

**Planning Commission  
Regular Meeting Agenda  
Monday, February 6, 2017 at 7:00 pm  
7720 Ann Arbor Street  
Dexter Senior Center**

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| <p><b>I. Roll Call:</b> Matt Kowalski, Chair<br/>Jack Donaldson<br/>Scott Stewart</p> | <p>Thomas Phillips, Vice Chair<br/>Alison Heatley<br/>Tom Stoner</p> | <p>Marni Schmid, Secretary<br/>Jim Carty<br/>James Smith -Ex Officio</p> |
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- II. Action on minutes from:** Worksession minutes - January 3, 2017 Pg. 1-2  
Regular minutes – January 3, 2017 Pg. 3-12

**III. Approval of agenda**

**IV. Public Hearing(s) - None**

**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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**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)*

- A. Karen James, 7923 Eaton Court regarding proposed child care development on the MAV property. Pg. 13-14
- B. Martha Keefe, 7234 Eaton Court regarding proposed Rainbow Rascals site plan. Pg. 15-16
- C. Matt Keefe, 7234 Eaton Court regarding proposed Rainbow Rascal site plan. Pg. 17-18
- D. Claudia Werner, 7249 Eaton Court regarding proposed Rainbow Rascal site plan. Pg. 19-20
- E. David Werner, 7249 Eaton Court, on behalf of the Eaton Court HOA regarding Rainbow Rascals' Child Care Facility. Pg. 21-24

**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. 25-38

**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. None

**IX. New Business**

- A. **Huron River Watershed Council (HRWC) Water Trail Town Action Plan** – Discussion only, follows presentation by Laura Kreps, CWA, on behalf of the HRWC. Pg. 39-62
- B. **AP2016.17-20 Preliminary Site Plan Review, Rainbow Child Care, Rainbow Rascals Dexter, LLC.** Consider preliminary site plan for a child care center, located at the corner of Dexter

Ann Arbor Road and Eaton Court. Discussion and possible action to recommend plan to City Council. Pg. 63-112

**C. FY 2017-2023 Capital Improvements Program (CIP) 2017-2023 – Review and annual update to the City of Dexter CIP.** Pg. 113-139

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

**A. Regular Meeting, Monday, March 6, 2017:**

1. AP2016.17-21 FSP Mill Creek Outdoor Adventure Center (anticipated)
2. CIP – Schedule Public Hearing

**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.