

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 2, 2020**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:02 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-arr 7:07	Jim Carty
Alison Heatley	Kyle Marsh	Karen Roberts-ab
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; Pam Kisch, Fair Housing Alliance; Megan Masson-Minock, CWA; Marcus McNamara, OHM Advisors; Scott Munzel, City Attorney; Paul Cousins, Council Member; Shawn Keough, City Mayor; and guests in audience.

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – February 3, 2020

Motion Smith; support Carty to approve the minutes of the Regular Meeting of February 3, 2020 with the following correction:

- Page 3, New Business Item A, Zoning Ordinance Update Proposal, last sentence, change the word *area to are*.

Unanimous voice vote approval with Commissioners Phillips and Roberts absent.

III. APPROVAL OF THE AGENDA

Motion Carty; support Stewart to approve the agenda as presented.

Unanimous voice vote approval with Commissioners Phillips and Roberts absent.

IV. PUBLIC HEARING

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Sue Sherrill of 3435 Edison Street and representing Dexter Citizens for Responsible Government stated that the land being sold to Avalon Housing is only 100 feet from Dexter Schools and that a drug free zone is supposed to be 1000 feet from the schools. She stated the school children across the street will be in danger from homeless drug users. She also states that there is a high correlation between low income housing and drugs and that Avalon does not screen for drugs

Sue Kennedy of 1711 Baker Road and has lived in Dexter since 1976. She stated that she and her daughter were treated badly because she was poor. Just because this is an Avalon project does not mean there are drug addicts living there. It will be a wonderful place for those who need help and are poor.

Sheri Montoye, Executive Director of Faith in Action, spoke of the needs for Faith in Action for a permanent location and now they are partnering with Avalon Housing for low income housing. She also thanked the Planning Commission for their work.

Kim Aiken of 7184 Mountain Ridge Road and a physician who moved her family to Dexter. She commented that as a doctor she runs into a lot families who are struggling and it takes a village to raise a child.

Dave Reinhardt of 5490 Conway Road, Chelsea spoke of his involvement with a person living in the Sharon Arms apartments in Chelsea that were a Faith in Action/Avalon Housing collaboration and that has great respect for them. He also commented that he does not see in drug abuse in the many times he has been at the facility.

Kim Clugston of 7014 Ulrich Street moved to Dexter because she could not afford Ann Arbor some years ago. After serving on the Planning Commission for 16 years, I support the project and trust the Planning Commission, the City of Dexter, the housing Task Force, Chelsea State Bank, Dexter United Methodist Church and Faith in Action. Dexter has limited options for low income housing as space in the City is being used up.

Aubrey Patino of 4985 Pratt Road, Ann Arbor and Executive Director of Avalon Housing reported that currently Avalon serves only 4% of Dexter rentals of the low income and affordable housing. Avalon provides the type of housing ~~the~~ that retain residents and looks attractive.

Christopher Lemon of 230 N. Dancer Road stated that the problem with the narrative provided is that it is not based on fact but works upon fears of some. Those suffering are made to feel vilified. I hope that we as a community can work together to support this project. As a coach in the community, I see kids who need help.

VII. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid reported that the Art Selection Committee will be meeting in March, but she will not be able to attend. Commissioner Phillips volunteered to attend.

Commissioner Carty spoke of being on a walk in Dexter and meeting a resident of Eaton Court and commented that there has been no problem with the traffic from the Day Care center, as had been anticipated.

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:

- The Small Cell 5G meeting will be held on March 18, 2020 from 6-8 PM at the Dexter District Library.
- The Encore Theatre will be submitting their application for conditional rezoning at the Copeland site. Discussion followed.
- Ms. Aniol has received a letter of support for the Faith in Action/Avalon Housing project from Jerry Brand, which she distributed to the Commissioners and she read a letter from Derrick Jackson from the Washtenaw County Health Department also on support of the project.

