

**Planning Commission**  
**Regular Meeting Agenda**  
**Monday, June 5, 2017 at 7:00 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:** Regular minutes – May 1, 2017 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 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.

- A. **AP2016.17-31 Major Amendment to Approved Area Plan-Dexter Crossing PUD; Applicant:** Gordon and Sue Boucher, 501 Coventry Circle. Public hearing to consider a major amendment to the approved Area Plan for Dexter Crossing Planned Unit Development (PUD) to allow an increase in the maximum lot coverage from 30% to 33.5%. Discussion and possible action to follow public hearing. Pg. 9-15

- B. **AP2016.17-32 SLU, Special Land Use Request for an Outdoor Eating Area at Dexter Creamery, 8106 Main Street; Applicant: Chris Jones:** Public hearing to consider a special land use request to allow an outdoor eating area in the CBD, Central Business District, for the Dexter Creamery, located at 8106 Main Street. Discussion and possible action to following the public hearing. Pg. 17-32

- 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 for group representation; 5-minute limit for individuals)*

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 Pg. 33-91

- 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. **AP2016.17-30 Text Amendment to the Zoning Ordinance;** POSTPONE consideration of texts amendment to the following Articles in the City of Dexter Zoning Ordinance: Pg. 91
- Article I, Enacting Clause
  - Article IV, Nonconformities
  - Article VIII, Special Land Uses

- Article XIX, PUD Planning and Development Regulations for Planned Unit Development Districts
- Article XXI, Site Plan Review
- Article XXII, Administration and Enforcement
- Article XXIII, Amendment Procedure
- Article XXIV, Zoning Board of Appeals

Planning Commission postponed action following the public hearing on May 1, 2017, to allow for additional time to study proposed amendments.

- B. AP2016.17-28 CSP Variety Die and Stamping:** Consideration of a Combine Preliminary and Final Site Plan for a 29,271 sq. ft. addition to an existing industrial building, located at 2221 Bishop Circle West. Pg. 93-110

**IX. New Business**

- A. Zoning for Yoga Studio (Discussion only)** Pg. 111-112

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

**A. Regular Meeting, July 3, 2017:**

- **AP2016.17.26 CSP Rainbow Child Care Center**
- **AP2016.17-30 Text Amendment to the Zoning Ordinance**

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

**XII. Adjournment**

**XIII. Communications**

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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.