

**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 that residents can as an option to attending meetings. Mr. Miller would like to have more public transportation.

Discussion:

Staff – Ms. Aniol 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.

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 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: _____

We request to be put on the
Planning Commission meeting agenda
for December to discuss the Avalon
project on Van Way Rd.

Parents for Student Safety

RECEIVED

NOV 22 2019

CITY OF DEXTER

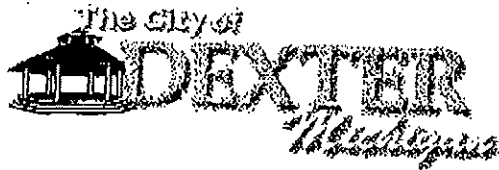
FAX

To: MICHELLE E ANIDL From: SUE SHERRILL
Fax: 734 426 5614 Phone: [REDACTED]
Phone: 734 580 2233 Date: 11/24/19
Subject: PLANNING Commission # of pages (including cover): 5
Comments: Presentation

FOR PRE ARRANGED CITIZEN PARTICIPATION
TO MAKE A PRESENTATION
Parents for Student Safety —

#1

The more we learn about the Avalon housing complex to be built at 7651 Dan Hoey Rd, directly across from Anchor and Beacon Elementary Schools and in close proximity to the rest of Dexter schools, the more concerned we have become for the safety of our children. This is not a low income project for people struggling with finances like Aunt Bertha on a \$500/month stipend or a young kid from Highpoint who wants to be on his own. This is a HUD financed project that must meet their standards requiring residents to be chronically homeless and to have a "disability". The most frequently seen disabilities in the homeless population of Washtenaw County are Drug and Alcohol addiction and mental illness. Avalon has no preconditions for residents. They do not have to be drug free, in treatment or sober to move in. Avalon does offer counseling but residents are not required to attend. So, this is a facility to house chronically homeless people from all over Washtenaw County, over half of which must have what Avalon calls "behavioral control issues" to qualify for an apartment. It is to be built on a piece of land 66 1/2 feet from school property. Michigan State Law and Federal drug free zone laws state that it is illegal (felony) to use, possess, conceal, distribute, receive, or sell any class I and II drugs within 1000 feet of school property. The entire lot for this project is within 500 feet of the Dexter School property. It also has many secluded areas around it that are potential areas for crime like the cemetery, industrial park and open fields where a child could be injured. We all are capable of doing harm but when you put a concentrated population of people unable of controlling their own behavior due to alcohol or drug abuse and mental illness in close proximity to elementary schools, you undoubtedly put our kids at risk. I looked at police reports in Ann Arbor and Chelsea to see there was crime associated with Avalon housing. Did we find crime? Yes, we did. They included several assault reports (some aggravated criminal, some with a gun) larceny, shoplifting, sex crimes, damage to property and drug trafficking among them. Council put up a billboard on Baker Rd. expressing concern for our children walking home on sidewalks. Surely housing people with a long history of drug, alcohol, and mental illness across the street from our schools should raise some red flag wouldn't you think? We the "Parent For Student Safety" would like to hear your thoughts @ parentsforstudentsafety@gmail.com



Home Business Community Government Services I want to...

Services

Zoning Ordinance

Overview

Purpose of the Zoning Ordinance

Budget and Finance

1. Promoting and protecting the public health, safety and general welfare;

#2

Community

2. Protecting the traditional character and stability of the residential, commercial and industrial

19.01

G. The PUD shall be harmonious with public health, safety, and welfare of the City.

#3

Section 19.02 PUD REGULATIONS

A. A PUD may be applied in any zoning district.

B. Any land use or mix of land uses authorized in the City of Dexter Zoning Ordinance may be considered for a PUD, subject to public health, safety, and welfare to ensure the compatibility of varied land uses both within and outside of the development and to the limitations of this Article.

#4

Section 19.07 PUD CONDITIONS

A. Reasonable conditions may be required by the City Council, upon the recommendation of the Planning Commission before approval of a PUD, to the extent authorized by law. Conditions may be included which are deemed necessary to ensure that existing public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity; protecting the natural environment and conserving natural resources and energy; ensuring compatibility with adjacent land uses; and promoting the use of land in a socially and economically desirable manner consistent with the Master Plan.

B. Conditions imposed shall be designed to protect natural resources and the public health, safety and welfare of individuals within the project and those immediately adjacent, and the community as a whole; necessary to meet the intent and purpose of this Ordinance; and be related to the objective of ensuring compliance with the standards of this Ordinance. All conditions imposed shall be made part of the record of the approved PUD which shall include a Final PUD plan and development agreement signed by the City and the petitioner.