VIII. COMMUNICATIONS

Avalon Housing PowerPoint from Community Education Workshops

IX. OLD BUSINESS

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

Motion Smith; support Schmid to recommend approval of the CWA Zoning Ordinance Update Proposal dated February 24, 2020, to City Council.

Ayes, Carty, Heatley, Phillips, Schmid, Smith, Stewart and Kowalski

Nays: Marsh

Absent: Roberts

Motion carries

- B. Capital Improvement Plan (CIP) FY 2020-2025 – Consider updates to the CIP for FY 2020-2025 and schedule a public hearing for April 6, 2020.

Mr. Auerbach reviewed the CIP. Commissioner Smith offered some corrections and a suggestion to paint the water tower maroon and gold.

Motion Smith; support Schmid to set a public hearing at the next Planning Commission meeting.

Ayes: Phillips, Smith, Marsh, Carty, Stewart. Schmid, Heatley and Kowalski
Nays: None
Absent: Roberts
Motion carries

X. NEW BUSINESS

- A. AP2019.20-06 PUD FSRP Hilltop View Apartments – Consider the Planned Unit Development Final Site Plan for Hilltop View Apartments, submitted by Avalon Housing, Inc., for a mixed-use development of 24 apartments, food pantry and community center, located at 7651 Dan Hoey Road.

Staff Reports:

Megan Masson-Minock of CWA reviewed the Final PUD Site Plan and changes that have been made for compliance and what needs to be done yet on the final site plan. Also mentioned were waivers requested for landscaping and trees.

Marcus McNamara of OHM addressed engineering issues with the Final PUD Site Plan Review.

Michelle Aniol, Community Development Manager summarized the report from the DAFD and reviewed the determinations the Planning Commission needed to make with respect to the request for waivers from tree requirement, and property landscape buffer requirements. She also provided a summary of the administrative review of the proposed Development Agreement.

Applicant Comments;

Wendy Carty-Saxon reviewed the changes that are suggested and stated they can make those happen. She also discussed the development agreement.

David Esau of Cornerstone Design reported on that more color and materials have been added to the design and the Community Center has been redesigned.

James Gray spoke about selections for landscaping and agreed to make substitutions of landscaping materials.

Motion Phillips; support Marsh based on the information provided by the applicant, staff, City Attorney, CWA, OHM and DAFD, and reflected in the minutes of this meeting, the Planning Commission moves to postpone AP2019.20-06 PUD FSPR Hilltop View Apartments Final PUD Site Plan until April 6, 2020, to allow the applicant more time to address the following:

1. Provide details regarding architectural details, such as building heights and outside dimensions, building and site lighting, and exterior building materials and colors, including a sample board;
2. Address comments cited by staff and the Planning and Engineering consultants in their respective reviews; and
3. Including the following waivers:
 - i. Waiver of seven (7) evergreen trees required for the West Boundary Line Buffer Zone A, based on the determination that the combination of trees

(deciduous and evergreen) and shrubs (evergreen) to be provided along west boundary line, together with the buffer screen a future user would be required to provide, would yield more than adequate screening between the proposed residential use and any future non-residential use.

ii. The Planning Commission granted credit for preservation of existing healthy trees, subject to the applicant removing three (3) poor quality trees.

iii. Waiver of 48 shrubs required for the Southern Boundary Buffer Zone A, based on the determination that the combination of the existing natural vegetation along the southern boundary line, together with the landscaping to be provided by the applicant, would more than adequately buffer/screen the proposed residential development from the existing industrial property, adjacent to the south.

iv. Waiver to allow rain garden plantings, as proposed.

Commissioner Comments:

The colors in the design examples that we have viewed need to be more subtle and subdued. The porch columns need to be ~~reinforce~~reinforced as they look spindly.

We need more information and more architectural detail.

I don't think this needs more time. Things can be worked out with staff.

I feel that these submittals do not meet the requirements and need to be completed.

