

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, DECEMBER 12, 2016**

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

<b>B. ROLL CALL:</b> Mayor Keough	J. Carson	D. Fisher
	J. Knight	Z. Michels
	J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Nathan Voght, Washtenaw County Brownfield Redevelopment Authority; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – November 28, 2016

Motion Smith; support Fisher to approve the minutes of the November 28, 2016, Regular City Council Meeting with the following correction:

- Page 2, the last bullet point, should read, Do you *know* how much money is spent in the City on leaf collection?

Unanimous voice vote approval.

**D. PRE-ARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Tell; support Fisher to approve the agenda with the following additional information:

- A corrected agenda adding an additional New Business Item – Grandview Commons Brownfield Plan as L-2.
- Information on New Business Item L-2, Grandview Commons Brownfield Plan.
- Additional appointment to the Dexter Economic Development Corporation.
- Lot map of Dexter Crossing.
- Additional letter supporting the PUD Amendment for Dexter Crossing.

Unanimous voice vote approval.

## **F. PUBLIC HEARINGS**

None

## **G. NON-ARRANGED PARTICIPATION**

Ted Tear of 8090 Huron Street, Dexter stated that he felt that the Fire Station should stay downtown, especially in case of a downtown fire. Trucks coming from a Dan Hoey station would cause a delay in fighting the fire and an entire block of buildings downtown could be lost. He feels that locating the station should be a long and hard decision.

Dick Ulrich of 3760 Delhi Court, Ann Arbor spoke about the new sculpture in Lions Park stating that he had been by the park area three times and did not see the piece until someone mentioned that the sculpture was in place. In Chelsea, the City places their art works right on the corners. It is a shame that the Lions sculpture cannot be seen and that it cannot be moved to a better location.

Robert Murphy of 3713 Bristol Drive, Dexter spoke in reference to the lot expansion amendment at Dexter Crossing and recommended that Council approve it. He also spoke highly of Peters Building Company and the work they have done in Dexter Crossing.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar

## **I. REPORTS**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet.

- Comment – I really appreciate the list of the number of loads of leaves in the report.
- Question to Ms. Nicholls – When will the Ice Rink go up? (It was supposed to go up today (December 12) but the snow has prevented this as we do not want to place it over snow.)

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates and answered questions:

- Question – What type of liquor license will be granted for Mill Creek Adventures for the redevelopment liquor license? (It would probably be a tavern license.)

- Would this affect the other licenses in the City? (No, the redevelopment license is based on certain criteria in the DDA district .)
- Is 814 Development taking the entire lot on the MAV Development site on Dexter-Ann Arbor Road? (No, only a portion of the site.)
- The Brownfield Redevelopment Committee met with the Michigan Economic Development Corporation (MEDC) to discuss the reason for the MEDC not participating in the Brownfield development at Grandview Commons.
- I am meeting with a realtor tomorrow (December 13) about development and his interest in eight acres of land on Dexter Chelsea Road. Discussion followed.
- The Honey House on Central Street is under contract to Mike Mason. He plans to convert the first floor into commercial space with residential upstairs. He will be making a minor outside alteration to improve handicap accessibility.

### 3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

*Washtenaw County Sheriff – November Written Report –included in packet*

### 4. Subcommittee Reports

None

### 5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following updates:

- In my report I mentioned that someone wishes to donate funds to place a rapid flashing beacon on Baker Road at the crosswalk inspite of OHM’s review that such a device is non-warranted. These funds could be used for additional street lighting. Discussion followed.
- The next council meeting will be on Tuesday, December 27.
- I am still trying to put together a date for a Facilities work session. I will send the survey again and include January 28 as a possible date.
- I attended a WATS (Washtenaw Area Transportation Survey) Federal Aid Committee meeting. They talked about the roundabout at Shield/Baker/Dan Hoey and could get 100% funding for the roundabout.
- We received an email regarding our ordinance restriction about firing certain types of weapons in the City.
- We reached a settlement with LaFontaine on the tax tribunal case and the Brownfield.
- Staff is working on finalizing the 2015-2016 audit and Council will see this in January.
- The State of Michigan released their formula for calculating personal property tax. The State did make a small mistake and we may have been overpaid. We will escrow this amount until next year.

