

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 3, 2019**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:03 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	Karen Roberts
Marni Schmid	James Smith - ab	Scott Stewart
Student Representatives:	Arion Sunstrum and Alex Gilbert	

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Megan Masson-Minock, CWA; Patrick Droze, OHM Advisors; residents; and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – August 5, 2019

Motion Carty; support Heatley to approve the minutes of the Regular Meeting of August 5, 2019 with one correction:

- Page 3, under New Business, the second for the motion on the Election of Officers should be Carty and not Phillips.

Unanimous voice vote approval with Commissioner Smith absent.

III. APPROVAL OF THE AGENDA

Motion Phillips; support Roberts to approve the agenda with one change, to move the New Business Item – AP2019.20-02 k-Space Combined Preliminary & Final Site Plan to follow the Approval of the Agenda.

Unanimous voice vote approval with Commissioner Smith absent.

X. NEW BUSINESS

A. AP2019.20-02 k-Space Combined Preliminary & Final Site Plan – Consider a Combined Preliminary & Final Site Plan for the construction of a new 13,680 sq. ft. building, with office, light industrial and warehousing uses, on vacant property

located at, 2218 Bishop Circle East, along with changes to the parking lot, driveway and dumpster for the adjacent property located at 2182 Bishop Circle East.

Applicant: k-Space Holdings, LLC

Applicant remarks:

William Perry of Desine Inc. spoke on behalf of the owner describing the project of an identical building on an adjacent lot with connecting parking lots.

Staff Reports:

Megan Masson-Minock of CWA reviewed the site plans for the new building and highlighted areas that will need to be addressed prior to recommendation of approval by City Council which includes landscaping, width and depth of loading spaces, clarification of light pole bases and height, and signage.

Patrick Droze of OHM Advisors reported on three items to be addressed – reference to hydrant and benchmark to be removed from the site plan; curb stop and box to be included in the plan; and address the discrepancies with the storm structure names and elevations.

Michelle Aniol, Community Development Manager for the City of Dexter, reported on safety concerns from the DAFD and preparation of a tree inventory and landscape plan for the property.

Motion and Vote:

Motion Phillips; support Schmid based on the information provided by the applicant and reflected in the minutes of its September 3, 2019 meeting, the Planning Commission finds AP2019.20-02 CSP k-Space Combined Preliminary and Final Site Plan, dated August 27, 2019, received August 27, 2019 meets the requirements of Article XXI of the Zoning Ordinance and recommends approval to City Council subject to the following conditions:

1. Administrative review and approval of the New Existing Conditions and demolition Plan, Sheet EX, dated August 27, 2019, received August 27, 2019 and Revised Landscape Plan, Sheet L-1, revision dated August 27, 2019 and received August 27, 2019;
2. CWA review, dated August 22, 2019, excluding recommendation #1;
3. OHM review, dated August 21, 2019; and
4. DAFD review, dated August 20, 2019.

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

Nays: None

Absent: Smith

Motion carries.

IV. PUBLIC HEARING

A. AP2019.20-03 Hilltop View Apartment Planned Unit Development (PUD) Preliminary Site Plan Review (PSP) – Public hearing to consider an application submitted by Avalon Housing Inc. for a mixed-use multiple-family development that

includes a food pantry, community Center, and 24 residential attached dwelling units. The subject site is located at 7651 Dan Hoey Road (08-08-07-100-028).

The subject site is zoned I-1, Light Industrial District. The applicant is requesting a rezoning to PUD, Planned Unit Development, with VC, Village Commercial as the underlying zoning district. Any land use or mix of land uses that are authorized in the City of Dexter Zoning Ordinance may be considered for a PUD. Discussion and possible action following the public hearing.

Staff Reports:

Megan Masson-Minock of CWA reviewed the preliminary PUD site plan and described the project. She covered the following in her report: zoning, traffic, project density, PUD eligibility, open space, design standards, parking reduction and landscaping.

Patrick Droze of OHM Advisors highlighted two areas of concern with the project: the water main configuration with looping and stormwater management.

Michelle Aniol, Community Development Manager reported on DAFD requirements of the fire lane widths and the exit lane. Discussion followed. Ms. Aniol reviewed the Fair Housing Act and discussed the CWA, OHM and DAFD recommendations.

Applicant Remarks:

Karl Fink, Faith in Action Board Member, spoke on behalf of Faith in Action and Avalon Housing and stated that they are looking for support for the proposed housing project in Dexter.

