

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, SEPTEMBER 8, 2020**

I. CALL TO ORDER AND ROLL CALL

The Virtual Meeting of the Planning Commission was called to order at 7:00 PM by Vice Chairman Thom Phillips with roll call.

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|------------------|------------------------|---------------|
| Matt Kowalski-AB | Thomas Phillips | Jim Carty |
| Alison Heatley | Kyle Marsh-arr 7:10 PM | Karen Roberts |
| Marni Schmid | James Smith | Scott Stewart |

Student Representatives: Charlotte Hawley
 Eleanor King
 Aiden Haughton

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; media; and guests in the virtual audience.

II. APPROVAL OF THE MINUTES

1. Virtual Regular Meeting Minutes – August 3, 2020

Motion Smith; support ~~Roberts~~ Schmid to approve the minutes of the Virtual Regular Meeting of August 3, 2020 as presented.

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

III. APPROVAL OF THE AGENDA

Motion Smith; support Stewart to approve the agenda as presented

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

IV. PUBLIC HEARING

Public Hearing – AP2020-21.02 Text Amendment to the Zoning Ordinance – Short-Term Rental and Bed and Breakfast Inns – public hearing to consider proposed text amendments to the City of Dexter Zoning Ordinance to establish Accessory Short-Term Rental Housing as an accessory land use, Vacation Rental Housing as a special

land use, and reclassify Bed and Breakfast Inns from a special land use to a principal land use in the R-1A and R-1B One Family Residential District, the R-3 Multiple-Family Residential District, the VC Village Commercial District , and the CBD Central Business District.

Staff Report:

Mr. Auerbach gave opening remarks and criteria for the text amendment procedure in the City of Dexter Zoning Ordinance for the categories – Accessory Short-Term Rentals, Vacation Rentals and Bed & Breakfast Inns in the R-1A and R-1B One Family Residential District, the VR Village Residential District, the R-3 Multiple-Family Residential District, the VC Commercial District and the CBD Central Business District. Mr. Auerbach reviewed the three possible suggested motion options presented in the packet.

Public Hearing:

Vice Chairmen Phillips opened the Public Hearing at 7:18 PM.

Doug Neal of 8050 Huron Street, Dexter stated that he likes how Planning Commission has laid out the text amendments within the Zoning Ordinance, however, he has an issue with the parking requirements which are included for a Short Term or Vacation Rental units but not for residents. Mr. Auerbach reviewed parking requirements and discussion followed.

Cole Miller of 7654 Forest Street feels that vacation rentals may have an adverse affect in the City and would like to see a change in the 60 day residency requirement to a longer term.

The following sent email comments that were highlighted in the Public hearing:

Paul McCann
Jamie Griffin – 2
Marni Schmid.

The Public Hearing was closed at 7:30 PM.

Commissioner Comments:

I am confused in the definition of permanent resident and how long does a resident need to be in Dexter? (Mr. Auerbach explained residency requirements.)

I feel that one space per bedroom is overkill for the parking requirement. I would suggest that more leeway be given on parking and being too strict may be a problem with enforcement. I also do not like the term “transient questguest”. (This term was provided by the City Attorney.) I am not sure of the need for a bathroom and bedroom on the same floor. Is that a building code requirement?

I agree with Paul McCann’s comment about 100 mile radius for a management company which seems excessive (from recommendation of the City Attorney), the enforceability by home owners associations and if allowed should follow the zoning ordinance. I think that 50-60 mile radius for management companies is a better option.

I am not sure that the distance on management companies is enforceable and I disagree that the parking requirements are not flexible. I feel that they are very flexible.

I feel that the parking requirements are overkill and so is having the bath on the same floor as the bedroom.

I feel that property owners of Short-Term Rentals are not vested in the community.

I agree that the parking requirement is overkill and the bathroom by ordinance is restrictive. I am also concerned about Vacation Rentals having a site plan review. This could be a review by staff.

Motion:

Motion Carty; support Roberts Pursuant to Section 23.06 of the City of Dexter Zoning Ordinance and based on input received during the public hearing conducted by the Planning Commission on September 8, 2020, the Planning Commission recommends that City Council approve AP2020.21-02 Short-Term Rental and Bed and Breakfast Inn Zoning Ordinance Text Amendments as provided in the September 8, 2020 Planning Commission meeting packet.

Ayes: Stewart, Roberts, Heatley, Smith, Schmid and Carty

Nays: Marsh and Phillips

Absent: Kowalski

Motion carries

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Ketti Peterson of 3330 Broad Street spoke about her situation and looking for approval for an accessory building consisting of a garage with a small apartment on her property so that her mother can help the family.

VII. REPORTS

A. Vice-Chairman Report –Thom Phillips

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 provided the following updates:

- I am looking into the use of Social Districts that will allow businesses, until December 31, 2020, an area for off-site alcohol consumption.
- There appears to be no problem to allow Mr. Penn to go ahead with the vacation of a portion of Fourth Street and the alley that runs between 3389 Broad Street, Lots 5 and 1.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

None

X. NEW BUSINESS

- A. Discussion – Accessory dwelling unit requested from Ketti Peterson, 3330 Broad Street, Dexter, MI 48130 and Kate Jack, 307 N. Harris Street, Saline, MI 48176

Ms. Aniol gave an introduction regarding the accessory unit requested by Ketti Peterson and Kate Jack. Commissioner Carty requested that Ms. Aniol ask the City Attorney to weigh in on the appropriateness of moving ahead on an ordinance change. Discussion followed with Commissioner Schmid, Commissioner Smith, and Commissioner Marsh agreeing with the input requested from the City Attorney.

- B. Discussion – Review draft Conflict of Interest Ordinance, as requested by City Council

Ms. Aniol explained the Conflict of Interest Ordinance and asked for Planning Commissions input. Discussion followed with a suggestion to have the City Attorney do a presentation on this topic.

XI. PROPOSED BUSINESS FOR MONDAY, OCTOBER 5, 2020:

- A. Zoning Ordinance Update: CWA presentation of Diagnostic Review of Zoning Ordinance

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Smith; support Roberts to adjourn at 8:33 PM.

Unanimous voice vote approval with Commissioner Kowalski absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: October 5, 2020