

EARLY START AT 7:00 pm TO REVIEW CIP

**Village of Dexter
Planning Commission – Regular Meeting
Tuesday (due to holiday), September 7, 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 – August 2, 2004 Regular Meeting **Pages 1-3**

III. Approval of agenda

IV. Public Hearings – All hearings shall be considered prior to advancing to next hearing
Pages 5-48

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 Article 5, Parking Standards**
- B. **Public Hearing to hear public comment regarding proposed changes to Article 4, Nonconformities**
- C. **Public Hearing to hear public comment regarding the proposed changes to Article 15A, Central Business District**
- D. **Public Hearing to hear public comment regarding the proposed changes to Article 15, Village Commercial District**
- E. **Public Hearing to hear public comment regarding the proposed changes to Article 20, Schedule of Regulations**

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
 1. Introduction of new Planning Commissioner, Thomas Phillips

- B. Planning Commissioners and Council Ex officio Reports
- C. Community Development Office Report – Allison Menard
 - 1. ZBA Notice of Decision

Pages 49-52

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
POSTPONE UNTIL OCTOBER 4, 2004 REGULAR MEETING

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- B. Baker Road Corridor – Please bring plan to meeting

Pages 55-66

IX. New Business

- A. Discussion of: 2005-2006 CIP Review – Please bring plan from last year
a. Move to have a work session on October 4, 2004 at 7:00 pm
- B. Discussion of: Potential Zoning Map Amendments, Public Hearing
- C. Discussion of: Proposal to Modify Outdoor Seating Requirements

Included Separate

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Pages 69-76

X. Proposed business for next agenda

- A. Boulder Park
- B. Public Hearing or review of map amendments
- C. Vacancy on Planning Commission
- D. 2005-2006 CIP Review – EARLY START 7:00 pm

XI. Citizens wishing to address the Commission

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XII. Adjournment

XIII. Communications

- A. Updated PC Roster
- B. Updated Officials Roster
- C. Communication from the Drain Commissioners Office
- D. Chamber newsletter
- E. WCRC Press Release

Site Plan Review Committee Meeting

None