

**CITY OF DEXTER  
PLANNING COMMISSION  
VIRTUAL MEETING  
MONDAY, JANUARY 4, 2021**

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

The Virtual Meeting of the Planning Commission was called to order at 7:01 PM by Vice - Chairman Thomas Phillips with roll call.

Matt Kowalski – Absent  
Thomas Phillips – Attending remotely in the City of Dexter, Michigan  
Jim Carty - Absent  
Alison Heatley – Attending remotely in the City of Sarasota, Florida  
Chet Hill - Attending remotely in the City of Dexter, Michigan  
Kyle Marsh - Attending remotely in the City of St. Petersburg Beach, Florida  
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

Also present remotely: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Megan Masson-Minock, CWA; Marcus McNamara, OHM Advisors; Carol Jones, Recording Secretary; residents and media.

**II. APPROVAL OF THE MINUTES**

1. Virtual Regular Meeting Minutes – December 7, 2020
2. Virtual Planning Commission Joint Work Session – December 21, 2020

Motion Heatley; support Roberts to approve the minutes of the December 7, 2020 Virtual Regular Meeting and the December 21, 2020 Virtual Planning Commission Joint Work Session with the following correction in the Joint Work Session Meeting under the Zoning Ordinance Update changing Commissioner’s Hill’s remarks to read as follows – “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.”

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

**III. APPROVAL OF THE AGENDA**

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

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

#### **IV. PUBLIC HEARING**

None

#### **V. PRE-ARRANGED CITIZEN PARTICIPATION**

None

#### **VI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

#### **VII. REPORTS**

##### **A. Vice Chairman Report – Thomas Phillips**

##### **B. Planning Commissioners and Council Ex-Officio Reports**

Commissioner Hill reported on the December 21, 2020 ZBA Meeting regarding a variance request from a resident on Eastridge on a setback due to saving a hickory tree on the lot. Action was tabled in order to bring back evidence from an arborist that moving the tree would save it.

Commissioner Hubbard reported the City Council did discuss the Outdoor Service Area and the Conflict of Interest Ordinance but did not vote on either.

Commissioner Marsh reported that he felt the Joint Meeting with City Council and ZBA went very well.

##### **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 has approved a social area smaller than previously reported, but it does include all four businesses: Dexter's Pub, Beer Grotto, Aubree's and Erratic Ales. Plans for the area to be open January and February.
- Mayor Keough, Interim City Manager Breyer and I met with Fire Chief Smith regarding the Millennium project. The Chief will be looking at a different perspective for fire protection using Grand Street and the alley for access to the property.

- Family Barber on Main Street has relocated to 3205 Broad Street sharing the space with Shear Bliss (Tracie Heller).
- Dollar Tree located in Dexter Crossing mall has opened.

## VIII. COMMUNICATIONS

None

## IX. OLD BUSINESS

None

## X. NEW BUSINESS

- A. Sub-Committee for Zoning Ordinance Update – Action to establish the Zoning Ordinance update Sub-Committee and the Planning Commissioners to be assigned to it.

Motion Roberts; support Heatley to establish the Zoning Ordinance Update Sub-Committee comprised of Planning Commissioners Thom Phillips, Kyle Marsh and Karen Roberts.

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

Nays: None

Absent: Carty and Kowalski

Motion carries

- B. AP2020.21 – 10 CSPA Variety Die & Stamping Building Addition – Consideration of a combined preliminary and final site plan for a 2016 sq. ft. addition to the existing Variety Die & Stamping Facility, located at 2221 Bishop Circle East.

Staff:

Ms. Aniol presented an overview of the addition to an existing building at the Variety Die & Stamping facility.

Megan Masson-Minock from CWA reported that the site plan complies with setbacks; six trees will be relocated on the property, no substantial changes to the parking and loading, a need to date landscape plan and other housekeeping items. She recommended approval.

Marcus McNamara from OHM Advisors reported that the relocation of the Sanitary sewer lead and a monitoring hole has been resolved. He also stated that cross section detail of parking, patio and sidewalk is needed and other housekeeping items such as permits are needed.

Applicant:

Allison Bishop, representing AR Brouwer, stated they will make any corrections needed, submit them to City Council for approval, and that they are looking for a start on the project for spring.

Motion:

Motion Hill; support Roberts based on the information provided by the applicant, staff, the Planning and Engineering consultants and DAFD, and reflected in the minutes of its January 4, 2021 meeting, the Planning Commission finds AP2020.21-10 Combined Preliminary and Final Site Plan for Variety Die & Stamping, dated November 30, 2020 meets the requirement of Article XXI of the Zoning Ordinance, and recommends approval to City Council, subject to the following conditions:

1. Staff Review dated, December 28, 2020;
2. CWA review dated, December 18, 2020;
3. OHM review dated, December 18, 2020; and
4. DAFD review dated, December 9, 2020.

Comments:

Commissioner Roberts identified some minor corrections needed in the application.

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

Nays: None

Absent: Carty and Kowalski

Motion carries

- C. Section 3.07 Review of Accessory Dwelling Units – Consideration of allowing Accessory Dwelling Units in certain residential zoning districts, in accordance with Section 3.07, Uses not otherwise included within a Zoning District.

Ms. Aniol explained the use of a 3.07 Review for Accessory Dwelling Units (ADU's), the types of ADU's, the benefits or pros of ADU's, and the detractions or cons of ADU's. She highlighted the Housing Task Force Report which advocated for ADU's and that there is a need for ADU's in Dexter.

Commissioner Comments:

To postpone this topic until the next meeting when Mr. Kowalski is present.  
Does anyone have any idea how the public feels about ADU's?

Motion Roberts; support Marsh to postpone detailed discussion on ADU's until the next meeting on February 1, 2021.

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

Nays: None

Absent: Carty and Kowalski

Motion carries

- D. Discussion: Text Amendments to Zoning Ordinance regarding Medical Marijuana Use regulations following Michigan Supreme Court Decision in *Deruiter v Township of Byron*.

Ms. Aniol explained the Michigan Supreme Court's decision regarding Medical Marijuana use. She recommended that Planning Commission adopt a text

amendment to the Zoning Ordinance to define Marijuana and establish medical use of marijuana as a home occupation.

Commissioner Comments:

Inform the public at a Public Hearing the purpose and need of such an amendment.

There are people in the community in need of medical marijuana.

Motion Roberts; support Hill to schedule a Public Hearing for February 1, 2021 on the Text Amendments to the Zoning Ordinance regarding Medical Marijuana Use.

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

Nays: None

Absent: Carty and Kowalski

Motion carries

## **XI. PROPOSED BUSINESS FOR MONDAY, FEBRUARY 1, 2021:**

- A. Section 3.07 Review of a mini-storage use in an I-1 Limited Industrial Zoning District.
- B. Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units.
- C. Public Hearing on Medical Marijuana Text Amendment.

## **XII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

## **XIII. ADJOURNMENT**

Motion Roberts; support Marsh to adjourn at 8:36 PM.

Unanimous voice vote approval with Planning Commissioners.

Respectfully submitted,

Carol J. Jones

Recording Secretary

Approved for Filing, as presented: February 1, 2021