

**REMINDER**

**7:00 pm – Sue Critz from the Chelsea Walking Program will be at the senior center prior to the meeting to sign individuals up for the Chelsea Community Healthy Walking Program.**

**Village of Dexter  
Planning Commission – Regular Meeting  
Monday, April 4, 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 – March 7, 2005 Regular Meeting Minutes** *Pages 3-4*
  
- III. **Approval of agenda**
  
- IV. **Public Hearings –**
  - A. Special Land Use Application for a carry-out restaurant– Jet’s Pizza, 7200 Dan Hoey Road *Pages 7-16*
  - B. Special Land Use Application for a cleaning establishment – My Cleaners, 7200 Dan Hoey Road *Pages 17-54*
  - C. Special Land Use Application for a service establishment of an office, workshop, retail outlet or showroom nature – Kitchen Cabinet Sales, 7940 Ann Arbor Street *Pages 55-60*
  - D. Ordinance Amendment - Article 6.06, Landscaping Between Land Uses *Pages 61-62*
  - E. Ordinance Amendment – Article 17, Research and Development District *Pages 63-68*
  
- 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 Bishop *Pages 69-75*
  
- 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. Dexter Plaza Preliminary Site Plan Review *Pages 77-84*
- B. Master Plan *Separate*  
*Separate*

**IX. New Business**

- A. 7940 Ann Arbor Street Combined Preliminary Final Site Plan Review *Pages 85-104*
- B. Ordinance Review – Create Subcommittee *Pages 105-111*

**X. Proposed business for next agenda**

- A. Article 6.06 Review
- B. 3276 Central Street – Combined Site Plan Review
- C. Subcommittee Report

**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. Regional Cleanup Days for Washtenaw County Residents
- B. Updated Contact List

**Site Plan Review Committee Meeting**

April 25, 2005 at 5:00 pm at the Village Offices

**Bell, Kimmel, Tell Alternate – Carson**

3276 Central Street

*Please contact the alternate if you are unable to attend.*

**Upcoming Meeting Schedule**

April 12, 2005 – Joint Board and Commission Meeting, Dexter High School, 7:00-9:00 PM

April 13, 2005 – Main Street Bridge Meeting, Mill Creek Middle School, 6:00 – 8:00 PM