

Village of Dexter
Planning Commission – Regular Meeting
Monday, August 1, 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 – July 5, 2005 Regular Meeting Minutes *Pages 1-4*

III. Approval of agenda

IV. Public Hearings – **I. Article 2, Definitions, Floor Area** *Pages 7-10*
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 11-16*

1. Village Council Decisions
2. ZBA Notice of Decision
3. Dexter Township Master Plan Amendment

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: Boulder Park Phase 2 – Final Site Plan *Pages 17-28*
- B. Consideration of: Dexter Plaza – Final Site Plan *Pages 30-45*
- C. Consideration of Scio Township Master Plan Amendment
– Consultant comments, PDR overlay

IX. New Business

- A. Consideration of: Ordinance Amendment – Article 15(B).06, ARC Sign Regulations *Pages 46-61*
- B. Consideration of :Ordinance Amendment – Article 15, Village Commercial and Article 15(A),
Central Business *Pages 62-71*

X. Proposed business for next agenda

- A. Article 15(B), ARC Signs and Article 7, Signs
- B. Article 15 VC and Article 15(A) CBD – Set Public Hearings
- C. Article 15(C), Historic Overlay District and HOD Zoning Map – Set Public Hearings
- D. Fertilizer, Wetlands, Natural Features Ordinances – still pending
- E. Dexter Plaza - FSP
- F. Boulder Park 2 - FSP

XI. Citizens wishing to address the Commission

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XII. Adjournment

XIII. Communications

- A. Revised Planning Commission Bylaws
- B. Revised Article 6 and 7 – Please add to your Zoning Ordinance
- C. Planning Article

Site Plan Review Committee Meeting

None