

Village of Dexter
Planning Commission – Regular Meeting
Monday, December 6, 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 | Kim Clugston | Jim Carson – Ex Officio |
- II. Action on minutes from –**
- | | |
|---|------------------|
| November 22, 2004 CIP Workshop Minutes | Page 1 |
| November 1, 2004 Regular Meeting Minutes | Pages 3-5 |
- III. Approval of agenda**
- A. Public Hearings –**
- Public Hearing to hear public comment regarding the 2005-2010 Capital Improvements Plan.** *Separate*
 - Public Hearing to hear public comment regarding the proposed amendments to Section 8.11.B.27 Outdoor Seating Requirements of the Village of Dexter Zoning Ordinance.** *Pages 7-16*
 - Public Hearing to hear public comment regarding the proposed amendments to Article 15A, Central Business District of the Village of Dexter Zoning Ordinance.** *Pages 20-25*
 - Public Hearing to hear public comment regarding the proposed amendments to Article 15, Village Commercial District of the Village of Dexter Zoning Ordinance.** *Pages 26-31*
 - Public Hearing to hear public comment regarding the proposed amendments to Article 5, Parking and Loading of the Village of Dexter Zoning Ordinance.** *Pages 32-44*
- Order for Public Hearings -
- Opening of Hearing
 - Presentation of Proposal
 - Opening of Hearing to Floor (Comments shall be limited to 10 minutes)
 - Consideration of Matter by Commission
 - Four Courses of Action open to the Commission
 - Approval
 - Approval with Conditions
 - Denial
 - Tabling / Adjournment to future meeting.
- IV. 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

V. Reports of Officers

- A. Chairman Report – Ray Tell
- B. Planning Commissioners and Council Ex officio Reports
- C. Community Development Office Report – Allison Menard Bishop *Pages 46-51*
 - 1. Notice of ZBA Decision
 - 2. Master Plan Resolution – Village Council
 - 3. Planning Advisory Board participation
 - 4. Washtenaw County Comprehensive Plan

VI. 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)

VII. Old Business

- A. NONE

IX. New Business

- A. Monument Park Building – Combined Site Plan Review *Pages 52-65*
- B. Monument Park Building Special Use Requirement *Pages 66-69*
- C. Eaton Court – Major or Minor Amendment Determination *Pages 70-73
Map Separate*
- D. Peter’s Building Company – Major or Minor Amendment Determination *Pages 74-79*

X. Proposed business for next agenda

- A. Boulder Park
- B. Monument Park Combined Site Plan
- C. Master Plan
- D. Baker Road Corridor Plan
- E.

XI. Citizens wishing to address the Commission

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XII. Adjournment

XIII. Communications

- A. Gazebo Newspaper Article *Pages 80-81*

Site Plan Review Committee Meeting

NONE