

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 7, 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--arr7:13 pm
Alison Heatley	Kyle Marsh	Karen Roberts
Marni Schmid	James Smith	Scott Stewart-ab
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; and media.

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – September 3, 2019

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

Unanimous voice vote approval with Commissioners Carty and Stewart absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioners Carty and Stewart 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

Chairman Kowalski reported on attending the Michigan Planning Conference last week along with Mr. Auerbach.

B. Planning Commissioners and Council Ex-Officio Reports

Council Ex-Officio Smith reported on the Special Meeting City Council of October 3, 2019 to consider action to purchase property at 7525 Huron River Drive. The City was approached by the Huron River Watershed Council and HCMA to take the lead on putting together a deal on this property. The offer was around the figure of the appraisal with \$10,000 in earnest money and a 90 day time period to work out the details.

Mr. Smith also reported that at the next City Council meeting, a Work Session on facilities will be held with updates on the Fire Station ~~and~~ design and options for City Hall.

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:

- City Council will be looking at a proposal to educate the City of 5G technology at their next meeting.
- Work at 3075 Baker Road has begun on the Live/Work development and Ms. Aniol reported on the minor changes requested on the project.
- Discussion followed a comment on the Orchard Hills sign request.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

None

X. NEW BUSINESS

A. Master Plan Update – Review Comments received during comment period and discussion of any final change, edits and/or revisions before setting a public hearing date.

Ms. Masson-Minock gave a review of the Master Plan update. Three parcels were discussed due to recent changes to the properties:

- 7850 Second Street – following discussion it was decided to place Second Street into a corridor plan area in the Master Plan for possible re-development.
- Fire Station properties at Dexter-Ann Arbor Road and 8140 Main Street - the Dexter Ann Arbor property as mixed use and 8140 Main as downtown for flexibility.
- 8180 Main Street – keep this property Village Commercial.

Motion Schmid; support Smith to set the Public Hearing for the Master Plan for the November 4, 2019 Planning Commission meeting.

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

Nays: None

Absent: Stewart

Motion carries

B. Evaluation of Aesthetic & Practical Features of k-Space proposed development for k-Space Industrial Facilities Tax Exemption Certificate.

Motion Smith; support Heatley to evaluate the approved k-Space site plan for aesthetic and practical features, and award the following points:

Building architecture & site compatibility – 1, well-designed

Building exterior construction materials – 1, well-designed

Landscaping & Screening – 1, well-designed

Exterior lighting & identification – 1, well-designed

Traffic flow, safety & efficiency – 1, well-designed

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

Nays: None

Absent: Stewart

Motion carries

C. Discussion only: Short-Term Rentals, correspondence from Lisa Belanger Neal

Mr. Auerbach reported on short-term rentals identified in the City without the proper zoning to permit them. Discussion followed on how to handle this issue, whether to change the zoning now or wait until the ordinances are re-done. It was noted that the City of Ann Arbor is also working on this issue at present and to communicate with them on this.

XI. PROPOSED BUSINESS FOR MONDAY, November 4, 2019:

A. Review Comments on Draft Master Plan and Schedule Hearing for November 4, 2019

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Smith; support Carty to adjourn at 8:36 PM.

Unanimous voice vote approval with Commissioner Stewart absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: November 4, 2019