

DEXTER CITY COUNCIL
BOARDS AND COMMITTEES WORK SESSION
VIRTUAL MEETING MONDAY, MARCH 29, 2021

A. CALL TO ORDER

The virtual meeting was brought to order at 6:00 PM by Mayor Shawn Keough.

B. PRESENT: Mayor Keough

	P. Cousins-Absent	D. Fisher
	J. Griffin	W. Hubbard
	J. Knight	Z. Michels
Student Representatives:	A. Gilbert	I. Malek

Also present at Work Session: Justin Breyer, Interim City Manager and City Clerk; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Mike Aeurbach, Assistant Planner; and Carol Jones, Recording Secretary.

C. INTRODUCTION

Interim City Manager and City Clerk, Justin Breyer, welcomed those attending and gave a brief explanation of the purpose of the meeting. Mr. Breyer noted that the last time there was a joint meeting held was in 2019.

D. BOARD/COMMITTEE PRESENTATIONS

1. Arts, Culture and Heritage Committee - ACH

Chairperson Sanam Arab introduced members from the Committee in attendance: Phil Arbour, Lynn Babcock, Rich Bellas, Donna Fisher, Meredith Giltner and Cheryl Willoughby.

Ms. Arab reported on the following accomplishments in 2020 and plans for 2021:

- The goal of the ACH Committee is to attempt to continue projects that have been done in the past.
- In 2020 we were able to have a Paint Dexter Plein Air Festival, which was smaller than in past years, but this event was one of the only plein air events in the State. We hope to be able to do the same in 2021.
- The Committee recently provided City Council with recommendations for the temporary art display including four locations this year.
- Future projects for the Committee will be the organization of Bicentennial events for in 2024.

2. Downtown Development Authority – DDA

Chairperson Doug Finn introduced those members in attendance: Mike Fitzpatrick, Carol Jones, Shawn Keough, Rich Bellas, Phil Mekas and Patrick Becker.

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

- Covid derailed the DDA's work on a Strategic Plan, and this was put aside as this type of project needs to be done with in-person meetings.
- The focus of the meetings over 2020 and into 2021 included shoring up the finances of the DDA, increasing payments for property and maintenance to the City, sharing costs with the City for the Social District, and litigations with Chelsea Wellness/5 Healthy Towns.
- Hopefully next year the DDA will be able to start work on the Strategic Plan and move forward with the Broad Street Development.

3. Parks and Recreation Commission

Vice-Chairperson Toni Henkemeyer introduced members from the Commission in attendance: Ron Miller, Jamie Griffin, Joanne Wagner, and Student Representative Natalie Walton.

Ms. Henkemeyer reported on activities and goals of the Commission:

- Parks & Recreation is currently working to improve the slope by the Farmers Market in Mill Creek Park.
- The Commission is discussing what to do with the beavers in Mill Creek.
- This year's Egg Hunt is a creative approach to allow the Egg Hunt to interact with all of Dexter's parks.
- This past year we worked on updating the Parks Master Plan as well as a Maintenance Plan.
- Working on a budget that will include a new playground in Mill Creek Park, Border to Border Trail to Chelsea, and the slope in Mill Creek Park.
- In our Master Plan Survey, we received a lot of support for playgrounds, long term maintenance, public bathrooms and the Border to Border pathways.
- The Tree Board is being merged into Parks and Recreation, and Arbor Day in Dexter is on the first Saturday in May.

4. Planning Commission:

Chairperson Matt Kowalski introduced Planning Commissioners in attendance: Karen Roberts, Kyle Marsh, Alison Heatley, Chet Hill, Wa-Louisa Hubbard and Student Representative Aidan Naughton.

Mr. Kowalski reported on the activities and projects that the Planning Commission has addressed over the past year:

- Completed the Master Plan update and are now working on the Zoning Ordinance update.
- Planning Commission has reviewed a couple of larger site plans over the past year, namely for Hilltop View and The Encore Theatre.
- Over the past year, a lot of text amendments have been prepared, reviewed and adopted. They include Bed and Breakfasts, Short-Term Rentals, Outdoor Service Areas, Affordable Housing, and currently working on an amendment on Accessory Dwelling Units is being discussed.
- Now the Commission is reviewing and prioritizing the Capital Improvement Plan (CIP), which includes larger projects in the City.

5. Zoning Board of Appeals – ZBA

Chairperson Phil Mekas introduced members of the ZBA in attendance: Jamie Griffin and Chet Hill.

Mr. Mekas reported on the activities and purpose of the ZBA:

- This has been a slower year than some years.
- The ZBA used to be able to approve an applicant’s request if they met two out of six criteria. Now 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.

6. Zoning Ordinance Update Committee

Members of the Committee in attendance are Wa-Louisa Hubbard, Jamie Griffin, Karen Roberts and Kyle Marsh.

The Committee is reviewing the Zoning Ordinance to implement changes from the recent Master Plan update, and working with the use of form-based code.

7. Board of Review

Joe Semifero, member of the Board of Review reported that the Board of Review finished up last week and had a few residents and one business come before the Board. City Assessor, Ms. Sherry is doing a good job of keeping the Board informed on assessing in Dexter.

8. Economic Development Corporation – EDC

Scott Merz and Shawn Keough are members in attendance. The purpose of the EDC is to help with industrial and development projects within the City.

E. ADJOURNMENT

Adjourned at 7:10 PM

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

Approved for Filing: _____