### 6. Mayor’s Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- I attended the Christmas at the Mansion Tea on December 4, and viewed the Christmas Villages display from Milt Campbell.
- I am pleased to report that we have reached an agreement with our union employees.
- Many volunteers attended the Luminary Project work session this past Saturday. All residents should have kits this year to set out on Christmas Eve.
- In regards to the DAFD meeting on December 8, the budget was presented and it came in \$103,000 under preliminary estimates. Discussion followed.
- I have a few recommendations for the Dexter Economic Development Corporation appointments for six year terms – Jim Carson, Tom Covert and Scott Merz and one space to still be filled.
- Merry Christmas and Happy New Year. I look forward to working with all of you in 2017.

#### **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$271,918.93
  2. Consideration of: Appointments to the Economic Development Corporation
- Motion Fisher; support Smith to approve items 1 and 2 of the Consent Agenda.
- Unanimous voice vote approval.

#### **K. OLD BUSINESS-Consideration and Discussion of:**

None

#### **L. NEW BUSINESS-Consideration and Discussion of:**

1. Consideration of: Planning Commission Recommendation to Adopt the Preliminary Site Plan for 2830 Baker Road

Motion Tell; support Carson based on the recommendation of the Planning Commission, information provided by the applicant and reflected in the minutes of this meeting, City Council moves to approve AP2016.17-12 PSPR 2830 Baker Road Preliminary Site Plan, received November 7, 2016 subject to the following conditions:

1. Recommendations cited in the CWA review dated November 29, 2016;
2. Recommendations cited in the OHM review dated November 29, 2016;
3. Requirements cited in the DAFD review, dated November 9, 2016;
4. Storage of construction materials shall not be permitted;
5. Good quality trees shall be replaced, in accordance with the DBH standards in Section 6.14, which shall require an additional 7 replacement trees of at least 2.5 caliper inches to be provided;
6. The building orientation shall be permitted to face towards the side (north) yard, provided a defined pedestrian access route is provided to the public

sidewalk along Baker Road, in accordance with Section 15(D).02, sub-section A.1;

7. The applicant shall obtain a variance from the Zoning Board of Appeals, to allow the elimination of the required 10-foot wide landscape buffer/screen between land uses, along the 176.99 feet of the north property line, adjacent to 2844 Baker Road;

8. A 6-foot wide landscape buffer to screen the parking along the north side of the building from Baker Road shall be permitted, and evergreen shrubs shall be substituted for deciduous shrubs;

9. Twenty-four parking spaces shall be sufficient for general office uses, but developer shall be required to provide additional parking for medical office uses, in accordance with Section 5.03;

10. The proposed future parking lot shall be eliminated;

11. The location of the public sidewalk shall be altered to align with the sidewalks in front of Dexter Pharmacy; and

12. A bike rack shall be provided.

Ayes: Fisher, Smith, Carson, Knight, Michels, Tell and Keough

Nays: None

Motion carries

2. Consideration of: Grandview Commons Brownfield Plan

Motion Smith; support Fisher to adopt the Grandview Commons Brownfield Plan of December 9, 2016 contingent on two items:

1. DDA approval of the Brownfield Plan and the Interlocal Agreement at their December 15, 2016 meeting, and

2. The developer obtaining Final Site Plan approval.

Ayes: Tell, Michels, Knight, Carson, Smith, Fisher and Keough

Nays: None

Motion carries

3. Consideration of: Planning Commission Recommendation to Adopt the Planned Unit Development Amendment for Dexter Crossing

Motion Fisher; support Carson based on a recommendation of the Planning Commission, information provided by the applicant and reflected in the minutes of this meeting, City Council moves to approve AP2016.17-08 Application for Major Amendment to Approved Area Plan for Dexter Crossing Residential Planned Unit Development (PUD), received November 7, 2016 to allow an increase in the lot coverage for Units 66, 112, 126, and 195 from 30% to 33%, as cited herein, subject to the following condition:

1. Houses to be constructed on Units 66, 112, 126 and 195 shall not exceed 30% lot coverage.

Ayes: Knight, Fisher, Smith, Carson, Tell and Keough

Nays: Michels

Motion carries 6 to 1

4. Consideration of: Purchase of Leaf Pick-Up Equipment in an Amount Not To

Exceed \$76,100

Motion Carson; support Smith to approve the purchase of the leaf equipment from Fredrickson Supply in an amount not to exceed \$76,100, with the understanding that the purchase will be included in the 2017-2018 budget.

