

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 1, 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	Thomas Phillips-arr7:08 PM	Jim Carty
Alison Heatley	Kyle Marsh	Karen Roberts
Marni Schmid	James Smith	Scott Stewart

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

II. STUDENT REPRESENTATIVE INTRODUCTIONS – ARION SUNSTRUM AND ALEX GILBERT

Chairman Kowalski introduced the Student Representatives, Arion Sunstrum and Alex Gilbert to the Planning Commission and the Commissioners in turn introduced themselves.

III. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – March 4, 2019

Motion Smith; support Carty to approve the minutes of the Regular Meeting of March 4, 2019 with the following correction:

- Page 6, Commissioner Phillips comment should read, “*There is support in the community for a pedestrian crossing over the railroad tracks to the Border to Border Trail from Huron Farms, but not the expense of a bridge*”.

Unanimous voice vote approval with Commissioner Phillips absent.

IV. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval Commissioner Phillips absent.

V. PUBLIC HEARING: AP2018-19-07 RZ – King Rezoning, 8180 Huron Street –
Public Hearing to consider a rezoning request, initiated by the City of Dexter, for property

located at 8180 Huron Street (08-03-31-475-001). Discussion and possible action following the public hearing.

Staff: Ms Aniol explained that the City was initiating the rezoning of the property at 8180 Huron Street from I-1 Limited Industrial to VR Village Residential for consistency with the Master Plan. Ms Aniol described the site location, existing land use, Master Plan future land use, and current zoning, and then reviewed the criteria for an amendment to the zoning map.

The Public Hearing was opened at 7:15 PM by Chairman Kowalski. There was no one from the audience that spoke. The Public Hearing was closed at 7:16 PM.

Motion Smith; support Carty based on information provided by the applicant and staff, before and after the public hearing, which was conducted by the Planning Commission on April 1, 2019, the Planning Commission recommends that City Council approve the requested rezoning of 8180 Huron Street from I-1 Limited Industrial to VR Village Residential.

Ayes: Carty, Marsh, Heatley, Phillips, Schmid, Smith, Stewart, Roberts and Kowalski

Nays: None

Motion carries

VI. PRE-ARRANGED CITIZEN PARTICIPATION

None

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Shawn Keough of 8222 Webster Drive welcomed the Student Representatives to the Planning Commission.

VIII. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid reported that the Art Selection Committee meeting will take place in two weeks and the agenda is to go over items submitted for temporary art pieces.

Commissioner Steward reported that there will not be a ZBA Meeting in April.

Commissioner Marsh reported that he attended a Planning Commission Training Workshop in Gaylord and would like to present a report next month to the Planning Commission.

C. Committee Reports

Housing Task Force – Commissioner Phillips and Commissioner Roberts were not able to attend the Housing Task Force meeting. Commissioner Roberts stated she had to withdraw as the alternate, due to time constraints. Commissioner Marsh volunteered to be the alternate to the Task Force. Mr. Auerbach gave a review of the meeting and reported that the Task Force will be doing a survey of rental property in the City

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- The Avalon Housing pre-application meeting was held prior to tonight's Planning Commission Meeting.
- City Council did approve the Special land Use for Erratic Ales with the six additional parking spaces requirement and lowered the payment in lieu or parking to \$2500 per space payable over five years.
- Commissioner Roberts inquired about the Grand Street property where Erratic Ales will be located and if the City could improve the alley for use. Discussion followed.

IX. COMMUNICATIONS – Joint Council/Board/Commission/Committee meeting: Monday April 29, 2019. There will be networking and snacks at 5:30 pm. Meeting starts at 6:00 pm.

X. OLD BUSINESS

None

XI. NEW BUSINESS

A. Draft Master Plan Update – Review and discussion (only) of draft updated Master Plan.

Ms. Masson-Minock gave a power point presentation and reviewed and discussed the updates to the Draft Master Plan. Ms. Masson-Minock also presented a timeline for the revisions and adoption of the updated Master Plan. Discussion followed.

XII. PROPOSED BUSINESS FOR APRIL 1, 2019;

A. Master Plan Update – Continued review and discussion of draft Master Plan Update document.

XIII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Bob Woods, owner of Alpha Metal Finishing at 8155 Huron Street, questioned the zoning on his property. Ms Aniol reported that it is properly zoned as Village Commercial.

XIV. ADJOURNMENT

Motion Smith; support Heatley to adjourn at 8:25 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: May 6, 2019