from the November 26, 2018 City Council meeting regarding the format to appoint student representatives to three City Commissions and Committees. Discussion followed as to the pros and cons of such a program.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- Chelas is open and who has had the opportunity to visit them? Discussion followed.
- The Dexter Area Chamber of Commerce now has an Executive Director and she has been busy since her appointment. Dexter After Dark takes place this Friday.
- Questions were asked about a shed at 3268 Central, the ZBA meeting about 7668 Grand, and the pre-application meeting of 8180 Main Street. Discussion followed.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

A. Master Plan Update: Review/discuss public input obtained during the October 29, 2018 Special Meeting.

Megan Masson-Minock of Carlisle Wortman Associates reviewed October 29, 2018 meeting and the feedback from those attending. She inquired about the Commissions view on expansion beyond border. In January, 2019 plans are to look at future land use categories and should there be visual examples of the

categories? (Yes was the response.) Also in January there will be a discussion of downtown preservation and historic overlay.

X. NEW BUSINESS

A. ZBA Liaison: Consideration of a new Planning Commission liaison to the ZBA, to replace Scott Bell who was appointed to City Council. Scott Stewart offered to fill the vacancy.

Motion Heatley; support Carty to appoint Scott Stewart as the ZBA Liaison from the Planning Commission.

Unanimous voice vote approval.

B. Housing Task Force Liaison: Consideration of one (1) member to represent Planning Commission on the Housing Task Force.

Motion Schmid; support Roberts to appoint Thomas Phillips as the representative to the Housing Task Force.

Unanimous voice vote approval.

Motion Smith; support Heatley to appoint Karen Roberts as the alternate representative to the housing Task Force.

Unanimous voice vote approval.

C. 2019 Meeting Calendar – Consideration of the 2019 Planning Commission meeting calendar.

Motion Smith; support Roberts to approve the 2019 Planning Commission meeting calendar with the date correction in December from the 1st to the 2nd.

Unanimous voice vote approval.

D. 2019-2023 CIP Update – Review table of anticipated changes to the Capital Improvements Program for FY2019-2023.

Ms. Aniol reported that the projects have been updated by Mr. Auerbach. Discussion followed with questions on various projects.

XI. PROPOSED BUSINESS FOR:

A. January 7, 2019 Meeting:

- Master Plan Updates
- 3268 Central Street

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Kyle Marsh of 7820 Fourth Street introduced himself to the Planning Commission and that he has applied for the vacant position on the Commission. He stated that he came to the meeting to find out more about the Commission and inquired about the traffic issue at the viaduct and Dexter Chelsea Road.

XIII. ADJOURNMENT

Motion Carty; support Smith to adjourn at 8:42 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: January 7, 2019