#5

The shelter's staff was profiled in a news article by MLive Media Group (<http://s.mlive.com/cciddxe>) detailing how they have used naloxone to reverse overdoses in the shelter. The SAMHSA Homeless and Housing Resource Network caught up with Ellen Schulmeister to find out more. Ms. Schulmeister is the executive director of the Shelter Association of Washtenaw County, which operates the Delonis Center.

How many times have your staff had to use naloxone?

We have had to use it eight or nine times recently. Staff responded to eight overdoses in the last four and a half months.

#6

You mentioned that people in the 50-bed residential program are subject to drug screening, but what percent of people in the emergency shelter do you think are using opioids?

I can not say for sure, but I would guess that it is at least 50% because heroin and other opioids are so cheap now. People who were not using it are using it now. A gentleman who died recently used to be a crack cocaine user, but he switched to heroin. We usually have a problem with whatever drug is cheap and available.

success.

AUBREY PATINO - EXECUTIVE DIRECTOR - ALL ABOUT

"We are really strategic about tailoring this resource to the people who absolutely need it the most," Patiño explained. "So everyone that we serve is chronically homeless, which means they've had multiple episodes of homelessness, or they've been homeless for at least a year or more, and have a disabling condition. So a really high, complex-needs population who've experienced a tremendous amount of trauma that relates to this experience of homelessness."

#7

Patino also noted that more than 80 percent of Avalon Housing residents have a behavioral health disorder, and she said providing affordable housing with supportive services to people who otherwise would not have stable housing serves the original intent of the millage.

#8

11/21/2019

CAROL MCLAGUE - FOUNDER & EXECUTIVE DIRECTOR OF AVALON
INTERVIEW WITH ANN ARBOR OBSERVER
Housing the Homeless | Ann Arbor District Library

Avalon inspects regularly, both formally and informally, to catch hygiene problems before they get out of hand. CHIL helps by organizing cleanup days and educating tenants, while caseworkers refer people to clinics and work to get them on the best medications.

Another problem, according to McCabe, is that many of the Avalon tenants are fine on their own, but vulnerable to exploitation. "They'll bring in whole families or drug-using buddies or put up with abusive boyfriends."

One tenant was in danger of being evicted because her drug-using ex-husband would come and make a fuss at her place late at night. Finally, after nine months of discussion, she was persuaded by CHIL to let Legal Aid obtain a restraining order against him. In another case, a person on probation was bothering an Avalon tenant. McCabe went to the probation department and managed to have the person barred from Avalon property.

Drug users account for most of Avalon's failures. Working closely with CHIL, they have persuaded some tenants to go into treatment or into more structured settings. In half a dozen cases, however, Avalon has evicted tenants, McCabe says, "when we couldn't work anything out" to resolve substance abuse by tenants or their friends.

Tenant Mary Beth Matthews witnessed one such case. "There were three crack heads in the house. They had guys in their room. Avalon got them out, slowly, giving them every chance to mend their ways."

#10

"Our whole philosophy is we will meet people where they're at," McCabe says. "Our service providers might spend a year just trying to get somebody to go have coffee and a cigarette. Then, maybe eighteen months into the relationship, they might ask the tenant if they would like to go to a detox facility. The goal is to reintegrate people at whatever pace you can, and it's not quick. Not everyone recovers."

Avalon contracts out support services through Catholic Social Services. CSS workers provide a highly individualized, flexible response to whatever people need to keep their housing and meet their personal goals. "People can't work on all these issues if they don't have a safe, decent, affordable place," says McCabe. "It's simply impossible." McCabe estimates that out of 141 Avalon households, seventy to eighty clients are "severely and persistently mentally ill."

Generally, the biggest threat to people's tenancy at Avalon is their inability to say no to outsiders who want to move in with them. Many residents come from the shelter and have a social network there, so it often becomes problematic when one person gets a place and the person's friend is still homeless. Avalon staff teach residents how to turn away guests who might want to use the residence as a base for dealing drugs or for prostitution.

That's why McCabe was thrilled when a homeless person broke the front window at an Avalon house one night. Staffers had been working with tenants at the house, urging them to say no to difficult guests and the attack confirmed that they had stood together and rebuffed the troublemaker. Replacing a window was a small price to pay for that good news.

STAFF REPORT

To: Planning Commission
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

RE: Staff Report for December 2, 2019

Date: November 27, 2019

1. Upcoming Meetings: November/December 2019

- Urban County Executive Committee, Dec 4th (canceled)
- City Council, Dec 9th
- SEMCOG Economic Development Strategy Forum, Dec 10th
- ZBA, Dec 16th (canceled)
- Annual EDC Meeting, Dec 17th
- DDA Regular and 2nd Informational meeting, Dec 19th
- City Council, Dec 23rd
- Merry Christmas and Happy New Year!

