

**Planning Commission**  
**Regular Meeting Agenda**  
**Monday, November 2, 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** – October 5, 2014 –Regular Meeting minutes **Pg. 1-5**
- 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 #2015-03 Northern United Brewing Company** - Public hearing to consider a special land use request for an expansion of the existing tasting room to include a dining area at Northern United Brewing Company, located at 2319 Bishop Circle E. Discussion and possible action following the public hearing. **Pg. 6-21**
- B. **TAZO#2015-01Text Amendment to the Zoning Ordinance** – Public hearing to consider text amendments to the following sections of the Zoning Ordinance: **Pg. 22-23**
1. Amend Article II, Definitions, §2.02 Definitions to add a definition of microbrewery and amend the definition of a tasting room.
  2. Amend Article XVII, RD Research and Development District, §17.03, Special Uses to add Microbrewery facility as a special land use.
- C. **SLU#2015-04 Outdoor Seating Area 8054 Main Street** – Public hearing to consider a special land use request for an outdoor seating area at 8054 Main Street. Discussion and possible action following the public hearing. **Pg. 24-32**
- D. **RZ#2015-01 Rezoning First Street Park** – Public hearing to consider a city initiated rezoning of vacant property located on First Street (08-08-05-235-006), at the intersection with Edison Street, from R-3 Multiple Family Residential to PP, Public Park. Discussion and possible action following the public hearing. **Pg. 33-42**
- V. **Pre-Arranged Citizen Participation**  
*Limited 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

Pg. 43-47

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

*This time 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**

None

**IX. New Business**

None

**X. Proposed business for next agenda – December 7, 2015**

**A. Worksession**

1. Zoning Ordinance Update
2. Open house to present amendments to Master Plan regarding gas and oil drilling operations.

**B. Regular Meeting**

1. Public hearing to consider amendments to the Master Plan regarding gas and oil drilling operations.
2. CIP Update

**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.