

**Planning Commission
SPECIAL MEETING**

Agenda

Monday, November 21, 2016 at 5:30 pm

7720 Ann Arbor Street

Dexter Senior Center

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

II. **Action on minutes from:** None

III. **Approval of agenda**

IV. **Public Hearing(s)**

Rules of Procedure for Public Hearings and Business Items:

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1. Chair introduces case.
 2. Staff and consultant 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.
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A. None

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)*

VI. **Reports of Officers**

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

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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**

A. **PUD-FSPR2016-01 Grandview Commons** – Consideration of the Final Site Plan for Grandview Commons Planned Unit Development (PUD), submitted by MMB Equities, LLC for a 76-unit mixed-residential development, at the corner of Grand Street and Baker Road (7931 Grand Street; Parcel ID 08-08-06-155-001, 7905 Grand Street; Parcel ID 08-08-06-427-001 and Vacant Baker Road; Parcel 08-08-06-427-002). Discussion and possible action to table.**pg. 11-107**

IX. **New Business**

A. None

X. **Proposed business for next agendas –**

A. **Regular Meeting, Monday, December 5, 2016:**

1. Public Hearings to consider the following text amendments to the Zoning Ordinance:
 - a. AP2016.17-08 PUD Amendment- Major Amendment to Area Plan for Dexter Crossing PUD

- b. AP2016.17-11 Zoning Ordinance Text Amendment - Article XV, Village Commercial District
- c. AP2016.17-14 Zoning Ordinance Text Amendment - Article III, Section 3.17, Fences
- 2. Zoning Ordinance Update: Continued discussion regarding amendments to Article XIX, Planned Unit Development District.
- 3. AP2016.17-12 PSP 2830 Baker Road

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.