

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, JUNE 7, 2021**

I. CALL TO ORDER AND ROLL CALL

The Virtual Meeting of the Planning Commission was called to order at 7:03 PM by Community Development Manager Michelle Aniol with roll call.

Matt Kowalski – Absent

Thomas Phillips – Absent, at roll call

Jim Carty – Attending remotely in the Village of Lexington, 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

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; Carol Jones, Recording Secretary; residents and media.

II. APPROVAL OF THE MINUTES

1. Virtual Regular Meeting Minutes – May 3, 2021.

Motion Carty; support Roberts to approve the minutes of the May 3, 2021 Virtual Regular Meeting as presented.

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

Nays: None

Absent: Phillips and Kowalski

Motion carries

III. APPROVAL OF THE AGENDA

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

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

Nays: None

Absent: Phillips and Kowalski

Motion carries

Thom Phillips arrived at 7:10 pm, attending remotely from the City of Dexter.

IV. PUBLIC HEARING

A. AP2020.21-17 Text Amendment to the Zoning Ordinance – Accessory Dwelling Units (ADUs) – Public hearing to consider proposed text amendment to the City of Dexter Zoning Ordinance to allow one accessory dwelling unit (ADU) to be permitted on individual lots where a single-family dwelling is the principal permitted use. The amendment would apply in all zoning districts where single-family dwellings are permitted as a principal permitted use on individual lots, subject to administrative review and approval by the Zoning Administrator.

Staff:

Community Development Manager, Ms. Aniol reviewed the purpose of the public hearing regarding the proposed text amendments for Accessory Dwelling Units and the proposed new language in an Article ii, Definitions; Article III, General Provisions; Article X, R-1A and R-1B One-Family Residential District; and Article XI, VR Village Residential District.

Public Hearing

Vice-Chairman Phillips opened the public hearing at 7:29 PM.

Ms. Aniol reported that she did contact Ketti Peterson and Kate Jack, the Dexter resident and her mother who initiated the ADU request for City residents.

Vice-Chairman Phillips closed the public hearing at 7:31 PM.

Motion:

Motion Wise; support Heatley 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 June 7, 2021, the Planning Commission recommends City Council approve AP2020.21–17 Text Amendment to the Zoning Ordinance to allow and regulate accessory dwelling units as provided herein.

Discussion by Planning Commissioners:

- What happens if the ADU reverts back to use by the owner other than an accessory dwelling?
- It seems that currently garages may not have the proper height to become an ADU. (The zoning ordinance update will make this issue easier.)
- The inspection requirement is taking this text amendment to another level which is burdensome and I don't like that direction. Discussion followed with others not in favor of inspections.
- I'm not in favor of the terminology of "shall" connect to the City sewer and water. I would prefer the word "may" used instead.

Vote:

Ayes: Wise

Nays: Hill, Roberts, Heatley, Hubbard, Marsh, Phillips and Carty

Absent: Kowalski

Motion fails

Motion:

Motion Roberts; support Marsh 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 June 7, 2021, the Planning Commission recommends City Council approve AP2020.21–17 Text Amendment to the Zoning Ordinance to allow and regulate accessory dwelling units as provided herein, subject to the following changes:

1. Remove Item 2b under Permits in Section 3.30
2. Change “shall” to “may” under Item #8 Public Utilities in Section 3.30

Vote:

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

Nays: Wise

Absent: Kowalski

Motion carries

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VII. REPORTS

A. Vice-Chairman Report – Thom Phillips

None

B. Planning Commissioners and Council Ex-Officio Reports

It was noted that City Council voted down the text amendment for self-storage. Ms. Hubbard responded that City Council thought about stepping back from what was proposed and take a look at the Second Street corridor.

Ms. Hubbard also reported on the interviews recently conducted with candidates for the City Manager position but she was not sure of the next steps. She also mentioned that the vote on two candidates for the open City Council position was a split vote of three to three and this position has not a yet been filled. City Council did approve the sale of the bond to finance 3515 Broad Street.

Commissioner Hill reported that the ZBA did not meet in May.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported that she had nothing additional to report than what was included in the packet.

VIII.COMMUNICATIONS

None

IX. OLD BUSINESS

A. Zoning Ordinance Update from Sub-Committee

1. Review of 4th ZO Update Sub-Committee Meeting (Form-Based District)

Ms. Masson-Minock and Mr. Auerbach reported on the recent meetings of the Zoning Ordinance Sub-Committee and that the sub –committee is working on Form-Based District in Dexter as well as looking more into the uses. They will meet twice also in June. Discussion followed.

2. Discussion regarding lot widths

Ms. Aniol reported on lot sizes in the City and that she was asking for guidance from the Planning Commission on the splitting of lots and the reduction of the minimum size for lots which could lead to additional parcels for housing in the City. Discussion followed.

3. Review of 5th ZO Update Sub-Committee Meeting (Form-Based District and Use District)

This meeting occurred prior to the June 7, 2021 Planning Commission with more discussion on Form-Based Districts and Use Districts.

X. NEW BUSINESS

None

XI. PROPOSED BUSINESS FOR TUESDAY, JULY 5, 2021:

- A. AP2020-21 – 16 PSPR Care 2 Cure Office Building
- B. Millennium Place Final Site Plan Review
- C. Discussion regarding Second Street
- D. Zoning Ordinance Sub-Committee – Review of 6th Meeting.

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII.ADJOURNMENT

Motion Hill; support Wise to adjourn at 8:41 PM.

Unanimous voice vote approval with Commissioner Kowalski absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: July 6, 2021