



**OFFICE OF COMMUNITY DEVELOPMENT**

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

**PLANNING COMMISSION WORKSESSION**  
**MASTER PLAN AMENDMENT – Review Oil/Gas Site Selection Maps**  
**Dexter Senior Center – 6:00 pm**

**Planning Commission Regular Meeting**  
**Monday, July 6, 2015 at 7:00 pm**  
**7720 Ann Arbor Street**  
**Dexter Senior Center**

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

**II. Action on minutes from** – June 1, 2014 - Regular Meeting minutes

**III. Approval of agenda**

**Pg. 1-7**

**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. None**

**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. Ted Tear-8090 Huron Street**

**Pg. 8-26**

**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. 27-28**

**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. SPR #2015-01, Strawberry Alarm Clock Café with Accessory Apartment, 3441 Broad Street, Applicant: Craig Borum, AIA - Continue discussion and possible action regarding combined site plan review of a proposed two-story mixed-use development, consisting of a café on the first floor and one apartment on the second floor, for property located on the north side of Broad Street, between Third and Fourth Streets.**

**Pg. 29-76**

**IX. New Business**

- A. SPR #2015-03, Professional Office Building, Dan Hoey Road** - Preliminary site plan review of a proposed professional office building on vacant property on the south side of Dan Hoey Road, west of Lexington Drive. Discussion and possible action. **Pg. 77-109**
- B.** Election of Officers and review of Planning Commission By-laws

**X. Proposed business for next agenda – August 3, 2015**

**A. Worksession**

- i. Master Plan Amendment
- ii. Zoning Ordinance Update- meeting to review and prioritize potential ZO amendments

**B. Regular Meeting**

- i. Final site plan review of SPR #2015-03, Professional Office Building on Dan Hoey Rd
- ii. Northern United Brewing Company (NUBC)

**XI. Citizens wishing to address the Commission**

**XII. Adjournment**

**XIII. Communications**

**Pg. 110-116**

- Email from business owner, Tom May dated, June 9, 2015
- Letter and petition from William and Marina Edwards dated, June 2, 2015

---

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.