

**CITY OF DEXTER  
PLANNING COMMISSION  
VIRTUAL MEETING  
MONDAY, FEBRUARY 1, 2021**

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

The Virtual Meeting of the Planning Commission was called to order at 7:05 PM by Vice-Chairman Thomas Phillips with roll call.

Matt Kowalski – Absent

Thomas Phillips – 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 Sarasota, Florida

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

Dustin Wise – 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; Patrick Droze, OHM Advisors; Carol Jones, Recording Secretary; residents and media.

Vice-Chairman Phillips welcomed Dustin Wise to the Planning Commission.

**II. APPROVAL OF THE MINUTES**

1. Virtual Regular Meeting Minutes – January 4, 2021.

Motion Carty; support Roberts to approve the minutes of the January 4, 2021 Virtual Regular Meeting as presented.

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

Nays: None

Absent: Kowalski

Motion carries

**III. APPROVAL OF THE AGENDA**

Motion Heatley; support Hill to approve the agenda as amended with the addition of New Business Item C, Discussion of the Scio Township proposed Master Plan.

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

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

**A.** AP2020.21-03 Text Amendment to the Zoning Ordinance – Outdoor Service Area (f/k/a Outdoor Seating areas).

Motion Roberts; support Carty to postpone the Public Hearing on the AP2020.21-03 Text Amendment to the Zoning Ordinance – Outdoor Service Area until the March 1, 2021 Planning Commission meeting.

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

**B.** AP2020.21-12 Text Amendments to the Zoning Ordinance – Medical Use of Marijuana – Public hearing to consider proposed text amendments to the City of Dexter Zoning Ordinance to define Marijuana and establish medical use of marijuana as a home occupation and to identify Marijuana Establishments that are prohibited in the City.

Staff:

Ms. Aniol reported on the purpose of the public hearing and information on the proposed text amendment.

Public Hearing:

Vice-Chairman Phillips opened the public hearing at 7:25 PM. There were no comments from anyone attending virtually. Vice-Chairman Phillips closed the public hearing at 7:26 PM.

Motion:

Motion Roberts; 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 February 1, 2021, the Planning Commission recommends City Council approve AP2020.21-12 Text Amendment to the Zoning Ordinance to allow Medical Use of Marijuana as a Home Occupation, as provided herein.

Commissioners Discussion:

Would building inspection be done and when would it occur?

Two corrections on page 9 and page 11 were noted.

Is the City not allowing commercial businesses for Marijuana?

Vote:

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

Absent: Kowalski

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

None

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

Sanam Arab of 6896 Wellington Drive and representing Dexter Crossing spoke about the Sloan/Kingsley property located in Scio Township asked Planning Commission to consider the following should this property be developed: the units should be one acre or more with septic; construction traffic be routed through the Baker Road entrance; barricade the two stubs on Wellington; and check on proper distance and regulations for current hunting occurring on the property.

## **VII. REPORTS**

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

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

Commissioner Hill – there was not a ZBA Meeting in January

Commissioner Hubbard – Please let me know if you want me to report on anything that has happened at City Council Meetings

**C. Committee Reports**

Commissioner Marsh – We had a great first meeting for the Zoning Ordinance Sub-Committee and we are working on organization and format.

**D. Community Development Office Reports – Michelle Aniol**

Ms. Aniol provided the following verbal updates:

- The Social District has opened on the weekend of the Ice Fest. We are still waiting from the Michigan Liquor Control Commission to give Dexter's Pub its license.
- DDA and City Council will decide later this month if the Social District will continue.
- At 3170 Baker, The Eve and Annie Boutique will move in when Dexter Embroidery moves to Main Street.
- Artistica has closed and the space is up for lease.

