

**Village of Dexter**  
**Planning Commission – Regular Meeting**  
**Monday, June 4, 2007 at 7:30 pm**  
**7720 Ann Arbor Street**  
**Dexter Senior Center**

**AGENDA**

- I. Roll Call**
- |                 |                      |                         |
|-----------------|----------------------|-------------------------|
| Thomas Phillips | Matt Kowalski, Chair | John Bellefleur         |
| Matt McCormack  | Mary Kimmel          | Derk Wilcox             |
| Scott Bell      | Kim Clugston         | Jim Carson – Ex Officio |

**II. Action on minutes from – May 7, 2007 - Regular Meeting minutes**

**III. Approval of agenda**

**IV. Public Hearings –**

**A. Foggy Bottom Outdoor Seating Special Land Use Permit – Section 14.03(J) Pages 5-23**

**B. Mill Creek Building Special Land Use Permit – Section 15.03(A)H Pages 25-31**

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.

**VI. Reports of Officers**

- A. Chairman Report – Matt Kowalski
- B. Planning Commissioners and Council Ex officio Reports
- C. Community Development Office Report – Allison Bishop
  - a. Report
  - b. ZBA Notice of Decision (Case 2007-01 and 2007-02)

**Pages 33-38**

**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 19, Planned Unit Development Regulations *Pages 39-77*

**IX. New Business**

- A. Consideration of: Appointing a Planning Commission representative to the Mill Creek Building Subcommittee
- B. Consideration of: Mill Creek Building Preliminary Site Plan *Pages 79-102*

**X. Proposed business for next agenda**

- A. Baker Road Senior Housing presentation
- B. Lot 37 – Dexter Business and Research Park – Combined Site Plan
- C. Review of standards for ADA accessible ramps
- D. Planning Commissioner Annual Elections (Chair, Vice Chair, Secretary)

**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. What's Wrong With Sprawl – Planning & Zoning News May 2007

**Site Plan Review Committee Meeting**

**Lot 37 – Dexter Research and Development Park – Combined Site Plan**

Seta, Semifero, Clugston and Bellefluer; Alternate: Carson

**June 25, 2007 at 5:00 pm**

**Village Offices, 8123 Main Street**

*If you cannot attend, please contact alternate*