

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

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 – Arrived 7:06 PM and attending remotely in the City of Dexter, Michigan

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

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 – Absent

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; Carol Jones, Recording Secretary; residents and media.

Chairman Kowalski announced that Ms. Aniol has not voice and will be participating via the chat feature, and further stated that her comments will be read into the record as she provides them.

II. APPROVAL OF THE MINUTES

1. Virtual Regular Meeting Minutes – February 1, 2021.

Motion Roberts; support Hill to approve the minutes of the February 1, 2021 Virtual Regular Meeting as presented.

Ayes: Carty, Marsh, Hubbard, Wise, Hill, Roberts and Kowalski

Nays: None

Absent: Heatley and Phillips

Motion carries

III. APPROVAL OF THE AGENDA

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

Ayes: Hubbard, Wise, Roberts, Marsh, Carty, Hill and Kowalski

Nays: None

Absent: Phillips and Heatley

Motion carries

IV. PUBLIC HEARING

A. AP2020.21-03 Text Amendment to the Zoning Ordinance – Outdoor Service Area (f/k/a Outdoor Seating areas). Postponed from February 1, 2021 to March 1, 2021. 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 operation.

Staff: Mr. Auerbach reported on the purpose of the public hearing that was postponed from February 1, 2021 which is to remove the outdoor seating area of restaurants as a special use and establish new service areas – outdoor served areas, temporary outdoor service areas, display areas, open air business and auto dealerships as a principal use. Amending the zoning ordinance would eliminate a costly, cumbersome and time-consuming process; would help local business now and in the future; changes recommended by City Attorney; and would help the economic goals and strategies in the City’s Master Plan.

Public Hearing:

Chairman Kowalski opened the Public Hearing at 7:12 PM regarding the Text Amendment to the Zoning Ordinance – Outdoor Service Area. There was no one in the virtual audience who spoke to the Planning Commission. Chairman Kowalski closed the Public Hearing at 7:13 PM.

Commissioner Roberts stated there were minor typographic errors, which she would email staff.

Motion Roberts; support Wise 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 March 1, 2021, the Planning Commission recommends City Council approve AP2020.21-03.2 Outdoor Service Area Zoning Ordinance Text Amendments, as provided herein with edits and typographic errors corrected.

Discussion:

- Why is the parking area used as the Outdoor seating area in May through November when the weather is good and not in the winter months? Ms. Aniol comments, “Use of on-street parking on Main is only during good weather months. Mr. Auerbach stated that barricades are difficult to deal with during snow removal.
- May is used as there could be snow in Michigan up to that date.
- In dealing with ADA ramps, wordage and interpretation, it is confusing. Could this be revised?
- Use ADA as a reference that refers to the ADA code, not as a guideline.
- Does open air space refer to the Farmer’s Market? (No)

- I am also confused regarding parking lot setbacks and feel they need revising.

Vote:

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

Nays: None

Absent: Heatley

Motion carries

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VII. REPORTS

A. Chairman Report – Matt Kowalski

It's good to be back as I had to miss a few meetings due to a work commitment. It is also good to see a few new faces on the Planning Commission.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Hill – A setback variance request was approved by the ZBA at 3274 Eastridge Drive.

Commissioner Marsh – Presented an issue that he sees with front porch steps on a property and the setback requirements.

C. Committee Reports

D. Community Development Office Reports – Michelle Aniol

No updates were presented at the meeting.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

None

X. NEW BUSINESS

A. Capital Improvement Plan (CIP) FY 2021-2026 – Review and discuss updates to the CIP for FY 2021-2026, and set public hearing for April 5, 2021 Planning Commission meeting.

Staff: Mr. Auerbach reported on the purpose of the CIP and that it helps to determine the City's annual budget. He noted that the dollar amount on the total of the CIP projects has been reduced significantly due to the removal of the Main Street underpass. Discussion followed on the proposed projects and in particular sidewalks, First Street Park and Community Park.

Commissioner Hill asked about the difference between justification and priority. Ms. Aniol chat comments were that "justification and priority are different. You can have a high justification project, but low priority."

Commissioners' comments included the following:

- Questions regarding the traffic study of congestion at the bridge and who would do that work. Ms. Aniol's chat comment was a consultant would do the work through a proposal.
- Objections were voice regarding the proposed pathway in Community Park. Ms. Aniol's chat comment was the Planning Commission can request a project to be removed, so can staff, City Council, or the staff or Commission that created the project.
- Question about the need for the pathway connection through Grandview Commons. Ms. Aniol's chat comment was the Grandview Commons connection is part of the PUD and is required and was done before the connection to Baker Road.
- Questions about the future of First Street Park? Ms. Aniol's chat comment was there is a plan for the park. We applied for a grant but didn't get it. Ms. Aniol's chat comment supported Mr. Auerbach's statement that the Planning Commission could approve the CIP without the loop in Community Park, but understand that City Council doesn't have to accept it and they can put it back in the Plan.

Motion:

Motion Carty; support Wise to set a public hearing on the 2021-2026 Capital Improvement Plan (CIP) for April 5, 2021 Planning Commission Meeting and remove the circular path proposed in Community Park Improvements project 2.01.

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

Nays: None

Absent: Heatley

Motion carries

B. Text Amendment Accessory Dwelling Units – Review and Discuss draft amendment to the Zoning Ordinance to regulate Accessory Dwelling Units and schedule a public hearing for April 5, 2021.

Included in the packet is a draft of text amendments prepared by Ms. Aniol for feedback. They cover the purpose and intent, definitions, eligibility, regulations and requirements. Discussion followed with concerns regarding the height of the ADU dwelling as well as the maximum gross floor area. Ms. Aniol will make revisions as proposed by Commissioners for the April 5, 2021 meeting.

Planning Commissioner Roberts left the meeting at 8:58 PM.

C. Text Amendment Self-Storage Facilities - Discussion of Review and discuss draft amendments to the Zoning Ordinance to regulate Self-Storage Facilities and schedule a public hearing for April 5, 2021.

Motion Hill; support Carty to hold a public hearing on April 5, 2021 on the Text Amendment for Self-Storage Facilities.

Ayes: Marsh, Hill, Phillips, Wise Carty, Hubbard and Kowalski

Nays: None

Absent: Heatley and Roberts

Motion carries

D. Zoning Ordinance Update from Sub-Committee – Review of Second Sub-Committee meeting

Megan Masson-Minock from CWA provided an update of the second meeting which included a review of environmental provisions and the begging of discussion on form-based codes.

E. Appoint Planning Commission Representative to the Art Selection Committee.

Commissioner Hubbard volunteered to represent the Planning Commission on the Art Selection Committee with the provision that she is eligible to serve. An approval vote will take place at the April meeting.

XI. PROPOSED BUSINESS FOR MONDAY, APRIL 5, 2021:

A. Public hearing to consider FY 2021-2029 Capital Improvement Plan (CIP)

B. Discussion to consider Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units.

C. Public hearing to consider Text Amendment to Zoning Ordinance regarding Self-storage facilities

D. Planning Commission Representative to the Art Selection Committee

E. Appointment of Secretary for the Planning Commission

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Carty; support Wise to adjourn at 9:21 PM.

Unanimous voice vote approval with Planning Commissioners Heatley and Roberts absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: _____