

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 2, 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	Karen Roberts
Marni Schmid	James Smith	Scott Stewart
Student Representatives:	Arion Sunstrum	
	Alex Gilbert	

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Council Members Fisher and Cousins; and guests in audience.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting Minutes – November 4, 2019

Motion Smith; support Roberts to approve the minutes of the Regular Meeting of November 4, 2019 with the following corrections:

- Page 2, Cole Miller’s remarks, correct the spelling of “tapping to taping: and delete “that residents can as an option to attending meetings”;
- Page 2, Staff Report, add the word “reviewed” to Ms. Aniol’s report to read Ms Aniol reviewed some issues...;
- Page 2, Commissioner Phillips remarks, change them to read ”Questioned the expansion and growth slide in the presentation”;
- Page 2, Vote, correct the word caries to carries; and
- Page 3, New Business, Short Term Rentals, delete “to protect the City and its residents” at the end of the paragraph

Unanimous voice vote approval.

**III. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval.

#### **IV. PUBLIC HEARING**

None

#### **V. PRE-ARRANGED CITIZEN PARTICIPATION**

##### **A. Parents for Student Safety**

Sue Sherrill of 3435 Edison spoke on behalf of the Parents for Student Safety. Mrs. Sherrill spoke of her concerns of the location of the Avalon Housing Project across from the two elementary schools and the type of residents that would be living in this project.

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

Roger Koback of 7812 Fourth Spoke of returning to Dexter to live after living in California and would like to see Dexter stay as it is. He then asked that the decision about the location for Avalon Housing be overturned.

Jessica Delapena of 9359 Chestnut Circle is a mother of two and an emergency room nurse and is concerned about the location of the housing project and what it might do to the children in the schools. She also stated that she was concerned that Dexter's police services can't support the Avalon development.

Aubrey Patino, Executive Director of Avalon Housing clarified the comments on the chronic homeless and the breakdown of housing residents in the program. She stated that the comments that were read in Mrs. Sherrill's comments were made many years ago and clarified that residents are screened thoroughly and children living in the housing would go to Dexter Schools.

Terry Scherdt of 6771 Joy stated that we do want to see affordable housing for children and parents, but asked if it should be so close to the schools.

Josh Zissler of 13351 Island Lake addressed the Veterans aspect and he sees the good intentions, but it should be served in a community that would best serve them.

Taryn Scherer of 7231 York spoke of her experience in real estate and questioned as to why voters did not have anything to say in the Avalon Housing Project.

#### **VII. REPORTS**

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

None

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

Commissioner Marsh commented on the nice job done on Central Street but the lighting appears to be a little bright. He asked if there is a street lighting policy to which Ms. Aniol responded that it is based on engineering standards. Commissioner Marsh also asked if there could be more signage at the roundabouts to remind drivers of the 15 miles per hour speed. Discussion followed

**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:

- City Council did approve the vacation of an alley off of Forest Street.
- Are there any questions regarding the k-Space amendment to the approved final site? (There were none.)

**VIII. COMMUNICATIONS**

None

**IX. OLD BUSINESS**

**A. Short Term Rental Discussion Continued**

Ms. Aniol gave a presentation on Short Term Rentals (STR) where people may forgo hotels or motels for a more personal experience in a destination community. The presentation also includes an explanation of the Sharing Economy and Dexter history. Dexter has become a destination community with many attractions. Discussion followed on STR and Bed & Breakfast (B&B) establishments. Ms. Aniol said staff will present a more detailed explanation of STRs at the next Planning Commission meeting, in January.

**X. NEW BUSINESS**

None

**XI. PROPOSED BUSINESS FOR MONDAY, January 6, 2020:**

**A. Continue Short-term Rentals Discussion**

Commissioner Carty proposed that Planning Commission look into having Commissioners phone-in when unable to attend meetings in order to meet a quorum requirement. Discussion followed.

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

Doug Neal of 8050 Huron Street stated that STR's and B&B's are not the same. STR's are self regulating and B&B's are a business. Currently there are no beds

to be occupied on a temporary basis in Dexter. Look at Chelsea and Saline for information of the STR. Ann Arbor could have 200 or so units, in Dexter we are looking at 12 or so. Why do people come to Dexter? It is a destination and great walkability. Allow them (STR) and see what happens in Dexter.

Laura Keefer co-owner of 3 Bird and 7484 Black Forest said she was shocked to learn the STR's are restricted and that Dexter doesn't have any B&B's. In 3 Bird, we see more than 50% of our customers who are not from Dexter. You can shop in Dexter but not stay here.

Paul Cousins of 7648 Forest commented that he has been on City Council for 18 years but could not hear tonight's meeting. This needs to be improved.

Joanne Wagner of 8074 Huron Street would like the City to say yes to airbnb's. We have great events that bring people to Dexter and STR's would be an asset. .

Travis Douce of 3558 Central Street spoke of moving to Dexter from Georgia and would like to have a place in Dexter for family to stay in when they come to visit. Regarding the Avalon Housing Project, he was surprised that he had not heard about it and would like to hear more and concern about the nearness that the project is to the schools.

Lisa Neal of 8050 Huron expressed her concern of the Avalon Housing project being close to the elementary schools.

### **XIII.ADJOURNMENT**

Motion Smith; support Roberts to adjourn at 8:30 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones  
Recording Secretary

Approved for Filing: January 6, 2020