

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 5, 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-arr 7:15 PM	Kyle Marsh-arr 7:04 PM	Karen Roberts
Marni Schmid-ab	James Smith	Scott Stewart
Student Representatives:	Arion Sunstrum-ab and Alex Gilbert	

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – June 3, 2019

Motion Smith; support Stewart to approve the minutes of the Regular Meeting of June 3, 2019 as presented.

Unanimous voice vote approval with Commissioners Heatley, Marsh and Schmid absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioners Heatley, Marsh and Schmid absent.

IV. PUBLIC HEARING

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VII. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Smith reported on the following:

- The second Town Hall meeting regarding facilities was held on July 31, 2019 and a remote presentation on fire station design held on July 29, 2019 was arranged by Council Member Michels.
- A joint meeting with City Council, DDA and Norfolk Homes on the 3045 Broad Street Development was held on July 22, 2019. Discussed was the beginning of the project with the construction of Building 3. This building could be a possible space for City Offices and possibly the Washtenaw County Sheriff's Department. Ms. Aniol gave further information on Norfolk's building plans. Mr. Smith also stated that the use of 8140 for City Offices and Sheriff's Sub-station was also discussed.
- The City has begun the purchase of the MAVD property on Dexter-Ann Arbor Road. Ballot language for a millage will be discussed at the next City Council meeting.

C. Committee Reports

Commissioner Phillips reported on the Housing Task Force in that they are making progress and are currently surveying rental properties in the City.

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- k-Space submitted a combined site plan for a new building north of the existing building and will be on the Planning Commission's September 3, 2019 agenda for consideration.
- Avalon Housing and Millennium Place site plans might also be on the Commission's September 3, 2019 agenda for consideration.
- A request was received for bike racks in the downtown. Discussion followed.

VII. COMMUNICATIONS

- A. Huron Clinton Metroparks re: Draft Master Plan
 - B. Resident email regarding traffic and Staff response
- Discussion followed

IX. OLD BUSINESS

None

XI. NEW BUSINESS

A. Election of Officers

Motion Smith; support Phillips Carty to re-elect the current slate of officers – Chairman, Matt Kowalski; Vice-Chairman, Thom Phillips; and Secretary, Marni Schmid.

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

Nays: None

Absent: Schmid

Motion carries

B. Discussion: Section 3.18 Recreational Vehicle Parking and Storage regulations

Ms. Aniol presented the current language for Section 3.18 of the Recreational Vehicle Parking and Storage Regulations and explained the current language is cumbersome. She stated she finds it difficult to understand the intent of the regulations, and let the Planning Commission know she would like to make it more understandable and implementable.

XII. PROPOSED BUSINESS FOR TUESDAY, September 3, 2019:

A. Avalon Housing Preliminary PUD Site Plan Review

B. K-Space Combined Site Plan Review

C. AP2018.19-08 Millennium Place Final PUD Site Plan (potentially)

XIII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIV. ADJOURNMENT

Motion Smith; support Carty to adjourn at 7:58 PM.

Unanimous voice vote approval with Commissioner Schmid absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: September 3, 2019