

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, MAY 3, 2021**

I. CALL TO ORDER AND ROLL CALL

The Virtual Meeting of the Planning Commission was called to order at 7:02 PM by Chairman Matt Kowalski with roll call.

Matt Kowalski – Attending remotely in the City of Dexter, Michigan
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 Dexter, Michigan
Chet Hill - Attending remotely in the City of Dexter, Michigan
Kyle Marsh - Attending remotely in the City of Dexter, Michigan, arrived at 7:05 PM.
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 - Absent

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 – April 5, 2021.

Motion Roberts; support Hill to approve the minutes of the April 5, 2021 Virtual Regular Meeting as presented.

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

III. APPROVAL OF THE AGENDA

Motion Roberts; support Heatley to approve the agenda with the addition of New Business Item B - Discussion of Site Plan Review by Planning Commissioners and an email communication from Stephanie Minerath sent prior to the meeting.

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

IV. PUBLIC HEARING

A. AP2020.21-14 Text Amendment to the Zoning Ordinance – Self-Storage – Public hearing to consider proposed 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. A public hearing was conducted by the Planning Commission on April 5, 2021, but due to technical difficulties with the virtual meeting link, action on the amendment was POSTPONED, to allow the public hearing to be re-scheduled and re-noticed.

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 7:14 PM. The following people spoke at the public hearing:

Jim McCargar of 3580 Hudson Street gave a brief PowerPoint presentation expressing his opposition to the amendment. He asked the question why continue now with the text amendment since Mr. Warren has withdrawn his application for a special land use. He asked that Commissioners vote down the text amendment and step back and see what could be done with this property.

Sherry McCargar of 3580 Hudson Street also feels that the only reason this text amendment came up was because of the project which has now been cancelled.

Frank Grohnert 8077 Main Street and is the attorney for the Adair Printing family. He stated that the family wants to continue to market this property as an I-1 district as it is a less intensive use. He requested an approval of the text amendment.

Karen Kissinger who has purchased 3558 Dover Street is opposed to the text amendment and feels that this is a spot zoning approach and not aligned with the Master Plan. She feels that the self-storage use is more like a retail business, that it will reduce access to the park and Border-2-Border Trail, and the potential of large trucks, and she requests that this amendment be denied.

Stephanie Minerath of 7729 Cottonwood stated that she agrees with the other speakers. She sees no reason to endorse this text amendment as the purchaser has withdrawn the purchase agreement.

Chairman Kowalski closed the public hearing at 7:37 PM

Motion:

Motion Marsh; support Roberts based on the information presented by staff and the input received during the public hearing by the Planning Commission on December 7, 2020, the Planning Commission moves to postpone the action on AP2020.21-14 Self-Storage Facilities Zoning Ordinance Text Amendments as provided herein until December 7, 2021 to allow more time to address issues.

Discussion by Planning Commissioners:

Discussion followed among Planning Commissioners on the relevance of the December 7, 2020 date in the motion, that a self-storage unit could also be located in the R&D district, the usage of a property that is zoned for a self-storage unit, effect on residential areas, looking at possible zoning changes with the zoning update in progress, and that the wait for a vote on the text amendment maybe construed as arbitrary and capricious.

Vote:

Ayes: Roberts

Nays: Hill, Heatley, Hubbard, Marsh, Wise, Phillips, Carty and Kowalski

Motion fails

Motion:

Motion Wise; support Phillips 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 May 3, 2021, the Planning Commission recommends City Council approve AP2020.21-14 Self-Storage Facilities Zoning Ordinance Text Amendments, as provided herein.

Discussion by Planning Commissioners:

Discussion followed on the motion with the feeling the self-storage is a valid and low impact use and could happen in a R&D district but cannot happen right now as it would need to go back to a public hearing, feel that it is hard to support as it seems to be tied to particular project and we are rushing judgment on the process, and looking at this text amendment is consistent with I-1 zoning.

Vote:

Ayes: Phillips, Heatley, Wise, Carty, Hill and Kowalski

Nays: Roberts, Hubbard and Marsh

Motion carries

B. AP2020.21-15 Special Land Use Review of a Self-Storage Facility – (Cancelled). On April 29, 2021, the applicants for AP2020.21-15 Special Land Use Review of a Self-Storage Facility informed staff that they are withdrawing their Application for Special Land Use Approval.

C. Capital Improvements Plan (CIP) FY 2021 – 2026 – Public hearing to consider updates to the CIP FY 2021-2026. A public hearing was conducted by the Planning Commission on April 5, 2021, but due to technical difficulties with the virtual meeting link, action on the CIP was POSTPONED, to allow the public hearing to be re-scheduled and re-noticed.

