

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, JULY 6, 2020**

I. CALL TO ORDER AND ROLL CALL

The Virtual Meeting of the Planning Commission was called to order at 7:02 PM by Chairman Matt Kowalski with roll call.

Matt Kowalski
Alison Heatley
Marni Schmid

Thomas Phillips
Kyle Marsh - AB
James Smith

Jim Carty
Karen Roberts
Scott Stewart -AB

Student Representatives: Charlotte Hawley
 Eleanor King
 Aiden Haughton

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Alex Gilbert, Student Representative from 2019-2020; media and guests in the virtual audience.

II. APPROVAL OF THE MINUTES

1. Virtual Meeting Minutes – June 1, 2020

Motion Roberts; support Smith to approve the minutes of the Virtual Meeting of June 1, 2020 as presented.

Unanimous voice vote approval with Commissioners Marsh and Stewart absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Roberts to approve the agenda with the addition of New Business Item A. Election of Officers.

Unanimous voice vote approval with Commissioners Marsh and Stewart absent.

IV. PUBLIC HEARING

A. AP2019.20-12 TAZO Text Amendment to Zoning Ordinance – Public hearing to consider an Application for Zoning Ordinance Text Amendment to Section 17.03, Special land Uses in the RD Research and Development District, sub-section F, Tasting Room, to add an outdoor seating area, as an accessory use to a tasting room. The application was submitted by Northern United Brewing Company, LLC.

Applicant:

Jon Carlson, manager at Northern United Brewing Company, LLC, explained the need for the outdoor space as they have found that many of their patrons prefer an outdoor space to an indoor space. Northern United had previously expressed a desire for the outdoor space and would like to have a text amendment to the zoning ordinance for such a space.

Staff:

Community Development Manager, Michelle Aniol explained the reason to consider a text amendment at this time since the Covid19 pandemic; and provided an overview of the proposed amendment and the criteria for considering a text amendment to the zoning ordinance.

Public Hearing:

Planning Commissioner Chairman, Matt Kowalski, opened the Public Hearing at 7:23 PM. There were no comments offered by the public. Mr. Kowalski closed the Public Hearing at 7:24 PM.

Discussion:

Planning Commission discussed the proposed amendment. A concern was voiced that the maximum area of 20,000 Sq. Ft. was too large and a question regarding the starting and stopping point of the 25-foot minimum distance requirement was asked. Staff explained the regulations were consistent with regulations established by the Michigan Liquor Control Commission for outdoor service areas, and offered additional language to clarify the starting and stopping point for the 25-foot minimum distance. Several of the Commissioners spoke in support of the draft amendment, citing the need to maintain flexibility and cautioned against arbitrary limits on the maximum space.

Motion Heatley, support Carty pursuant to Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and based on input received during the Public Hearing conducted by the Planning Commission on July 6, 2020, the Planning Commission recommends that City Council approve AP2019.20-12 Application for Zoning Ordinance Amendment, submitted by Northern United Brewing Company, LLC, for an amendment Section 17.03, Special Land Uses in the RD Research and Development District, sub-section F, Tasting Room, to add an outdoor eating area, as an accessory use to a tasting room, as cited herein, with the change of language in #3 to read, the entrance to an accessory outdoor eating area shall be located no more than 25 feet from the entrance to a tasting room.

Ayes: Carty, Heatley, Phillips, Schmid, Smith, Roberts and Kowalski

Nays: None

Absent: Marsh and Stewart

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 and gave the following update:

- UIS is coming to Planning Commission for an amendment to their plan due to Covid19 by erecting a standalone building rather than what was currently planned and approved. They will need to split the property and there will not be as many landscaping modifications needed due to the placement of the building.
- City Council did adopt the Emergency Ordinance for closure of public areas for use of businesses for a 60-day period. City Council can extend the time for another 60 days if needed.
- Dexter Creamery has asked for an outdoor window which would eliminate outdoor seating. The owner is holding off on this request at present.
- I recently visited Muskegon and saw a lot of businesses operating walk-up ordering windows.
- There will be a Special Planning Commission meeting on Thursday, July 9, 2020 to consider the Encore Theatre's request for changes to the approved Conditional Rezoning Agreement.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

None

X. NEW BUSINESS

A. Election of Officers

Motion Smith; support Heatley to nominate the current slate of officer: Chairman,

Matt Kowalski; Vice-Chairman, Thom Phillips; and Secretary, Marni Schmid, for another term.

Ayes: Phillips, Smith, Roberts, Carty, Schmid, Heatley and Kowalski

Nays: None

Absent: Marsh and Stewart

Motion carries

XI. BUSINESS FOR SPECIAL MEETING, THURSDAY, JULY 9, 2020:

AP2019.20-9aCRZ Encore Theatre Conditional Rezoning Application for Consider a Request for Changes to Approved Conditional Rezoning Agreement.

XII. PROPOSED BUSINESS FOR MONDAY, AUGUST 3, 2020:

Zoning Ordinance Text Amendment Discussion re: Short-term Rentals and Bed-n-Breakfast uses and UIS Amendment to Approved Site Plan.

XIII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Commissioner Phillips asked if the delay on the short-term rental regulations was a hardship on the residents who expressed a desire to allow them. Staff stated current Executive Orders do not allow short term rentals due to the COVID pandemic.

XIV. ADJOURNMENT

Motion Smith; support Roberts to adjourn at 8:09 PM.

Unanimous voice vote approval with Commissioners Marsh and Stewart absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: August 3, 2020