Ayes: Carson, Knight, Tell, Fisher, Michels, Smith and Keough

Nays: None

Motion carries

5. Consideration of: Dedication of Right of Way at 7651 Dan Hoey

Motion Smith: support Knight to postpone action on the Right of Way dedication at 7651 Dan Hoey Road until after the Facilities Workshop.

Motion withdrawn.

Motion Smith; support Michels to approve the dedication of an additional 27 feet of land off of the existing northern boundary of the Right of Way at 7651 Dan Hoey Road.

Ayes: Knight, Fisher, Tell, Michels, Smith, Carson and Keough

Nays: None

Motion carries

6. Consideration of: Planning Commission Recommendation to Adopt a Text Amendment to the Zoning Ordinance (Article XV – Village Commercial, Section 15.03 Special Land Use) to Add Outdoor Recreation as a Special Land Use in the Village Commercial (VC) District

Motion Tell; support Knight pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on December 5, 2016, City Council moves to approve the amendment of Article XV, section 15.03, Special Land Uses, to add commercial outdoor recreation, as a special land use, as follows:

L. Commercial outdoor recreational facilities, such as, but not limited to, canoe/kayak/liveries, concession stands, and swimming pools; provided that any necessary facilities or accessory buildings, structures or uses are constructed and located so as to cause minimal encroachment and/or intrusion upon any natural resource area, and to minimize any negative effects on adjacent residential properties.

The standards of Section 8.11, subsection B.27 shall not apply to commercial outdoor recreation facilities in the VC zoning district.

Existing sub-sections L and M would be recodified.

Ayes: Smith, Michels, Fisher, Tell, Knight, Carson and Keough

Nays: None

Motion carries

7. Consideration of: Fee for Pavement Sealant Applicator Registration Application

Motion Fisher; support Smith in accordance with Ordinance #2016-24, City Council approves the adoption of a \$250 registration fee for pavement sealant applicators to be paid at the time of application.

Ayes: Fisher, Michels, Knight, Carson, Smith, Tell and Keough

Nays: None

Motion carries

8. Discussion of:     Parking Requirements in the Village Commercial (VC) District

Discussion followed on parking requirements and the use of payment toward parking development in lieu of installing the required number of spaces on a site in the Village Commercial district. Discussion focused on the project at 8080 Grand Street and the future streetscape plan, and other means of parking, such as parking lots versus onsite parking.

**M. COUNCIL COMMENTS**

Tell       None

Fisher    None

Carson   None

Jones     Invite all to attend one of the Christmas Open Houses at Gordon Hall on December 18, 27 or 28

Smith     None

Knight    Merry Christmas

Michels   I will not be at the next meeting on December 27. In regards to the vote on Dexter Crossing PUD, I would like everything to be fair for all of the lots. I would like to see something on the January agenda regarding this. I also would like to see a something regarding the broadcast of Council meetings and a discussion of an affordable housing plan for the City.

**N. NON-ARRANGED PARTICIPATION**

Ted Tear of 8090 Huron Street, Dexter stated that low income housing will never be able to come to Dexter.

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION AND LABOR NEGOTIATIONS IN ACCORDANCE WITH MCL 15.268**

Motion Michels; support Smith to move into Closed Session for the purpose of discussing pending litigation and labor negotiations in accordance with MCL 15.268 at 9:55 PM.

Ayes: Tell, Carson Michels, Smith, Fisher, Knight and Keough

Nays: None

Motion carries

Motion Smith; support Carson to leave Closed Session at 10:11 PM.

Ayes: Michels, Knight, Smith, Tell, Fisher, Carson and Keough

Nays: None

Motion carries

Motion Fisher; support Michels to adopt the Tentative Agreement with Teamsters Local 214 dated December 7, 2016.

Ayes: Smith, Tell, Carson, Fisher, Knight, Michels and Keough

Nays: None

Motion carries

**P. ADJOURNMENT**

Motion Smith; support Michels to adjourn at 10:13 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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