

Planning Commission
Regular Meeting Agenda
Monday, August 7, 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 Karen Roberts James Smith -Ex Officio

- II. **Action on minutes from:** Regular minutes – July 3, 2017 Pg. 1-3

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. **AP2016.17-30 Text Amendment to the Zoning Ordinance;** Public hearing to consider of texts amendment to the City of Dexter Zoning Ordinance. Discussion and possible action following the public hearing: Amendments to following Articles are to be considered:

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- 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

- B. **2017.18-01 Amendment to Special Land Use Approval;** Public hearing to consider a major amendment to the Approved Site Plan of a Special Land Use for Outdoor Seating for Aubree's Pizzeria and Grill, located at 8031 Main Street. Discussion and possible action to following the public hearing.

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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)

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 – (will be provided at meeting)

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. **AP2016.17-26 CSP Rainbow Child Care Center**, Consideration of a revised Combined Preliminary and Final Site Plan for a proposed child care center, located at the northwest corner of the intersection of Dexter-Ann Arbor Road and Eaton Court. **Pg. 295-422**

IX. **New Business –**

A. **AP2017.18-03 Modification to Approved Site Plan for 2467 Bishop Cr E, Doors & Drawers (AP2016.17-17 CSP)** – Consideration of a request to modify the approved landscape plan for Doors and Drawers to allow a reduction of required landscape buffer, along the rear and west property lines. **Pg. 423-432**

B. Election of Officers

C. Discussing regarding parking requirements in the Central Business and Village Commercial Zoning Districts (discussion materials will be handed out at meeting).

X. **Proposed business for Tuesday, September 5, 2017:**

A. **Worksession:**

- Master Plan Update Joint Planning Commission/City Council Kickoff Meeting (5:30 pm)

B. **Regular Meeting- 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.