



OFFICE OF COMMUNITY DEVELOPMENT

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

PLANNING COMMISSION AGENDA Monday, March 2, 2015 at 7:30 pm 7720 Ann Arbor Street Dexter Senior Center

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

- II. **Action on minutes from** – February 2, 2014 - Regular Meeting minutes Pg. 1

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. Capital Improvements Plan (CIP) - Public hearing to consider adoption of the 2015-2020 Capital Improvements Plan; discussion and possible action to recommend adoption of Plan to City Council to following the public hearing (complete plan provided separately).

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. Introduction of D. Jack Donaldson, new Planning Commissioner

VI. **Reports of Officers**

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

Pg. 5

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. Proposal from Carlisle Wortman Associates (CWA) to amend the Zoning Ordinance – Discussion regarding Council request that the Planning Commission provide specific details demonstrating why it needs to work through clarifications, definitions, and refinements to the Zoning Ordinance. Pg. 9

IX. **New Business**

- A. Discussion regarding use regulations for breweries/micro-breweries in the RD Research Development District. Pg. 17
- B. Discussion regarding Oil and Gas Drilling/Excavation Pg. 45

- C. Discussion of proposed change in the meeting time from 7:30 pm to 7:00 pm.
- X. **Proposed business for next agenda**
 - A. **April 6, 2015:** TBD
- 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 City Office at (734) 426-8303, at least forty-eight hours prior to the meeting. City staff will be please to make the necessary arrangements.