

**EARLY START**  
**2006-2012 CIP WORKSESSION**  
**\*\*6:30-7:30\*\* pm at the Senior Center**

**Village of Dexter**  
**Planning Commission – Regular Meeting**  
**Monday, November 7, 2005 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 –**
- |   |                  |
|---|------------------|
| <b>October 3, 2005 Regular Meeting Minutes</b>  | <b>Pages 1-4</b> |
| <b>October 3, 2005 Special Workshop Minutes</b> | <b>Page 5</b>    |
- III. Approval of agenda**
- IV. Public Hearings –**
- A. Consideration of: Special Land Use Request – Katie’s Restaurant **Pages 7-13**
- a. A special land use application is required for a restaurant or bar serving alcohol in the C-1 General Business District. The applicant is required to obtain a new special land use permit because the property is being redeveloped.
- Order for Hearings
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)*
- A.

**VI. Reports of Officers**

- A. Chairman Report – Ray Tell
- B. Planning Commissioners and Council Ex officio Reports
- C. Community Development Office Report – Allison Bishop
  - a. Notice of Decision
  - b. 2<sup>nd</sup> Quarter Report
  - c. Baker Road Corridor Plan

*Pages 15-20*

**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. Consideration of: Capital Improvements Plan – Set Public Hearing for December 5, 2005

**IX. New Business**

- A. Katie’s Restaurant – Final Site Plan Review
- B. Dexter Crossing PUD – Major or Minor Amendment determination
- C. Conditional Rezoning ordinance presentation

*Pages 23-36*

*Pages 37-48*

*Pages 49-55*

**X. Proposed business for next agenda**

- A. Fertilizer, Wetlands, Natural Features Ordinances – pending
- B. Heritage Overlay Zoning and District
- C. Article 21 – Site Plan Review Approval Ordinance Amendment
- D. Baker Road Corridor Planning

**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. Town Hall Meeting Information

**Site Plan Review Committee Meeting**  
November 28, 2005 at 5:00 pm at the Village Offices  
**Shipman Addition – 7200 Huron River Drive**  
**Kowalski, Lovell and Clugston – Alternate Bell**  
*Please notify alternate if you cannot attend*