I like the Community Center/Faith in Action building. The circulation is good. Need to see bike racks. I also agree with the waivers with the landscaping on items 1, 2 and 3 in the suggested motion.

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

Nays: None

Absent: Roberts

Motion carries

- B. AP2019.20-07 CSPR UIS – Consider a Combined Preliminary and Final Site Plan, submitted by UIS, Inc., for a 13,140 sq. ft. additional to an existing 8,979 sq. ft. industrial building, located at 2254 and 2290 Bishop Circle E, in the Dexter Business and Research Park.

Staff Reports:

Megan Masson-Minock of CWA reviewed her recommendations and the applicants requested waivers. She also stated the landscape plans need to be revised and resubmitted.

Marcus McNamara of OHM highlighted three minor engineering issues that needed to be resolved on a revised site plan.

Community Development Director, Michelle Aniol gave a brief review on the proposed project.

Applicant Comments:

Chris Knight of UIS (Utilities Instrument Services) gave a brief introduction to the company that began in 1976 and moved to Dexter in 2013. It has grown to 75 employees and is expanding for present and future growth. He requested a waiver on south border.

Darryl Barlett of k Space Associates located next to UIS acknowledged that he agrees with the landscape waiver on the south border that abuts his property.

Joe Maynard of Washtenaw Engineering described the work to be done with storm sewer changes and the landscaping waivers.

Michelle Aniol, Community Development Manager

Motion Carty; support Heatley based on the information at the March 3, 2020 Planning Commission meeting and pursuant to Article XXI of the Zoning Ordinance, the Planning Commission moves to postpone action on the AP2019.20-02 CSP UIS Combined Preliminary and Final Site Plan, revision dated February 14, 2020, to allow the applicant more time to address the following:

1. Prepare and submit a revised plan that satisfactorily addresses the issues cite by staff, CWA and OHM, and a revised landscape plan that accurately reflects the requirements in Article 5, Landscape Standards of the Zoning Ordinance; and
2. Clarify requested waivers regarding the southern and eastern boundaries; and
3. The Planning Commission grants modifications to allow the proposed second driveway and proposed driveway offset and grants a waiver of the north property line Buffer Zone A requirements.

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

Nays: None

Absent: Roberts

Motion carries

- C. AP2019.20-08 AACD Grandview Commons – Consider the 3rd amendment to the Master Deed and 3rd Re-plat of the Condominium Subdivision Plan (Exhibit B Drawing) for Grandview Commons, to allow an expansion of the condominium, in accordance with the approved Final Site Plan.

Community Development Manager, Michelle Aniol, introduced the Third Amendment to Grandview Commons Master Deed and Third Replat.

Motion Smith; support Carty based on the information provided by the applicant, staff, the City Attorney and OHM, and reflected in the minutes of its March 2, 2020 meeting, the Planning Commission recommends approval of the Third Amendment to the Master Deed of Grandview Commons and Replat No. 3 to the subdivision Plan (Exhibit B drawing) to the master Deed of Grandview Commons, submitted February 14, 2020 to City Council, subject to the following conditions:

1. Staff review, dated February 26, 2020;
2. City Attorney (Dykema) review, dated February 26, 2020; and
3. Applicant shall correct description discrepancies, as cited in OHM review, dated February 26, 2020.

Ayes: Carty, Marsh, Heatley, Phillips, Schmid, Smith, Stewart and Kowalski
Nays: None
Absent: Roberts
Motion carries

XI. PROPOSED BUSINESS FOR MONDAY, ~~March 2, 2020~~ April 6, 2020:

- A. Review and discuss draft regulations regarding Short-term Rentals.
- B. Review and discuss draft zoning ordinance amendment to Bed and Breakfast regulations.
- C. Conduct a public hearing regarding the Capital Improvement Plan (CIP) FY 2020-2025

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Smith; support Carty to adjourn at 9:47 PM.
Unanimous voice vote approval with Commissioner Roberts absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: April 6, 2020