

**Village of Dexter
Planning Commission – Regular Meeting
Monday, August 6, 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 – July 2, 2007 - Regular Meeting minutes

III. Approval of agenda

IV. Public Hearings –

- A. Article 2, Definitions, Open Space *Pages 5-6*
- B. Article 22, Administration and Enforcement *Pages 7-14*
- C. Article 21, Site Plan Review and Approval *Pages 15-37*

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. John Iacoangeli, Beckett and Raeder, DDA Consultant (*Please bring plan from last meeting*)

VI. Reports of Officers

- A. Chairman Report – Matt Kowalski
- B. Planning Commissioners and Council Ex officio Reports *Separate*
 - a. Ex Officio Report – DRAFT Conditional Transfer/425 Agreement with Scio Township *Pages 39-56*
- C. Community Development Office Report – Allison Bishop
 - a. Report – FY 06-07 4th Quarter Report
 - b. Village Council Action –
 - i. K-Space Combined Site Plan
 - ii. Article 19, PUD
 - iii. Dexter Wellness Center
 - iv. Schulz Development (Mill Creek Building)
 - v. Dexter Crossing Dedication

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: Recommendation from DDA to recommend that the Village Council approve the DDA Development Plan
Please bring plan distributed at July meeting
- B. Consideration of: Recommendation from the Tree Board to consider amendments to Article 6, Landscaping Standards
Set a public hearing for September 4, 2007 at 7:30 pm at the National City Bank Pages 57-73

IX. New Business

- A. Consideration of: Recommendation from Village Council to review amendments to Article 4, Nonconformities
Set a public hearing for September 4, 2007 at 7:30 pm at the National City Bank Pages 75-84
- B. Consideration of: Recommendation from Ann Arbor Road Corridor Subcommittee regarding Village Council recommended amendments to Article 15(B), Ann Arbor Road Corridor Overlay Standards
Pages 85-112
- C. Consideration of: Planning Commission Bylaws
Pages 113-117

X. Proposed business for next agenda

- A. Dexter Wellness Center Final Site Plan
- B. Schulz Development (Mill Creek Building) Site Plan
- C. Article 4, Nonconformities, Public Hearing
- D. Article 6, Landscaping Standards, Public Hearing

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. Dexter Township – Notice of Intent to Plan
- B. Scio Township Planning Fair
- C. Updated contact list
- D. Article - Conflict of Interest
- E. Article – The impact of poor zoning decisions.
- F. Article 19, PUD Regulations, Update for Zoning Ordinance

Site Plan Review Committee Meeting

None

NOTE: NEXT MEETING - TUESDAY, SEPTEMBER 4, 2007 DUE TO HOLIDAY LOCATION: NATIONAL CITY BANK, 8123 Main Street