



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

PLANNING COMMISSION AGENDA Monday, November 3, 2014 at 7:30 pm 7720 Ann Arbor Street Dexter Senior Center

- I. **Roll Call:** Matt Kowalski, Chair Thomas Phillips, Vice Chair Jim Carty
Marni Schmid James Smith Scott Stewart
Tom Stoner Joe Semifero-Ex Officio

II. **Action on minutes from** – October 6, 2014 - Regular Meeting minutes

III. **Approval of agenda**

IV. **Public Hearing(s)**

Rules of Procedure for Public Hearings and Business Items:

1. Chair introduces case.
2. Staff report and comments.
3. Applicant presentation. Maximum 20 minutes allowed. All visual material presented must be projected to allow simultaneous viewing by Commission and audience.
4. Chair opens public hearing and invites public to provide comments. All public commentators must state their name and address for the record. Public comments may be allowed for non-public hearing items at the discretion of the chair.
5. Applicant response opportunity. Maximum of 5 minutes allowed.
6. Planning Commission discussion and action.

A. **Zoning Ordinance Amendment 2014-03:** Public hearing to consider the following amendments to the Zoning Ordinance:

- i. Section 8.11, sub-section 19 regarding Group Day Care Homes;
- ii. Section 11.02, to allow Family day care homes and Family foster care homes as principal permitted uses in the Village Residential District; and
- iii. Section 11.03 to delete public and private day care center for children and add Group Day care homes in the Village Residential District.

Discussion and possible action following the public hearing.

V. **Pre-Arranged Citizen Participation** –

Limit to those who pre-arrange participation before 5:00 pm Monday the week preceding the meeting (10-minute limit).

A. John Coy, Parking on Huron Street (refer New Business Item A for more details)

VI. **Reports of Officers**

- A. Chairman Report – M. Kowalski
- B. Planning Commissioners and Council Ex officio Reports
- C. Community Development Office Reports – M. Aniol

VII. **Citizens Wishing to Address the Commission**

This area is intended for those in the audience not listed on the agenda that wish to speak. (5-minute time limit for individuals and 10-minutes for groups)

VIII. Old Business

- A. Area Plan Approval Extension – Dexter Crossing Commercial – Review and discuss request by Village Council to clarify conditions in the Planning Commission’s recommendation to extend approval of area plan for Dexter Crossing Commercial.
- B. Baker Road Corridor Plan – Discussion regarding Baker Road Corridor in the Capital Improvements Plan (CIP), sidewalk/crosswalk safety, and tree planting schedule.

IX. New Business

- A. B2B Trail Update and Resulting Parking Issues – Discussion regarding final segment of B2B Trail and the impact on parking in the area of Central and Huron Streets.
- B. Scope of Work to Amend and Reformat Articles 7 and 2 of the Zoning Ordinance – Review, discussion and possible action regarding draft scope of work to amend Articles 7 and 2 of the Zoning Ordinance with the assistance of a consultant.

X. Proposed business for next agenda

- A. **December 1, 2014:** Review and discussion of draft CIP

XI. Citizens wishing to address the Commission

XII. Adjournment

XIII. Communications – None

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Village Office at (734) 426-8303, at least forty-eight hours prior to the meeting. Village staff will be please to make the necessary arrangements.