

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, FEBRUARY 3, 2020**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 7:01 PM by Vice Chairman Thom Phillips at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski-ab	Thomas Phillips	Jim Carty-ab
Alison Heatley-ab	Kyle Marsh	Karen Roberts
Marni Schmid-ab	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; Pam Kisch, Fair Housing Alliance; Megan Masson-Minock, CWA; and guests in audience.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting Minutes – January 6, 2020

Motion Smith; support Stewart to approve the minutes of the Regular Meeting of January 6, 2020 with the following correction:

- Page 3, New Business Item B, Meeting Attendance, change the comment to read – “Ms. Aniol presented the city attorney opinion regarding remote meeting attendance by phone as included in the packet. Discussion followed.”

Unanimous voice vote approval with Commissioners Kowalski, Carty, Heatley and Schmid absent.

**III. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval with Commissioners Kowalski, Carty, Heatley and Schmid absent.

**IV. PUBLIC HEARING**

None

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

- A. Fair Housing Presentation, Pam Kisch, Executive Director, Fair Housing Alliance for Southeast and Mid Michigan.

Ms. Kisch began the program with film presentation on about St. Louis, Missouri that described the causes and effects of enforced segregation in various areas of the United States. Ms. Kisch highlighted how the Fair Housing Alliance handle and resolve complaints of illegal housing discrimination.

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

None

## **VII. REPORTS**

- A. Chairman Report – Thom Phillips

Mr. Phillips spoke of the Housing Task Force meeting with City Council at a Work Session on January 27, 2020.

- B. Planning Commissioners and Council Ex-Officio Reports

- 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:

- 3045 Broad Street/Norfolk Homes gave a presentation to City Council that provided more detail on Building 3 in their proposed project at a workshop on January 29, 2020.
- I will be meeting with the owners and partners of 8180 Main Street to discuss a restaurant and nano brewery on the property.
- 150 Jeffords has come in for final zoning compliance.
- The Encore Theatre is preparing to move forward with the purchase of the Copeland building for a theater company. Discussion followed on possible zoning of space for use.

## **VIII. COMMUNICATIONS**

None

## **IX. OLD BUSINESS**

- A. Short Term Rental Discussion Continued

Mr. Auerbach reviewed the January 6, 2020 with feedback on adverse impacts and Short Term Rental characteristics. Four cities were cited that are similar to Dexter and the use of Short Term Rental. Discussion followed.

B. CIP Update – Review FY2020-2025 changes and updates

No changes have happened since the last meeting, only information was updated.

**X. NEW BUSINESS**

A. Zoning Ordinance Update Proposal – Consider proposal from CWA to update the zoning ordinance, with a possible recommendation to City Council.

Ms. Masson-Minock reviewed the proposal from CWA. A vote on the proposal was postponed until more of the Planning Commissioners area are able to be present to discuss the proposal.

**XI. PROPOSED BUSINESS FOR MONDAY, March 2, 2020:**

- A. Continue Short-term Rentals Discussion
- B. Hilltop View Final PUD
- C. CWA Proposal to update the Zoning Ordinances

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

None

**XIII. ADJOURNMENT**

Motion Smith; support Roberts to adjourn at 8:56 PM.

Unanimous voice vote approval with Commissioners Kowalski, Carty, Heatley and Schmid absent.

Respectfully submitted,

Carol J. Jones  
Recording Secretary

Approved for Filing, as corrected: March 2, 2020