



OFFICE OF COMMUNITY DEVELOPMENT

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

PLANNING COMMISSION WORKSESSION

OIL AND GAS AMENDMENTS TO ZO

ZONING ORDINANCE UPDATE

ZONING MAP UPDATE

Dexter Senior Center – 6:00 pm

Planning Commission Regular Meeting
Tuesday, September 8, 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** – August 3, 2014 - Regular Meeting minutes **Pg. 1-7**

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. SLU #2015-02 Beer Grotto Outdoor Seating Area.** Public hearing to consider a special land use request to allow an outdoor seating area in the CBD Central Business District, for the Beer Grotto, located at 8059 Main Street. **Pg. 5-13**

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.** None

VI. Reports of Officers

- A.** Chairman Report – M. Kowalski
- B.** Planning Commissioners and Council Ex officio Reports
- C.** Community Development Office Reports – M. Aniol (will be provided at meeting)

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.** None

IX. New Business

A. #2015-03 SPR Dan Hoey Medical Building, Final site plan review of a proposed medical office building on vacant property on the south side of Dan Hoey Road, west of Lexington Drive. Discussion and possible action. **Pg. 15-61**

B. Northern United Brewing Company, discussion and possible action to determine if on-site dining as an accessory use is a principal permitted or a special land use in the RD Research Development District. **Pg. 62-71**

X. Proposed business for next agenda – October 5, 2015

A. Worksession

i. Zoning Ordinance Update

B. Regular Meeting

i. TBD

XI. Citizens wishing to address the Commission

XII. Adjournment

XIII. Communications

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.