

**Village of Dexter  
Planning Commission – Regular Meeting  
Tuesday, September 4, 2007 at 7:30 pm  
\*\*8123 Main Street\*\***

**National City Bank Basement**

**\*Date and Location change due to holiday\***

**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 4, Nonconformities *Pages 4-28*
- B. Article 6, Landscaping Standards *Pages 29-46*

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
  - a. Ex Officio – Update on August 15 Joint Meeting with Scio re: Sloan Kingsley 425
- C. Community Development Office Report – Allison Bishop *Pages 47-49*
  - a. Schulz Development (Mill Creek Development) Update
  - b. Village Council Action –
    - i. Article 15B, Ann Arbor Road Corridor Standards and Article 22, Administration and Enforcement – No Action per Planning Commission recommendation
    - ii. Article 2, Definitions and Article 21, Site Plan Review and Approval – Adopted per Planning Commission recommendation

**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:

**IX. New Business**

- A. Consideration of: Dexter Wellness Center - Landscaping Waiver from Section 6.04, Parking Lot Screening: Buffer Width and Existing Plant Material Credit **Pages 51-55**

- B. Consideration of: Dexter Wellness Center – Landscaping Waiver from Section 6.08, Parking Lot Landscaping: Buffer A and C Planting Requirements Wall, Berm Fence Requirement and Existing Plant Material Credit **Pages 51-55**

- C. Consideration of: Dexter Wellness Center – Landscaping Waiver from Section 6.14, Replacement Standards: Low Quality and Non-Native tree replacement **Pages 51-55**

- D. Consideration of: Dexter Wellness Center Final Site Plan #1 **Pages 57-79**

**X. Proposed business for next agenda**

- A. Dexter Wellness Center Final Site Plan?
- B. Schulz Development (Mill Creek Building) Combined Site Plan
- C. Article 4?
- D. Article 6?

**XI. Citizens wishing to address the Commission**

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**XII. Adjournment**

**XIII. Communications -**

- A. Article 2 and Article 21 Updates
- B. Scio Township Notice of Intent to Plan

**Site Plan Review Committee Meeting**

None