

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MAY 6, 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	Jim Carty
Alison Heatley	Kyle Marsh-arr 7:03	Karen Roberts
Marni Schmid	James Smith - ab	Scott Stewart left 8:00
Student Representatives:	Arion Sunstrum and Alex Gilbert	

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; and Megan Masson-Minock, Carlisle Wortman Associates; Carol Jones, Recording Secretary and Bob Woods, Alpha Metal Finishing Company.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting Minutes – April 1, 2019

Motion Roberts; support Heatley to approve the minutes of the Regular Meeting of April 1, 2019 as presented.

Unanimous voice vote approval with Commissioners Marsh and Smith absent.

**III. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval Commissioners Marsh and Smith absent.

**IV. PUBLIC HEARING**

None

**V. PRE-ARRANGED CITIZEN PARTICIPATION**

None

**VI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

Bob Woods, business owner of Alpha Metals Finishing Company at 8155 Huron Street, addressed the Commission regarding his letter included in the packet on the rezoning of the Huron Street property back to Light Industrial as it was when he purchased the property in 1986.

## **VII. REPORTS**

### **A. Chairman Report – Matt Kowalski**

None

### **B. Planning Commissioners and Council Ex-Officio Reports**

Commissioner Schmid reported that the Art Selection Committee did meet but she was unable to attend. The Committee was disappointed with the submissions as many did not fit the criteria for outdoor pieces and the application may need to be revised in the future.

Commissioner Stewart reported that the ZBA will meet in May.

Commissioner Marsh reported on the Town Hall meeting on April 27, 2019 regarding the Fire Station, City Offices and Washtenaw County Sheriff facilities. Ms. Aniol gave a further explanation of the meeting proceedings and her feeling about the need to keep City Offices downtown.

### **C. Committee Reports**

None

### **D. Community Development Office Reports – Michelle Aniol**

Ms. Aniol reported on the following:

- The Sixth District Federal Court of Appeals has ruled that it is illegal to chalk tires for enforcement because it is considered invasion of privacy. Discussion followed.
- City Council did accept Planning Commission's recommendation and approved the rezoning of 8180 Huron Street.
- There have been interactions with Norfolk on 3045 Broad Street and now they are working on financial and funding assistance.
- Business Updates – Mathnasium has closed at Dexter Crossing and Naughty Boy Ice Cream will be opening there. A Starbuck's will be coming to Busch's in the fall.
- On June 3, 2019 developers for Millennium Place will have a Public Hearing at the Planning Commission meeting.

## **VII. COMMUNICATIONS**

None

## **IX. OLD BUSINESS – Master Plan Update:** Continue Review and discussion of draft Master Plan Update.

Megan Masson-Minock from CWA conducted a review on Master Plan revisions. The Following areas were covered:

- History – Should a longer history be included in the Introduction Chapter? No, leave as is.
- Maps – What format would be best for maps? Use both 8.5x11 and 11x17.
- G&O Formatting – Should formatting for Goals & Objectives be changed? No, leave as is.
- Duplexes – Should duplexes or 2-family houses be allowed in Village Residential-2, the Village Annex? Yes.
- Alternative Energy – Should a bullet under Zoning in the implementation chapter be added about alternative energy? This should be considered.
- Placemaking and Design – Objective in Overall Land Use. Having Planning Commission determine additional goals and design was not necessary.
- Expanding Borders – looking at higher density, cluster development and more urban like what we currently experience.
- Character of Dexter Ann Arbor Road in the future – Mixed use.
- Character of Baker Road in the future – Three Story with setback.
- Should the Future Land Use Map be changed on Forest – Yes, change to Central Business District.
- Should the Future Land Use Map be changed for 8155 Huron Street - No.

Motion Carty; support Roberts to recommend that the draft be sent to City Council for review and release to adjacent communities and include changes made this evening.

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

Nays: None

Absent: Smith and Stewart

Motion carries

## **XI. NEW BUSINESS**

None

## **XII. PROPOSED BUSINESS FOR JUNE 3, 2019:**

### **A. Millennium Place Public Hearing**

### **B. Presentation on Small Cell Technologies – Allison Heatley**

**XIII.CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**XIV. ADJOURNMENT**

Motion Carty; support Heatley to adjourn at 8:38 PM.

Unanimous voice vote approval with Commissioners Smith and Stewart absent.

Respectfully submitted,

Carol J. Jones  
Recording Secretary

Approved for Filing: June 3, 2019, as presented