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 8:30 PM on the 2021-2026 Capital Improvements Plan. The following resident spoke:

Jim McCargar of 3580 Hudson Street cited the irony between the Commission's action on the text amendment and the fact that the CIP included planned improvements to First Street Park and acknowledging the comment made on the previous vote by the Commissioner's.

The public hearing was closed at 8:34 PM.

Motion Hill; support Roberts to approve the 2021-2026 CIP Resolution of Adoption, and recommend approval of the 2021-2026 CIP to City Council.

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

Nays: None

Motion carries

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

James McCargar of 3580 Hudson Street stated that he really encourages the Planning Commission to step back and consider zoning ordinance review, to think about the residents comments this evening, and think about what do we really want in the City.

VII. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Hill reported that the ZBA met to approve minutes and discuss form based code but no action.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

The Zoning Ordinance Sub-Committee will meet on May 17, 2021 as there is no ZBA meeting that evening.

VIII.COMMUNICATIONS

None

IX. OLD BUSINESS

A. Text Amendment Accessory Dwelling Units – Continue review and discussion of draft text amendment to the Zoning Ordinance to allow and regulate Accessory Dwelling Units. Possible action to schedule a public hearing for June 7, 2021.

Ms. Aniol reviewed the draft text amendments for Accessory Dwelling Units (ADUs) which includes General Provisions; Eligibility, Permits, and Application; and Development Regulations. She also presented a document “Guide 2 ADUs” to be used as an informational document for residents.

Discussion by Planning Commissioners followed on ADUs versus short term rentals and property ownership.

Motion Wise; support Hill to schedule a public hearing for the June 7, 2021 Planning Commission Meeting for the Text Amendments for Accessory Dwelling Units.

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

B. Zoning Ordinance Update from Sub-Committee – Review of 3rd Sub-Committee meeting - (POSTPONED).

X. NEW BUSINESS

A. AP2020.21-16 PSPR Care 2 Cure Office Building, 7390 Dexter-Ann Arbor Road; Consider an Application for Site Plan Review for a 5,218 sq. ft. multi-tenant commercial office building, with a 2,660 sq. ft. building expansion. The subject site is zoned PB, Professional Business District and ARC, Dexter Ann Arbor Road Corridor Overlay District.

Staff:

Mike Auerbach - Mr. Auerbach introduced the Preliminary Site Plan for Care 2 Cure at 7390 Dexter-Ann Arbor Road with a 5,218 square foot multi-tenant commercial office building with 2,660 square foot expansion.

Megan Masson-Minock of CWA – Ms. Masson-Minock addressed a number of items that need to be corrected before Planning Commission could approve. They include changes to the stormwater, parking, buffers and architectures. Discussion followed.

Marcus McNamara of OHM – Mr. McNamara discussed areas of concern with the site and site layout, access and circulation, and utilities, drainage and grading. In particular, discussion centered on the dedication of part of the right-of-way to the site development process, land banking parking, and stormwater detention for the property.

Applicant/Contractor:

Allison Bishop of AR Brouwer reviewed updates on the site layout, landscaping, stormwater and parking spaces.

Owner:

Radhika Bhagat spoke of being happy to grow and expand her business in the City of Dexter.

Planning Commissioner's Comments:

It was requested by Planning Commissioners that the applicant come back with a more complete plan. Discussion followed on parking areas, detention/stormwater, landscaping, and design standards.

Motion Roberts; support Carty based on the information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of this meeting, the Planning Commission moves to postpone action on AP2020.21 PSPR Care2Cure 7390 Dexter Ann Arbor Road Preliminary Site plan dated April 5, 2021 until June 7, 2021, to allow the applicant more time to address the following concerns:

1. Staff review, dated April 29, 2021;
2. CWA review, dated April 23, 2021;
3. OHM review, dated April 26, 2021; and
4. DAFD review, dated April 15, 2021.

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

Nays: None

Motion carries

B. Discussion of Site Plan Review by Planning Commissioners

Chairman Kowalski requested that this discussion item be added to the agenda regarding the completeness of plans that are submitted which are not substantially ready to bring before the Planning Commission. Discussion followed among Planning Commission members.

XI. PROPOSED BUSINESS FOR MON DAY, JUNE 7, 2021:

A. Public hearing to consider Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units.

B. Zoning Ordinance Sub-Committee – Review of 3rd Meeting.

C. AP2020.21-16 PSPR Care 2 Cure Site Plan Review

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII.ADJOURNMENT

Motion Wise; support Roberts to adjourn at 10:44 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: June 7, 2021