

**CITY OF DEXTER  
PLANNING COMMISSION  
VIRTUAL WORK SESSION With  
CITY COUNCIL AND ZONING BOARD OF APPEALS  
MONDAY, DECEMBER 21, 2020**

**I. CALL TO ORDER AND ROLL CALL**

The Virtual Meeting of the Planning Commission was called to order at 5:30 PM by Chairman Matt Kowalski with roll call.

**Planning Commission Roll Call:**

Matt Kowalski – Attending remotely in the City of Dexter, Michigan  
Thomas Phillips – Attending remotely in the City of Dexter, Michigan  
Jim Carty - Absent

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 – Absent

Aidan Naughton – Absent

**City Council Role Call:**

Paul Cousins – Attending remotely in the City of Dexter, Michigan.

Donna Fisher – Absent

Jamie Griffin – Attending remotely in the City of Dexter, Michigan.

Wa-Louisa Hubbard – Attending remotely in the City of Dexter, Michigan.

Julie Knight – Attending remotely in the City of Dexter, Michigan.

Zach Michels – Attending remotely in the City of Dexter, Michigan.

Shawn Keough – Attending remotely in the City of Dexter, Michigan.

Student Representatives:

Alex Gilbert – Attending remotely in Webster Township, Michigan.

Isabella Malek – Attending remotely in the City of Ann Arbor, Michigan.

**Zoning Board of Appeals Roll Call:**

Phil Mekas - Attending remotely in the City of Dexter, Michigan

Dustin Wise – Attending remotely in the City of Dexter, Michigan

Christopher Wallaker – Attending remotely in the City of Ann Arbor, Michigan

Jamie Griffin – Attending remotely in the City of Dexter, Michigan

Chet Hill – Attending Remotely in the City of Dexter, Michigan

Also attending remotely: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Justine Breyer, Interim City Manager and City Clerk; Megan Masson-Minock and Kris Canty from CWA; Marcus McNamara of OHM Advisors; and Carol Jones, Recording Secretary.

## II. APPROVAL OF THE AGENDA

Motion Roberts; support Hill

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

Nays: None

Absent: Carty

Motion carries

## III. ZONING ORDINANCE UPDATE – Review Potential Changes in Ordinances and Inquire about Expectations for Update of Zoning Ordinance and Subdivision Ordinances.

Megan Masson-Minock from CWA introduced herself and her associate Kris Carty from CWA who will be working with the sub-committee from the Planning Commission. Ms. Masson-Minock gave a diagnostic review as follows:

- Begin with the Master Plan and transform it into an understandable zoning ordinance which was done in 2015-2017.
- Review of existing Article 2 through Article 20 to review, develop and update.
- Develop a new article on Site Condominiums.
- Set a meeting schedule.
- Develop a meeting process.

Discussion followed regarding communication and informing the public.

Small Group discussion: Participants were divided into small groups to discuss expectations and education in the Zoning Ordinance Update process. Following the discussion, the small groups reported back. Based on reports from the groups, the following comments were reported:

- Chet Hill - ~~Given the situation with COVID, I am of the opinion that things will change, but I don't know what this will be or what the implication will be.~~ Future planning needs to recognize what affect COVID-19 will have on parking, planning, and office space; and that planners will take this into account.
- Matt Kowalski – What are the limits of zoning?

## IV. ADJOURNMENT

Chairman Kowalski adjourned the meeting at 6:55 PM

Respectfully submitted,

Carol J. Jones

Recording Secretary

Approved for Filing, as corrected: January 4, 2021