

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, DECEMBER 7, 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 – Attending remotely in the City of Dexter, Michigan
Jim Carty - Attending remotely in the City of Dexter, Michigan
Alison Heatley – Attending remotely in the City of Dexter, Michigan
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
Wa-Louisa Hubbard - Attending remotely in the City of Dexter, Michigan

Student Reps: Charlotte Hawley – Attending remotely in the City of Dexter,
Michigan
Eleanor King – Attending remotely in the City of Dexter,
Michigan
Aidan Naughton - Attending remotely in the City of Dexter,
Michigan arriving at 7:29 PM

Also present remotely: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; and Carol Jones, Recording Secretary.

II. APPROVAL OF THE MINUTES

1. Virtual Regular Meeting Minutes – November 2, 2020

Motion Roberts; support Hill to approve the minutes with a correction on Student Representatives name which should be Naughton and not Haughton and the date of the Minutes which should be November 2, 2020 and not October 5, 2020.

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

III. APPROVAL OF THE AGENDA

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

Ayes: Phillips; Hubbard, Roberts, Marsh, Carty, Hill, Schmid, Heatley and Kowalski
Nays: None

Motion carries

IV. PUBLIC HEARING

A. AP2020.21-03 Text Amendment Zoning Ordinance – Outdoor Service Area (f/k/a Outdoor seating area) – Public Hearing to consider proposed text amendments to the City of Dexter Zoning Ordinance to define Accessory Outdoor Service Areas, make them a permitted accessory use in specific zoning districts, with a zoning compliance permit and annual renewal through administrative review, and establish a set of general regulations for their operations.

Staff Report: Ms. Aniol explained the purpose of the public hearing to consider proposed text amendments to the Zoning Ordinance which will remove outdoor seating/eating areas as a special land use and establish outdoor service areas as a principal use

Public Hearing:

Chairman Kowalski opened the public hearing on the Text Amendment Zoning Ordinance for the Outdoor Seating Area at 7:20 PM. There were no comments from the audience. The public hearing was closed at 7:21 PM

Motion:

Motion Marsh; support Carty pursuant to Section 23.06 of the City of Dexter Zoning Ordinance, together with the information presented by staff and the input received during the public hearing conducted by the Planning Commission on December 7, 2020, the Planning Commission recommends that City Council approve AP2020.21-03 Outdoor Service Area Zoning Ordinance Text Amendments, as cited herein, subject to the following changes:

1. Amend Article III, Section 3.28, as follows:
 - a. There are two sub-section “C’s”. The second “C” should be a “D”.
 - b. Remove the commas in sub-section D.5;
 - c. Sub-section D.6 to state, Tables, chairs, umbrellas, planters, trash receptacles, and other elements of street furniture shall be of high-quality materials that are consistent with the character of the district in which the OSA is located.
 - d. Sub-section D.8 to state, All OSA furniture shall be maintained in a state of good repair. Any OSA furniture having broken, peeling, or rusting features or are showing other signs of disrepair shall be promptly removed and replaced.
 - e. Add a comma after the word “permit” in the second line of Sub-section D.9
2. Amend Article XVII, Section 17.03.(F)3(d), to replace “outdoor seating areas” with “outdoor service area”.

Planning Commissioner’s Comments: Discussion followed on characteristics of the appearance of the Outdoor Service Area (OSA) and the wording in the text amendments as well as comments on grammar, punctuation and wording on some of the items in the proposed amendments.

Vote:

Ayes: Hill, Roberts, Heatley, Hubbard, Schmid, Marsh, Phillips, Carty and Kowalski
Nays: None

Motion carries

B. AP2020.21-05 Text Amendment Zoning Ordinance – Kennels – Public Hearing is to consider proposed text amendments to the City of Dexter Zoning Ordinance that will establish an annual zoning compliance permit requirement for Commercial Kennels.

Staff Report:

Mr. Auerbach explained the purpose of the public hearing to consider text amendments to the Zoning Ordinance which would reconcile conflicting language between the Zoning Ordinance and the General Code. The amendments would also establish an annual permit requirement for commercial kennels.

Public Hearing:

Chairman Kowalski opened the public hearing at 7:52 PM. There were no comments from the audience. The public hearing was closed at 7:53 PM.

Motion:

Motion Roberts; support Hill 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 December 7, 2020, the Planning Commission recommends that City Council approve AP2020.21-05 Commercial Kennel Zoning Ordinance Text Amendments as provided in the December 7, 2020 Planning Commission meeting packet.

Planning Commissioner's Comments:

Comments included that there is not a property in any of the districts that would meet the requirements for a kennel which would include 10 acres and a 100 foot setback.

Vote:

Ayes: Heatley, Schmid, Roberts, Carty, Hill, Hubbard, Phillips, Marsh and Kowalski

Nays: None

Motion carries

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VII. REPORTS

A. Chairman Report – Matt Kowalski

Chairman Kowalski welcomed Wa Hubbard to the Planning Commission and Ms. Hubbard introduced herself to the Planning Commissioners.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Marsh reported that a son will be coming in April.

Commissioner Hill reported on the ZBA meeting. Dollar Tree had requested a variance for a sign and the ZBA vote was to not allow the increase size of the sign over what is allowed.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol submits her report as per packet and provided the following updates:

- City Council approved the Social District Management and Maintenance Plans and it has been submitted to the Michigan Liquor Control Commission.
- When the proposed Outdoor Service Area is submitted to Council, City Council will need to look at possible changes in fees. My recommendation is to keep fees as they currently are.
- The State of Michigan will be offering a small business grant for assistance to winterize businesses.
- Noble Appliance opened at Dexter Crossing on Black Friday.
- Staff is working on online permitting. Mr. Auerbach will be providing more information and updates.

VIII. COMMUNICATIONS

A. Student Representative – Community Food Drive Announcement. Aidan Naughton reported on the DHS Student Council Food Drive which will take place at Creekside on December 14-18, 2020 and he asked for the community to participate in the gathering of needed items for the food bank.

IX. OLD BUSINESS

None

X. NEW BUSINESS

None

XI. PROPOSED ZONING ORDINANCE UPDATE JOINT MEETING ON MONDAY, DECEMBER 21, 2020 AT 5:30 PM.

PROPOSED BUSINESS FOR MONDAY, JANUARY 4, 2021:

A. Consideration: Section 3.07 Review regarding Accessory Dwelling Units (ADUs) – provided separately from packet.

B. Zoning Ordinance Update

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Roberts; support Heatley to adjourn at 8:26 PM.

Unanimous voice vote approval with Planning Commissioners.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as presented: January 4, 2021