

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 4, 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-ab
Alison Heatley	Kyle Marsh	Karen Roberts
Marni Schmid	James Smith	Scott Stewart
Student Representatives:	Arion Sunstrum-ab	
	Alex Gilbert	

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

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – October 7, 2019

Motion Smith; support Heatley to approve the minutes of the Regular Meeting of October 7, 2019 with the following correction:

- Page 2, Reports, Item B Commissioners and Council Ex-Officio Reports, remove the “and” between Fire Station and design in the second paragraph.

Unanimous voice vote approval with Commissioner Carty absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioner Carty absent.

IV. PUBLIC HEARING

Master Plan Update

The Planning Commission will hold a Public Hearing to receive comments on the proposed update to the City of Dexter Master Plan. The Master Plan is a comprehensive document, long-range in its view, and includes specific goals,

objectives, strategies and public policy recommendations regarding land use and future growth in the City of Dexter. The Master Plan is intended to serve as a guide for future City decision-making related to land use, community development, economic development and capital improvement projects. The Master Plan was last updated in 2012, with an amendment occurring in 2016.

Presentation:

Ms. Masson-Minock gave a power-point presentation “What is a Master Plan”, which explained the process of creating a Master Plan which included existing land use, background studies, goals, future land use, guidelines to expand utilities, mobility, and plan implementation.

Public Hearing

Chairman Kowalski opened the Public Hearing at 7:33 PM.

Nancy Moroz of 5700 Dexter Townhall Road praised the work that was done on the Master Plan but feels what is needed in the City is affordable housing particularly for senior citizens. She suggested looking at expanding the City beyond the subs to build more affordable single story homes.

Cole Miller of 7654 Forest would like to see more access for residents to view City meetings through video ~~tapping taping. that residents can as an option to attending meetings.~~ Mr. Miller would like to have more public transportation.

Discussion:

Staff – Ms. Aniol reviewed some issues that need to be resolved with Village Residential zoning in the Old Village.

Commissioners

Schmid – Make the recommended changes for greater flexibility in zoning.

Roberts – Add language “consistent with character”.

Phillips - ~~Cited on the negative feel on expansion and growth in a presentation slide.~~ Questioned the expansion and growth slide in the presentation.

Vote:

Motion Roberts; support Phillips to recommend approval of the Master Plan to City Council per changes listed in the CWA memo dated October 30, 2019.

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

Nays: None

Absent: Carty

Motion ~~earies~~ 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 update:

- Planning Commissioners are invited to attend the Dexter Business Networking Breakfast on Wednesday, November 13, 2019 at LaFontaine's.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

None

X. NEW BUSINESS

A. Short Term Rental Discussion

Mr. Auerbach reported on some Short Term Rentals (STR) that have been found listed as AIRBNB on media sites. The City currently does not have regulations and definitions for these properties in place. There is the need to classify these types of properties and determine what can be done. ~~to protect the City and its residents.~~ Discussion followed.

XI. PROPOSED BUSINESS FOR MONDAY, December 2, 2019:

A. Continue Short-term Rentals Discussion

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Lisa Belanger Neal of 8050 Huron Street thanked Mr. Auerbach for bringing her recent letter to the City on STR to the forefront.

Travis Douce of 3558 Central Street stated that he had recently moved here from

Georgia but has had some difficulty having parents come to visit due to the size of his house and a STR would be an answer for him.

Joanne Wagner of 8074 Huron Street would like to promote STR use in Dexter. She spoke of looking for and using AIRBNB's when traveling and would like visitors coming to Dexter to be able to experience this community.

Rod Wagner of 8074 Huron Street spoke of his own master plan to live and retire in Dexter by renting rooms for people to come and experience Dexter.

Cole Miller of 7654 Forest Street suggested that another use of STR's is for rentals to university students or faculty or during sporting events. He would like to see options for short term and long term rentals.

XIII.ADJOURNMENT

Motion Smith; support Phillips to adjourn at 8:29 PM.

Unanimous voice vote approval with Commissioner Carty absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: December 2, 2019