

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, APRIL 5, 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 – Absent

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 Bradenton Beach, Florida

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 – Absent

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 Mc Namara, OHM Advisors; Carol Jones, Recording Secretary; residents and media.

II. APPROVAL OF THE MINUTES

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

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

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

Nays: None

Absent: Phillips

Motion carries

III. APPROVAL OF THE AGENDA

Motion Hill; support Wise to approve the agenda as presented.

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

Nays: None

Absent: Phillips

Motion carries

IV. PUBLIC HEARING

A. AP2020.21-14 Text Amendment to the Zoning Ordinance – Self-Storage – Public hearing to consider proposal text Amendment to the City of Dexter Zoning Ordinance to establish self-storage facilities as a special land use in the I-1 District subject to the recommended conditions, and to establish off-street parking requirements.

Staff:

Mr. Auerbach presented information on text amendments to the Zoning Ordinance that would amend Articles II, Definitions; Article V, Parking and Loading; Article VII, Special Land Use; and Article XVII.

Public Hearing:

Chairman Kowalski opened the virtual public hearing at 7:19 PM. The following people spoke at the public hearing:

Rick Northrup of 4230 Hawthorn Place, Ann Arbor and owner of property in Dexter at the corner of Hudson and Third Street expressed concern on the proposed Special Use on 7850 Second Street. He discussed his background in financing self storage units in Michigan and is not in favor of re-adaptive reuse of this space and in particular to the increase in traffic and light pollution in a residential neighborhood. He also was concerned that the new Master Plan did not include self-storage units.

Karen Kissinger who has purchased 3558 Dover Street was concerned about lighting to be used around the building and the times that it would be on and off.

Lori Sprague of 3530 Hudson Street was also concerned about the lighting for a self-storage facility and traffic from the business in a residential area.

Jim McCargar of 3580 Hudson Street showed concerns as to the placing of barbed wire fencing and an ugly sign on the property. He requested that Planning Commission take a step back to consider if a self-storage facility is the best use for the building and asked the Commission to vote down the text amendment.

Sherry McCargar of 3580 Hudson Street urged Planning Commission to deny the request for a special land use and take more time to consider the other options for this property.

James Radar of 7639 Second Street stated he was disappointed for this type of business to be located so close to First Street Park and residences and the impact of traffic on Second Street.

Paul Kissinger of 9841 Huron River Drive, a landscape architect and planning professional also questioned that the Master Plan did not include units and why the need now for a text amendment.

Stephanie Minerath of 7729 Cottonwood feels that someone could make better use of this property and that a self-storage unit would be blight for the residents.

Chairman Kowalski closed the public hearing at 7:44 PM

Motion:

Motion Roberts; support Wise based on the information presented by staff and the input received during the public hearing by the Planning Commission on April 5, 2021, the Planning Commission moves to postpone the action on AP2020.21-14 Self-Storage Facilities Zoning Ordinance Text Amendments as provided herein until May 3, 2021 to allow for the public hearing notice to be re-noticed.

Discussion by Planning Commissioners:

- It is important to differentiate the proposed text amendment from the special land use that will be addressed in the public hearing that follows. The site is currently zoned I-1 and could have much more intensive uses that would be allowed.
- Second Street is not a residential neighborhood. It is a mixed-use corridor.
- As a special land use, the Planning Commission can regulate possible negative impacts of a self-storage facility, where they could not do so for more intensive uses in the I-1 District.
- Self-Storage uses do generate a lot of vehicle traffic.
- I have not particular objections to the text amendment, even though it was not addressed in the Master Plan. There are areas within the City where a self-storage facility could work.
- Were there reasons self-storage facilities were excluded from the I-1 District before?
- The question in front of the Planning Commission is “do we want self-storage use in the I-1 District? I am OK with the text amendment.”

Vote:

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

Nays: None

Absent: Phillips

Motion carries

B. AP2020.21-15 Special Land Use Review of a Self-Storage Facility – Public hearing to consider a special land use application, submitted by Derek Warren, for a self-storage facility, located at 7850 Second Street.

Reports:

Kate Bond of Midwestern Consulting representing the owner of the property, Derek Warren, explained that the existing building on this site will essentially remain the same. This self-storage unit is an interior storage space and there would not be the truck traffic as with the previous business. There would be no change in the current lighting or the current loading location.

Derek Warren, Applicant stated that this property has been on the market for ten years and that the intensity of the proposed use will be lower than the previous use and he will be looking to mitigate previous environmental issues.

Megan Masson-Minock of CWA commented that this is an unusual site and that it is not all I-1 zoning surrounding this site. Ms. Masson-Minock reviewed items for the Planning Commission to consider when determining the special land use for this site as well as variances and possible adaptive reuse of a non-conforming site.

Marcus McNamara of OHM Advisors reported that most concerns have been covered in the report.

Michelle Aniol, Community Development Manager, provided a review of comments from CWA, OHM and Dexter Area Fire Department and reported that the City attorney is working on an encroachment agreement for the property.

Public Hearing:

Chairman Matt Kowalski opened the Public Hearing regarding the Special Land Use review of a self-storage facility at 8:46 PM. The following people spoke at the public hearing:

Jim McCargar of 3580 Hudson Street commented that the Second Street corridor looked much more residential prior to the tornado of 2012 and was disappointed that the applicant did not engage the residents in the area prior to this meeting. Mr. Cargar asked Planning Commission to step back and consider this proposal in more depth.

