

*****Dexter and Scio Joint Planning Follow-up Meeting–
EARLY START 6:00 PM at the Senior Center*****

**Village of Dexter
Planning Commission – Regular Meeting
April 5, 2004 at 7:30 pm
7720 Ann Arbor Street
Senior Center**

AGENDA

- I. **Roll Call**

John Baukema	Matt Kowalski	Ray Tell
Matt McCormack	Mary Kimmel	Erik Lovell
Scott Bell	Peter Kumble	Terry Walters – Ex Officio

- II. **Action on minutes from – March 1, 2004 Regular Meeting** Pages 1-2

- III. **Approval of agenda**

- IV. **Public Hearings – Special Use Permit – Foggy Bottom Coffee House** Pages 3-15
7063 Dexter Ann Arbor Road – Dexter Crossing Commercial Center
 - 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.

- 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 – Peter Kumble** Pages 17-18
 - 1. Welcome New Planning Commissioner – Scott Bell
 - 2. Opportunity for other Planning Commissioner concerns/issues

 - B. **Zoning Office Report – Allison Menard** Pages 19-28
 - 1. April Report
 - 2. 7650 Second Street – Nowak Property Discussion

C. Village Manager – written report

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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. Article 7, Sign Ordinance
- B. Master Plan

Pages 31-69

IX. New Business

None

X. Proposed business for next agenda

- A. Master Plan
- B. Section 3, General Provisions review
- C. Section 6, Landscape review
- D. Section 21, Site Plan review
- E. Section 5, Parking and Loading review
- F. Bylaws Review

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. Village Council Minutes - March 9, 2004
- B. MML Legislative Link
- C. Land Rush Article
- D. MDOT Travel Counts
- E. Christmas in April Information – April 24, 2004 – Volunteers/Donations Needed

Site Plan Review Committee Meeting

NONE