

Village of Dexter
Planning Commission – Regular Meeting
******Tuesday****, September 6, 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 – August 1, 2005 Regular Meeting Minutes** *Pages 1-3*

- III. **Approval of agenda**

- IV. **Public Hearings – NONE**

- 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. Patricia Cousins – Dexter District Library Update

- 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 5-8*

- 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: Ordinance Amendment-Article 2, Definitions *Pages 9*
 - a. Postponed from 8/1/05 - POSTPONE TO 10/3/05
 - B. Consideration of: Ordinance Amendment-Article 15, Village Commercial District *Pages 11-15*
 - a. Set public hearing
 - C. Consideration of: Ordinance Amendment-Article 15(A), Central Business District *Pages 17-22*
 - a. Set public hearing
 - D. Consideration of: Ordinance Amendment-Heritage Overlay Zoning District *Pages 23-39*
 - a. Set public hearing
 - E. Consideration of: Zoning Map Amendment-Heritage Overlay Zoning *Pages 41*
 - a. Set public hearing *Map Separate*

IX. New Business

- A. Discussion of: Village Council request for opinion on Harvest Valley ***Pages 43-50***
- B. Discussion of: 2006-2012 Capital Improvement Plan – Set Work sessions ***Pages 51-60***
October 3rd from 6:00-7:30 pm and November 7th from 6:00-7:30 pm

X. Proposed business for next agenda

- A. Article 15 VC and Article 15(A) CBD – Public Hearings
- B. Article 15(C), Heritage Overlay District and HOD Zoning Map – Public Hearings
- C. Bishop Business Condominiums – Combined Site Plan – subcommittee report
- D. Article 15(B), ARC Signs and Article 7, Signs – Subcommittee update
- E. Fertilizer, Wetlands, Natural Features Ordinances – still pending
- F. Conditional Rezoning ordinance presentation

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. Zoning Agreements / Conditional Rezoning Article
- B. Eminent Domain Article

Site Plan Review Committee Meeting

September 27, 2005

5:00 PM

Submittal due September 6, 2005

Plans to be distributed at meeting

Carson, McCormack, Phillips – Alternate Bell

Please notify alternate if you cannot attend