

Village of Dexter
Planning Commission – Regular Meeting
Monday, March 6, 2006 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 – February 6, 2006, Regular meeting minutes

III. Approval of agenda

IV. Public Hearings –

A. Article 21, Site Plan Review and Approval Ordinance Amendment Pages 3-22
Postponed from 2-6-06
Postpone to 4-3-06

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. NONE

VI. Reports of Officers

- A. Chairman Report – Ray Tell
Acceptance of Erik Lovell’s resignation following March 6 meeting
Appointment to ZBA to replace Erik Lovell
- B. Planning Commissioners and Council Ex officio Reports
- C. Community Development Office Report – Allison Bishop
Council Decisions
Joint Meetings –
Village Council and Webster Township Board – March 7 at 7:00 at Webster Township Hall
Village Council and Scio Township Board – March 16 at 7:00 at Senior Center

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. Discussion of: Article 15C, Heritage Overlay Zoning District Ordinance-New Ordinance and the amendments to the zoning map to include the Heritage Overlay zoning.
Set Public Hearing for April 3, 2006 Pages 25-29
- B. Discussion of: Village Commercial Zoning District Ordinance Amendments-Article 15
Set Public hearing for April 3, 2006 Pages 30-34
- C. Discussion of: Central Business Zoning District Ordinance Amendments-Article 15A
Set Public Hearing for April 3, 2006 Pages 35-39

IX. New Business

- A. Consideration of: Munson Building, 3141 Baker Road – Combined Preliminary/Final Site Plan
Pages 43-58
- B. Consideration of: Southern Gateway Baker Road Corridor Planning – Review of DRAFT Goals and Objectives
Pages 59-70
- C. Consideration of: Border-to-Border Trail Resolution of Support Pages 71-74
- D. Consideration of: Special Land Use Request from the Parks Commission to officially designate First Street Park as a park and permit the Dexter Ringers to construct Horseshoe pits
Set Public Hearing for April 3, 2006 Pages 75-90

X. Proposed business for next agenda

- A. Article 15, 15B, 15C and zoning map amendment Public Hearings
- B. Parks Commission Special Land Use Public Hearing
- C. Fertilizer, Wetlands, Natural Features Ordinances
- D. Southern Gateway Baker Road Corridor Plan

XI. Citizens wishing to address the Commission

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XII. Adjournment

XIII. Communications

- A. USA Today Article – Green Infrastructure
- B. New Urban News – Parking

Site Plan Review Committee Meeting

None