Rick Northrup of 4230 Hawthorn Place, Ann Arbor asked the question if or how does the City regulate people working out of storage units. He also commented on the condition of the building since it has been vacant for ten years.

Karen Kissinger owner of 3558 Dover Street expressed concern regarding the impact and access to the park and asked if the project would mean less green space.

The public hearing for the Special Land Use was closed at 8:55 PM.

Motion:

Motion Carty; support Wise pursuant to Articles VIII, Special Land Uses and XXI, Site Plan Review of the Zoning Ordinance and based on the information provided by the applicant and presented by Staff, CWA, OHM, the City Attorney and DAFD, and along with the input received during the public hearing conducted by the Planning Commission on April 5, 2021, the Planning Commission moves to postpone action on the AP2020.21-15 Application for Special Land Use Review for a Self-Storage Facility at 7850 Second Street, received March 1, 2021, and Site Plan received March 8, 2021, until May 3, 2021 to allow for the public hearing notice to be re-noticed.

Discussion by Planning Commissioners:

- Dexter has a history of old and eye sore buildings being successfully redeveloped such as the bowling alley on Baker Road. With this project, the

applicant has demonstrated a willingness to invest in interior improvements that will generate revenues, but has failed to demonstrate the same level of investment on the exterior of the building and overall site improvements.

- 24-hour access is not appropriate for the site. The applicant needs to take a different approach.
- The building is ugly and in need of an investment.
- Totally disappointed with the applicant's presentation.
- People will park where they will be the closest to their unit. The applicant needs to address the west side adjacent to the public alley.
- OK with the text amendment, but the special land use request needs work.
- I do not support 24-hour operation.
- Is the use compatible with the surrounding neighborhood?
- Needs some landscaping improvements.
- Concerned about the ramp encroachment into the right-of-way and what the negatives would be if the City grants an encroachment agreement.
- Relocate the loading dock/area and trash receptacles/enclosure to the rear of the building.

Vote:

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

Nays: None

Absent: Phillips

Motion carries

C. Capital Improvements Plan (CIP) FY 2021 – 2026 – Public hearing to consider updates to the CIP FY 2021-2026.

Staff:

Mr. Auerbach introduced the CIP which is a program that projects and coordinates public expenditures to improve the City's transportation and utility systems, facilities, and other capital assets over a six-year period. The CIP is used as a tool to implement the City's Master Plan and assist in preparing the upcoming fiscal year's budget.

Public Hearing:

Chairman Kowalski opened the public hearing at 9:25 PM on the 2021-2026 Capital Improvements Plan. The following resident spoke:

Jim McCargar of 3580 Hudson Street noted that in the CIP, there are plans for improvements to First Street Park. Think of what is there now and how the park could be improved.

The public hearing was closed at 9:30 PM.

Motion Carty; support Roberts approve the postponement of the adoption of the 2021-2026 CIP Resolution of Adoption to allow for the public hearing notice to be re-noticed.

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

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Lori Sprague of 3530 Hudson Street commented that she was very impressed with this meeting and thanked the Commissioners for their work on Planning Commission.

VII. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Hill reported no ZBA meeting in March.

Student Representative Aidan Naughton spoke of participating in a recent workshop on Planning and he feels that he can comprehend the information presented and participate in the meetings.

C. Committee Reports

Ms. Hubbard reported that the Art Selection Committee has met and has made their choices for temporary art work in the City.

D. Community Development Office Reports – Michelle Aniol

No updates were presented at the meeting.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

A. UIS IFE Evaluation – Evaluation of the approved final site plan for the new UIS facility at 2290 Bishop Circle, East for aesthetic and practical features, in accordance with Section 3 of the City of Dexter, PA 198 Industrial Facilities Exemption Tax Abatement evaluation Criteria.

Motion Carty; support Roberts to provide the following ranking for the UIS IFE Evaluation:

Building architecture & site compatibility	Adequate (0)
Building exterior construction materials	Adequate (0)
Landscaping & screening	Well-designed (1)
Exterior lighting & identification	Adequate (0)
Traffic flow, safety & efficiency	Adequate (0)

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

Nays: Roberts

Absent: Phillips

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.

Ms. Aniol reported that she is looking for feedback in the changes made and the draft regulations. This will be discussed at the next meeting and then set a public hearing for the June meeting.

C. Zoning Ordinance Update from Sub-Committee – Review of 2nd Sub-Committee meeting. The goal for the next two meetings is to revise the zoning districts, per the Master Plan and the diagnostic review.

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

Motion Roberts; support Wise to formally appoint Ms. Hubbard as the Planning Commission Representative to the Art Selection Committee.

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

Nays: None

Absent: Phillips

Motion carries

X. NEW BUSINESS

None

XI. PROPOSED BUSINESS FOR MONDAY, MAY 3, 2021:

A. Public hearing to consider Text Amendment to Zoning Ordinance regarding Self-Storage facilities.

- B. Public Hearing to consider Special Land Use Review of a Self-Storage Facility.
- C. Public hearing to consider FY 2021-2029 Capital Improvement Plan (CIP).
- D. Public hearing to consider Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units and schedule a public hearing for June.

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Roberts; support Hill to adjourn at 10:02 PM.

Unanimous voice vote approval with Planning Commissioner Phillips absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: May 3, 2021