## **VIII. COMMUNICATIONS**

None

## **IX. OLD BUSINESS**

A. Section 3.07 Review of Accessory Dwelling Units – Continue to discuss 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 read comments based on Ann Arbor’s Accessory Dwelling Units (ADUs) usage provided by Planning Commissioner Kowalski who could not be at the meeting. Ms. Aniol stated that she is looking for direction from the Planning Commission for the next meeting and how should the Planning Commission engage the public on this item. There is a need for a public hearing to look at some of the specifics with the ADUs such as size, utilities, and notification to nearby residents.

Commissioner Comments:

- All of Mr. Kowalski’s comments are good and need to be discussed by the Planning Commission.
- Possibly ADU’s could fit into the form base developments.
- Maintain the appearance of a single family home from the street and waive the yearly inspection. I would allow these units as non-conforming.
- Get information out to the public with hearings, articles and information on the City’s website.
- Public hearing on the topic to explain what it is and also use the website, but not workshops.
- Definitely a public hearing. Could this be posted on the website and ask questions or a survey for comments on the topic.
- Do not see the use of public comments.
- Ms. Masson-Minock from CWA shared ideas of how this could be presented to the community.

## **X. NEW BUSINESS**

A. Section 3.07 Review of Self-Storage Use in I-1 Limited Industrial Zoning District. Consideration of a request submitted by Midwestern Consulting, on behalf of Derrick Warren, to allow self-storage use in the I-1 Limited Industrial Zoning District, as a special land use, in accordance with the process set forth in Section 3.07, uses not otherwise included within a Zoning District.

Ms Aniol reported on the specifics of the Section 3.07 request.

Applicant:

Kate Bond of Midwestern Consulting on behalf of the owner Derrick Warren, explained the purpose of the 21,000 square feet of storage at the Second Street site and that self storage is not listed as a use in this or any district in the City. They are proposing a special use and it would be an adaptive reuse project.

Staff:

Ms. Masson-Minoock discussed the use of space and the intent of the I-1 zoning district and this use does work as a mini storage use. Specific conditions for the special land use can be included.

Mr. Droze from OHM stated that he took no exception from an engineering aspect and that the use is compatible with the site.

**Motion:**

Motion Wise; support Hill pursuant to Section 3.07, uses otherwise not listed within a zoning district, in the City of Dexter Zoning Ordinance, and together with the information presented by the applicant, City staff, and the City's planning and engineering consultants, the Planning Commission determines the proposed self-storage use is compatible to uses listed in the I-1 Limited Industrial Zoning District and further has decided the proposed self-storage use is a special land use in the I-1 Zoning District. The Planning Commission further establishes the following conditions for considering special land use approval of a self-storage use:

1. Prohibition on the storage of any toxic, corrosive, flammable, or hazardous materials;
2. Storage and accessory uses shall be contained within a building;
3. When adjacent to a residential use or zoning district, limitation can be placed on the hours of operation;
4. Staff review, dated January 26, 2021;
5. CWA review, dated January 26, 2021; and
6. OHM review, dated January 26, 2021.

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

Nays: None

Absent: Kowalski

Motion carries

B. Zoning Ordinance Update from Sub-Committee – Review of Sub-Committee Meeting. Reported under Committee Reports

C. Discussion of proposed Master Plan from Scio Township

Ms. Aniol highlighted major changes in the proposed plan on Baker Road from I-94 to the City of Dexter boundaries. It is being called a Gateway Sub Area. This type of change seems to allow more density although Scio is not offering public utilities to the area. Ms. Aniol noted the concern with the possible increase of commercial businesses along Baker Road and the effect on businesses in the City. Discussion followed. A request to setup a meeting with representatives from Scio Township, was made and a question about whether this would be an opportunity to work with the Scio Township Planning Commission on an update to the Joint Baker Road Corridor Plan.

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

A. Outdoor service area public hearing (Postponed from 2/1/2021)

B. Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units

C. CIP 2021-2026 Update

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

None

**XIII. ADJOURNMENT**

Motion Roberts; support Carty to adjourn at 9:07 PM.

Unanimous voice vote approval with Planning Commissioners.

Respectfully submitted,

Carol J. Jones  
Recording Secretary

Approved for Filing: \_\_\_\_\_