

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 7, 2019**

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; Mike Auerbach, Assistant Planner; and Megan Masson-Minock, Carlisle Wortman Associates; Carol Jones, Recording Secretary.

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – December 3, 2018

Motion Smith; support Schmid to approve the minutes of the Regular Meeting of December 3, 2018 with one correction:

- Page 1, Roll Call, Courtney Nicholls was not in attendance at the meeting.

Unanimous voice vote approval.

III. APPROVAL OF THE AGENDA

Motion Smith; support Stewart to approve the agenda with one correction:

- Item XI, Proposed business A should be February 4, 2019, not January 7, 2019.

Unanimous voice vote approval.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VII. REPORTS

A. Chairman Report – Matt Kowalski

Chairman Kowalski announced Kyle Marsh as the newest member of the Planning Commission taking the seat formerly held by Scott Bell. Mr. Marsh introduced himself as being a residential designer who grew up in Dexter, moved away for a period of time but has now returned.

B. Planning Commissioners and Council Ex-Officio Reports

Planning Commissioner Stewart spoke of attending his first ZBA Meeting in December.

City Council Ex-Officio Member Smith reported that City Council had further discussion on the topic of student representation on Boards, Commissions, and Committees and this topic will be on the Council's agenda in January. Mr. Marsh spoke of working with student interns in the past and discussion followed.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- The applicant for the Live/Work concept at 3075 Baker Road is looking to make a change from three buildings to one building. Ms. Aniol will be looking at the change as an Administrative Review but may need to come back to City Council and/or Planning Commission for a Special Use for the property.
- The lot on Broad Street that was being considered for The Strawberry Alarm Clock has sold and will be developed for residential use.
- There is a meeting this week Thursday with the 3045 Broad Street Development Committee and Norfolk.
- LaFontaine Chevrolet is exploring options for additional space for vehicles.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

A. Master Plan Update: Review/discuss public draft Future Land Use Chapter

Megan Masson-Minock of Carlisle Wortman Associates began the presentation of the Future Land Use draft chapter asking the following questions :

- What is missing?
- What does not make sense?
- What is worthwhile?
- Are there any suggested changes to the format?
- What is your input on proposed residential maximum densities?

Discussion moved into floor area ratio of units per acre, form based code, regulating by density and/or height cap; changes in zoning district classifications of Village Residential 1 and 2; and review of options for downtown preservation.

The discussion regarding density will be continued at the Commission's meeting in February.

X. NEW BUSINESS

A. Discussion: Draft Text Amendments to Section 3.05, of the Zoning Ordinance regarding Medical Marihuana Home Occupation.

Ms. Aniol explained the reason for a text amendment to Zoning Ordinance, Section 3.05 Medical Marihuana Home Occupation and that the City cannot regulate the Michigan Medical Marihuana Act, and needs to be removed from the ordinance.

XI. PROPOSED BUSINESS FOR:

A. February 4, 2019 Meeting: Master Plan Updates and Public Hearing to consider text amendment to the Zoning Ordinance.

B. 2019-2023 CIP Update – Review draft Capital Improvements Program for FY2019-2023

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Smith; support Roberts to adjourn at 8:48 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: February 4, 2019