

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, NOVEMBER 2, 2020**

I. CALL TO ORDER AND ROLL CALL

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

Matt Kowalski – Attending remotely in the City of Dexter, Michigan.
Thomas Phillips – Attending remotely in the City of Dexter, Michigan.
Marni Schmid - Absent
Jim Carty - Attending remotely in the City of Dexter, Michigan.
Alison Heatley - Absent
Chet Hill - Attending remotely in the City of Dexter, Michigan.
Kyle Marsh - Attending remotely in the City of Dexter, Michigan.
Karen Roberts - Attending remotely in the City of Dexter, Michigan.
James Smith - Attending remotely in the City of Dexter, Michigan.

Student Reps: Charlotte Hawley - Absent
 Eleanor King - Absent
 Aidan ~~H~~Naughton - Attending remotely in the City of Dexter, MI.

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; and Megan Masson-Minock, CWA.

II. APPROVAL OF THE MINUTES

1. Virtual Regular Meeting Minutes – October 5, 2020

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

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

III. APPROVAL OF THE AGENDA

Motion Smith; support Roberts to approve the agenda with items from Planning Commissioners Schmid and Marsh added to the VIII – Communications.

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

IV. PUBLIC HEARING

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VII. REPORTS

A. Chairman Report – Matt Kowalski

Chairman Kowalski welcomed Chet Hill to the Planning Commission. Mr. Hill, a retired landscape architect, talked about his interest in the City of Dexter and living in the town during the 1970's and then moving back to the town in 2004.

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:

- Justin Breyer will assume the role of Interim City Manager when Ms. Nicholls leaves.
- There will be two tents temporarily erected by Dexter's Pub and the Beer Grotto, in the on-street parking spaces in downtown, until the end of November. Those businesses can resume seating on the sidewalk as before.
- The City adopted a resolution establishing a Social District, as a way to continue to help the businesses. Input from the businesses is needed to develop a maintenance and monitoring plan for the social district.
- After the first of the year, Phantom Fireworks Company should be submitting an application for a temporary structure to sell fireworks for two-weeks in the summer.

VIII. COMMUNICATIONS

- ##### **A. Email from Commissioner Schmid suggested edits/suggestions for the proposed outdoor service area Text Amendments.**

- B. Supplemental information for the November 2, 2020 meeting from Commissioner Kyle Marsh.

IX. OLD BUSINESS

- A. Zoning Ordinance Update – The Commission reviewed and discussed the sub-committee job description and project schedule, prepared by CWA. A committee of three members from Planning Commission, one from City Council, and possible one from ZBA was agreed upon. Commissioners Marsh, Phillips and Roberts volunteered to represent Planning Commission on the sub-committee.

X. NEW BUSINESS

- A. Discussion – Text Amendments to Zoning Ordinance regarding Outdoor Service Areas.

Ms. Aniol reported on the Outdoor Service Area text amendments and the areas where the Outdoor Service Area is applicable. The definitions have been expanded to have consistency to include Outdoor Service Area, Outdoor Storage, and outdoor display with the purpose to cleanup and refine the text amendments. Discussion followed with an agreement to hold at Public Hearing on the Text Amendments at the December 7, 2020 meeting.

- B. PC Liaison to ZBA

Motion Smith; support Carty to appoint Commissioner Chet Hill as the Liaison to the ZBA.

Ayes: Hill, Roberts, Smith, Phillips, Carty and Kowalski

Nays: None

Absent: Schmid, Heatley and Marsh (left meeting at 7:50 PM)

XI. PROPOSED BUSINESS FOR MONDAY, DECEMBER 7, 2020:

- A. Public hearings for Text Amendments to the Zoning Ordinance:

1. Kennels & Pet Ownership
2. Outdoor Service Areas (f/k/a Outdoor Seating)

- B. Possible Joint Meeting with City Council and ZBA on December 21, 2020

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Aidan Naughton, Student Representative, commented that he is looking forward in seeing what the City can do for outdoor seating areas.

XIII. ADJOURNMENT

Motion Carty; support Roberts to adjourn at 7:58 PM.

Unanimous voice vote approval with Planning Commissioners Schmid, Heatley and Marsh absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as presented: December, 7, 2020