

EARLY START AT 6:30 - 7:30 pm TO REVIEW CIP

**Village of Dexter
Planning Commission – Regular Meeting
Monday, October 4, 2004 at 7:30 pm
7720 Ann Arbor Street
Senior Center**

AGENDA

- I. Roll Call**
- | | | |
|-----------------|---------------|-------------------------|
| Thomas Phillips | Matt Kowalski | Ray Tell |
| Matt McCormack | Mary Kimmel | Erik Lovell |
| Scott Bell | Vacancy | Jim Carson – Ex Officio |
- II. Action on minutes from – September 7, 2004 CIP Special Meeting** **Page 1**
September 7, 2004 Regular Meeting **Pages 3-5**
- III. Approval of agenda**
- IV. Public Hearings – All hearings shall be considered prior to advancing to next hearing** **Pages 7-32**
- Order for each Public Hearing -
1. Opening of Hearing
 2. Presentation of Proposal
 3. Opening of Hearing to Floor (Comments shall be limited to 10 minutes)
 4. Consideration of Matter by Commission
 - A. Four Courses of Action open to the Commission
 - (1). Approval
 - (2). Approval with Conditions
 - (3). Denial
 - (4). Tabling / Adjournment to future meeting.
- A. Public Hearing to hear public comment regarding proposed changes to the Village of Dexter Zoning Map**
- B. Public Hearing to hear public comment regarding proposed changes to Article 5, Parking Standards**
- C. Public Hearing to hear public comment regarding proposed changes to Article 2, Definitions**
- V. Pre-Arranged Citizen Participation**
Limit to those who pre-arrange participation before 5:00 pm Tuesday the week preceding the meeting. (10-minute limit)
None
- VI. Reports of Officers**
- A. Chairman Report – Ray Tell
 - B. Planning Commissioners and Council Ex officio Reports
 - C. Community Development Office Report – Allison Menard **Pages 33-37**
 1. 2nd Quarter Report

- 2. Article 4, Nonconformities
- 3. Site Plan Review meeting

VII. Citizens Wishing to Address the Commission

This area 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. Boulder Park Phase 2 – Plan not resubmitted **Pages 39-51**
POSTPONED from September 7, 2004 Regular Meeting
- B. Discussion of Master Plan and County comments **Pages 53-66**
- C. 2005-2009 Capital Improvements Plan **Separate**
-Motion to set work session for November 1, 2004 at 6:30 pm.
- D. Discussion of: Proposal to Modify Outdoor Seating Requirements **Pages 67-73**
-Motion to postpone until November 1, 2004
- E. Review of Article 15A, Central Business District Ordinance amendments **Pages 75-81**
Postponed from September 7, 2004
- F. Review of Article 15, Village Commercial District Ordinance amendments **Pages 82-85**
Postponed from September 7, 2004
- G. Review of Article 20, Schedule of Regulations Ordinance amendments
Postponed from September 7, 2004
-Motion to postpone until November 1, 2004 to allow further review of the proposed changes

IX. New Business

- A. Discussion of: Annexation Workshop documents **Separate**

X. Proposed business for next agenda

- A. Boulder Park
- B. Monument Park Combined Site Plan
- C. Vacancy on Planning Commission
- D. 2005-2006 CIP Review – EARLY START 7:00 pm?

XI. Citizens wishing to address the Commission

This area 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)

XII. Adjournment

XIII. Communications

- A. Updated PC Roster
- B. Updated Officials Roster
- C. News Article about Main Street Bridge
- D. Article 4, Nonconformities – Add to Zoning Ordinance

Site Plan Review Committee Meeting

Monument Park Site Plan

October 25, 2004 at 5:00 pm at the Village Offices

Thomas Phillips

Erik Lovell

Matthew McCormack

Alternate – Matthew Kowalski

Alternate 2 – Ray Tell