

DEXTER CITY COUNCIL
COUNCIL/BOARDS/COMMISSIONS/COMMITTEES WORK SESSION

MONDAY, APRIL 29, 2019

A. CALL TO ORDER

The meeting was brought to order at 6:00 PM by Courtney Nicholls, City Manager at the Dexter Senior Center at 7720 Ann Arbor Street in Dexter, Michigan.

B. PRESENT: Mayor Keough

S. Bell	P. Cousins
D. Fisher	J. Knight
Z. Michels	J. Smith - AB

Also present at Work Session: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Justin Breyer, City Clerk and Assistant to the Manager; Mike Aeurbach, Assistant Planner; Carol Jones, Recording Secretary.

C. INTRODUCTION

City Manager, Courtney Nicholls, welcomed those attending and gave a brief explanation of the purpose of the meeting.

D. BOARD/COMMITTEE PRESENTATIONS

1. Arts, Culture and Heritage Committee - ACH

Chair Wa Hubbard introduced member from the Committee attending: Phil Arbour, Sanam Arab, Virginia Davis, Lynn Babcock, Rich Bellas, Donna Fisher, Debbie Adair and student representative Morgan Marsh.

Ms. Hubbard reported on the following achievements:

-) Paint Dexter
-) Temporary Art Placement
-) Maintenance of Permanent Art
-) Looking to do more with Culture and Heritage

Questions asked of ACH

-) How can City Council help ACH?
-) Are you aware of Traverse City having a Plein Air festival the same weekend as Dexter?
-) How are you working with the Historical Society and Dexter Library?

2. Downtown Development Authority – DDA

Chair Doug Finn introduced those members in attendance: Mike Fitzpatrick, Carol Jones, Shawn Keough and Fred Schmid.

Mr. Finn reported the achievements and goals of the DDA:

-) Preparing a simplified strategic plan over the next 5 years
-) Strengthening the DDA financials
-) Projects happening in the DDA district – Grandview Commons, 150 Jeffords and 3045 Broad
-) Development of parking and walking in the City
-) Acquisition of property for redevelopment
-) Partner with developers and individuals
-) Esthetic improvements – garbage containers
-) Enhanced participation with others in the city

Questions asked of the DDA

-) How are the financials?
-) Where does the DDA get its money?
-) Is there any consideration of public transportation in your plans?

3. Housing Task Force

Chair Joe Semifero introduced members from the Task Force attending: Donna Fisher, Zach Michels, Cole Miller and Sandy Koski.

Mr. Semifero reported on the purpose and use of the Housing Task Force:

-) To gather information for City Council
-) To acquire and understand housing information in Dexter
-) Determine what is affordable and work force housing
-) To look at the pricing of housing and rentals in Dexter
-) Identify any other areas to work on
-) Attempt to complete tasks in one year

Questions asked of the Task Force

- J Do you have enough time in one year?
- o Would changes in housing types such as alley housing come before the Planning Commission?
- o Can anything be done to encourage developers to include low income housing in their projects?

4. Parks and Recreation Commission

Chair Becky Murillo introduced members from the Commission in attendance: Ron Miller, Toni Henkemeyer, Scott Bell, Joanne Wagner, and student representatives Nicholas Williamson and Adam Hauser.

Ms. Murillo reported on achievements and goals of the Commission:

- J Development of Mill Creek Park Phase II including a pathway connection to Chelsea through the Border to Border trail
- J First Street Park
- J Working on a request to have pickle ball courts
- J Replacement of the Gazebo steps and relaying of the bricks
- J Controlled burn in Mill Creek Park and the use of this as a lesson to the Dexter Third Grader's on evasive species
- J Park maintenance – a long term plan is needed as well as volunteer help from the community

Questions asked of the Parks and Recreation Commission:

- J Where is the pickle ball court?
- J What is the status of the Lion's Club Tree House and land shaping of the bank in Mill Creek Park north?
- J Will the area around and under the steps at the Gazebo be cleaned up?
- J Can you do anything to make First Street Park more visible to the public?
- J Do you get any feedback on the art work in the park?
- J We need to spread the word about cleanup. Could we ask the students to help with social media such as snap chat?

5. Planning Commission:

Chair Matt Kowalski introduced Planning Commissioners in attendance: Karen Roberts, Kyle Marsh and Allison Heatley.

Mr. Kowalski reported on the items that Planning Commission addresses:

-) Site plans and new development for formal review
-) Master Plan update
-) CIP
-) Development review
-) Special Land Uses
-) Text Amendments and Zoning Code
-) Rezoning
-) Large site plans
-) Next year it will be the Zoning Ordinances

Questions asked of the Planning Commission:

-) Is there any way to post or notice sites that are trying to make a change on their property other than sending notices to residents in a 300 foot radius?
-) What is going in at Country Market?

6. Tree Board

Community Development Manager Michelle Aniol introduced the other Tree Board members in attendance: Joanne Wager and Paul Schubert.

Ms .Aniol gave a synopsis of the Tree Board activities:

-) Meet at the end of the year and the beginning of the following year
-) Main focus is spring tree planting
-) Arbor Day – the last Friday in April –distribution of free seedlings
-) Work on replacing dead trees in the City and replacing them with new trees
-) Evaluate projects in the City such as the Central Street project for trees that need to removed and the planting of new trees

Questions asked to the Tree Board:

-) Can I suggest to the Board where trees in the City are in need or replacement?
-) Were you involved in saving the trees at Baker Road and Grand Street?

7. Zoning Board of Appeals – ZBA

Chairman Phil Mekas introduced members of the ZBA in attendance: Zach Michels, Dustin Wise and Chet Hill.

Mr. Mekas explained how the ZBA functions:

-) When there is an issue with an ordinance, a resident or business may come before the ZBA for a variance to that ordinance.
-) The homeowner or developer must meet all six of the criteria which are – Practical Difficulties, Substantial Justice, Public Safety and Welfare, Extraordinary Circumstances, No Safety Hazard or Nuisance and Relationship to Adjacent Land Uses.

Question asked of the ZBA:

-) Is your decision legal?

E. ADJOURNMENT

Adjourned at 7:50 PM

Respectfully submitted,

Justin Breyer

City Clerk and Assistant to the City Manager Approved for Filing: _____