2. General Updates:

- A. 3045 Broad Street Project Update:** Council will recall the 3045 Broad St Committee met with the Norfolk Team on July 11th. During that meeting the Norfolk Team presented cost estimates for Building 3, as requested by the Committee. Following the presentation the Committee asked the Norfolk Team to make a presentation to City Council and DDA. The purpose of a joint meeting was to allow Norfolk to explain a possible path forward for Building 3; one that could include new City (and sheriff) offices on the first floor and to get much needed feedback from the DDA and Council. While the DDA was supportive of the idea, you may recall the feedback from Council was mixed; however, Norfolk was invited and did attend the August 26th Council work session to continue to discuss the idea of locating city offices in Building 3 (of the 3045 Broad Street project).
- To continue the process of gathering data on this option, staff, City Manager Nicholls and Mayor Keough met with Norfolk (Sean Lefere and Richard Hess) on November 15th. Norfolk agreed to attend upcoming council worksessions to introduction additional information and facilitate productive discussion.
- B. k-Space Site Plan Amendment:** k-Space has submitted an application to amend its approved final site plan. The amendment calls for the addition of a detached accessory structure. The proposed detached accessory structure is permitted in the RD zoning district and must comply with the provisions of Section 3.02 of the zoning ordinance. The proposed amendment is minor and will be processed administratively.
- C. Dexter Business Networking Breakfast:** Nearly 40 people attended the Business Networking Breakfast on November 13th. The event was sponsored and hosted by LaFontaine Chevrolet of Dexter. The event provided city businesses, city officials and economic development partners and agencies to network with each other and hear the latest news in the City.
- D. New Businesses:** Inland Pipe Restoration (IPR), Wolfe Pet Grooming, and Thompson Recycling are the newest businesses to locate in the City. IPR will be located at 7100 Huron River Dr; Wolfe Pet Grooming will be located at 7047 Dexter Ann Arbor Road; and Thompson Recycling (new office) will be located at 7061 Dexter Ann Arbor Road.
- E. MDOT Tourist Destination Signage:** Council will recall that the City Engineer determined that co-locating the Jolly Pumpkin Trailblazer sign on the existing Dan Hoey sign, at the Baker Road

roundabout would not be appropriate. Consequently, staff reached out to the Washtenaw County Road Commission to request colocation on the existing Dexter Business & Research Park sign, which is located between the two roundabouts on Baker Road. The WCRC recognizes the existing sign as being the responsibility of the City and if the City is "ok" with the colocation, the WCRC would be too, provided the sign meets the requirements of the Michigan Manual for Uniform Traffic Control Devices (MMUTC) – specifically, the maintenance of a 5-foot clearance between the bottom edge of the trailblazer sign and the ground.

- F. **Tree Planting Bid:** The Bid for 2020 & 2021 Tree Planting had been drafted and will be posted on the City's website and Michigan Intergovernmental Network (MiTN), and published in the local paper.
- G. **Urban County:** The call for CDBG project was issued by the County's Office of Community and Economic Development (OCED). Applications are due by January 17, 2020. Staff is working with the city engineer to complete the application and provide required documentation for a sidewalk, along the road frontage of city owned (future DTE) property at 7651 Dan Hoey Road and along the right of way in front of Walkabout Creek to connect to the existing Walkabout Creek sidewalk.

3. **On-going Projects (Not Updated Since Last Report):**

- A. **LaFontaine-** Staff asked the City Engineer to determine if a traffic control order was warranted for a "No Parking" sign, before the LaFontaine driveway approach on Ryan Drive. According to the City Engineer such signage is not advised because Section 257.674(1)(b) of the Michigan Vehicle Code states, *a vehicle shall not be parked...in front of a public or private driveway*. Staff believes LaFontaine is doing its level best to keep the driveway clear. However, staff did forward the information to the Sheriff.
- B. **Ann Arbor EDC:** On Friday, October 18th Staff and Dexter EDC President, Jim Carson attended a meeting of representatives of various Washtenaw County regional EDCs. The purpose of the meeting was to two fold. First, to gauge interest in establishing an informal relationship between the EDCs in the County, and second to encourage communication between business leaders regarding matters impacting the local and regional economic development in Washtenaw County. It's important to note, the organizer, Ann Arbor EDC emphasized that these efforts would not duplicate work currently being performed by Ann Arbor Spark, the chambers of commerce and other governmental agencies. One question staff has centers on a fundamental question: What is the gap/void in economic development services (currently being performed by Ann Arbor Spark, the chambers of commerce and other governmental agencies) that this new consortium needs to fill? No decisions were made at the meeting, as additional information and details are need, but there was general consensus to continue the discussion at a future date.

