

**Village of Dexter**  
**Planning Commission – Regular Meeting**  
**April 7, 2003 at 7:30 pm**  
**7720 Ann Arbor Street**  
**Senior Center**

**AGENDA**

**I. Roll Call**      John Baukema                  Vacancy                  Ray Tell                  Tom  
Covert                  Vacancy                  Mary Kimmel  
                                 Cerene Boudrie                  Peter Kumble                  Matt Kowalski

**II. Action on minutes from Monday, March 3, 2003 regular meeting**

**III. Approval of agenda**

**IV. Public Hearings –**

- A. Special Land Use Request for Cemetery – St. James Episcopal Church, 3279 Broad Street
- B. Special Land Use Request for Outdoor Seating – Cookie MoMster, 8050 Main Street
- C. Special Land Use Request for Outdoor Seating and Restaurant Serving Alcohol – Argiero’s Pasta and Pizza, 7049 Dexter-Ann Arbor Road
- D. Ordinance Amendment – Article 21 – Site Plan Review and Approval

**V. Reports of Officers**

- A. Chairman Report – Peter Kumble
  - 1. Resignation – ***Motion to accept resignation***
- B. Zoning Office Report – Allison Menard
  - 1. 4<sup>th</sup> Quarter Report - 2002
  - 2. Nowak Property Report
- C. Village Manager Report – Donna Eureste

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

A.

**VII. Old Business**

- A. Planning Commission Membership Bylaw Review/Adoption
- B. Article 3 – Fence Ordinance Review – *Set Public Hearing - May 5, 2003*

**VIII. New Business**

- A. *Action Item* - Special Land Use Request for a Memorial Garden/Cemetery – St. James Episcopal Church, 3279 Broad Street
- B. *Action Item* - Special Land Use Request for Outdoor Seating – Cookie MoMster, 8050 Main Street
- C. *Action Item* - Special Land Use Request for Outdoor Seating and a Restaurant Serving Alcohol – Argiero’s Pasta and Pizza, 7049 Dexter Ann Arbor Road
- D. *Action Item* - Article 21 Site Plan Review Ordinance Amendment Recommendation
- E. *Action Item* - Huron Farms PUD Plan Amendment – Major/Minor Amendment
- F. Article 17 - Research and Development District Ordinance Review

**IX. Proposed business for next agenda**

- A. Master Plan
- B. Eaton Court Condominium PUD
- C. Carpenter Lumber
- D. Banners

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

**XI. Adjournment**

**XII. Communications**

- A. Village Council February 24, 2003 Minutes
- B. Village Council March 11, 2003 Minutes
- C. ZBA Notice of Decision – Carpenter Lumber
- D. ZBA Notice of Decision – Robert Leighton and Associates
- E. Council Work Session Schedule
- F. DDA Communication
- G. New Contact List
- H. Article 5 Parking and Loading (*Please Add Update to your Zoning Ordinance*)

I. Planning & Zoning News, March 2003

**Site Plan Review Committee Meeting**

**DDA Main St./ Forest St. Parking Lot  
Eaton Court Condominium s (Huron View 2)**

April 28 at 4:30 – Village Offices

Tell, Kowalski, Covert

VC Representatives – Jim Carson and Joe Semifero