

**Village of Dexter
Planning Commission – Regular Meeting
Monday, July 2, 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 – June 4, 2007 - Regular Meeting minutes

III. Approval of agenda

IV. Public Hearings – NONE

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 2007-03)

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: Article 19, Planned Unit Development Regulations *Pages 9-32*
- B. Discussion of: Mill Creek Building Preliminary Site Plan – Discussion based on DDA Development Plan and DDA recommendation for parking arrangement *Pages 33-40*

IX. New Business

- A. Consideration of: K-Space Associates North Buffer Landscaping Waiver (Section 6.13) *Pages 41-42*
- B. Consideration of: K-Space Associates Combined Site Plan *Pages 43-58*
- C. Consideration of: Recommendation to Village Council to regarding DDA Development Plan *Pages 59-60 Separate*
- D. Consideration of: Amendment to Article 2, Definitions, Open space to address ADA ramps as recommended by the Zoning Board of Appeals-Set a Public Hearing for August 6, 2007 at 7:30pm. *Pages 61-62*
- E. Consideration of: Amendments to Article 15B, Dexter Ann Arbor Road Corridor Standards as recommended by the Village Council – Establish a Subcommittee to review standards *Pages 63-93*
- F. Consideration of: Village Council recommendation to consider amendments to Article 22, Administration and Enforcement – Set Public Hearing for August 6, 2007 at 7:30pm. *Pages 95-101*
- G. Consideration of: Village Council recommendation to consider amendments to Article 21, Site Plan Review and Approval – Set Public Hearing for August 6, 2007 at 7:30pm. *Pages 103-124*
- H. Consideration of: Election of Planning Commission Officers (Chair, Vice Chair, Secretary) *Page 125*

X. Proposed business for next agenda

- A. Baker Road Senior Housing presentation
- B. Dexter Wellness Center Final Site Plan
- C. Article 2, Definitions Public Hearing
- D. Article 22, Administration and Enforcement Public Hearing
- E. Article 21, Site Plan Review and Approval Public Hearing
- F. Article 4, Nonconformities

XI. Citizens wishing to address the Commission

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XII. Adjournment

XIII. Communications - None

Site Plan Review Committee Meeting

None