Wendy Carty-Saxon of Avalon Housing gave a brief background of Avalon Housing.

David Esau of Cornerstone Design presented a slide-show presentation of the project.

Kathy Keinath of Macon Engineering addressed the additional information on the utilities that was provided to DAFD.

Public Hearing:

Planning Commissioner Chairman, Matt Kowalski opened the Public Hearing at 8:40 PM.

Ryan Bruder, Principal of Beacon elementary, spoke in favor of the Hilltop project. He reported having called Faith in Action numerous times on behalf of students and their families and that many of these families have had to move away from Dexter due to housing affordability.

Jamie Griffin of 463 Preston Circle spoke about the appropriateness of the land use for Hilltop on Dan Hoey Road and that it is against both the current and new master Plan. She also spoke of the differences of affordable and supportive housing.

Amanda Carlisle of 1619 Walton Drive urged the support of the Avalon Housing project and Faith in Action at the Dan Hoey site. She stated that affordable housing

and supportive housing may be one in the same for some people and there is a need for affordable housing in the county.

Gail Girbach of 3019 Hudson spoke of the need for housing that is affordable and supportive in Dexter if not here, where and if not now, when?

Scott Phillips of 3535 Dover spoke of moving to Dexter from Ann Arbor a few years ago. He feels that if he were to move to Dexter today, he would not be able to afford to live in Dexter. He feels proud to live in a community considering affordable housing.

Patsy Klassen of 3725 Bristol Drive works in Ann Arbor and she feels that people don't see that there is a problem with affordable housing, but there is a problem and it also is a problem in Dexter.

Greg Griffin of 463 Preston spoke of trying to find out how many people are on the supportive housing list but he has not been able to do so. He agrees that we need affordable housing but not supportive housing.

Chairman Kowalski closed the Public Hearing at 9:03 PM.

Motion:

Motion Roberts; support Heatley based on the information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of the September 3, 2019 meeting, the Planning Commission finds AP2019.20-03 PUD PSPR Hilltop View Apartments Preliminary Site4 Plan, dated August 9, 2019 meets the requirements of Article XIX and recommends approval to City Council, subject to the following conditions:

1. Land division approval;
2. The applicant has satisfactorily clarified 1)the footprint of the 8-unit building facing Dan Hoey Road, 2)the type of equipment and surfacing to be installed in the playground area, and 3)the purpose of the open space between the 8-unit building facing Dan Hoey and the parking lot;
3. Concurrence with the Planning Commission's determination that:
 - a. the proposed density is acceptable;
 - b. recognizable and material benefits, as proposed are acceptable, with the exception of the removal of the non-conforming driveways and proposed road improvements;
 - c. the applicant shall improve the design, architecture, layout, and type of materials and better trim detail, and providing more windows, including double hung with structures by providing more variation in the architecture, including the use of better mullions;
 - d. open space, as proposed, is acceptable;
 - e. off street parking, as proposed, is acceptable; and
 - f. the requested tree reduction and tree preservation credit shall be determined by the Planning Commission during Final Site Plan Review, when the applicant must provide the required tree inventory and detailed landscape plan;
4. CWA review, dated August 23, 2019;
5. OHM review, dated August 21, 2019;
6. DAFD review, dated September 1, 2019;

7. Letter from Avalon Housing dated, September 3, 2019 and
8. Letter from Macon Engineering to DAFD dated, September 3, 2019.

Planning Commissioners Comments:

Marsh – How does this project fit into the Master Plan and is the change in zoning considered spot zoning? Discussion followed with Commissioner Carty explaining spot zoning from a legal standpoint.

Phillips, Carty and Marsh all commented on the need for more character and overall design improvements for the project especially on the street side.

Kowalski – Need for a tree inventory to assess the trees needed on the site.

Parking requirements were also discussed with an agreement of the amount of spaces in the plan.

Vote:

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

Nays: Marsh

Absent: Smith

Motion Carries

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

None

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

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

- A reminder that the Draft Master Plan comment period to various entities ends September 20, 2019. The Public hearing will be held in November.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

None

XI. PROPOSED BUSINESS FOR MONDAY, October 7, 2019:

- A. Continue discussion regarding Section 3.18 Recreational Vehicle Parking and Storage regulations
- B. Review Comments on Draft Master Plan and Schedule Hearing for November 4, 2019

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Schmid; support Heatley to adjourn at 10:00 PM.

Unanimous voice vote approval with Commissioner Smith absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: October 7, 2019