

Village of Dexter
Planning Commission – Regular Meeting
****Tuesday**, July 5, 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 – June 6, 2005 Regular Meeting Minutes** *Pages 1-3*
- III. Approval of agenda**
- IV. Public Hearings –**
1. Article 7, Section 7.07(2) and Section 7.07(5)C *Pages 5-10*
2. Article 6, Section 6.06 *Pages 11-13*
- Order for 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.
- 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)
- 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 15-21*
1. Village Council Decisions
2. Historic Overlay District Subcommittee Update
3. Scio Township Master Plan Amendment
4. DDA Development Plan Community Forums – Thursday, July 14th and 21st. Please arrange to attend at least one forum.
- 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: Dexter Plaza – Final Site Plan *Pages 22-38*

- B. Consideration of: Boulder Park Phase 2 – Final Site Plan *Pages 40-55
Separate*

IX. New Business

- A. Consideration of: Dexter Commerce Center Minor Amendment Request *Pages 56-63*
- B. Consideration of: Ordinance Amendment - Article 2, Definitions – Set Public Hearing *Pages 64-67*
- C. Election of Officers *Page 68*
- D. Planning Commission Bylaw Review *Pages 70-75*
- E. Consideration of: Ordinance Amendment – Article 15(B).06, ARC Sign Regulations – Set Public Hearing *Pages 76-93*

X. Proposed business for next agenda

- A. Public Hearing for Historic Overlay District Text and Map
- B. Article 15 and Article 15B Ordinance Amendments
- C. Fertilizer, Wetlands, Natural Features Ordinances
- D. Article 2, Definitions and Article 15(B), ARC Signs – Set Public Hearing
- E. Special Land Use Request – Dexter Crossing

XI. Citizens wishing to address the Commission

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XII. Adjournment

XIII. Communications

- A. Jake Rochoviak letter
- B. Updated Roster

Site Plan Review Committee Meeting

None