

PLANNING COMMISSION AGENDA

Monday, June 1, 2015 at 7:00 pm

7720 Ann Arbor Street

Dexter Senior Center

- I. **Roll Call:** Matt Kowalski, Chair Thomas Phillips, Vice Chair Jim Carty
 Alison Heatley Marni Schmid Jack Donaldson
 Scott Stewart Tom Stoner James Smith -Ex Officio

- II. **Action on minutes from** – May 4, 2015 - Regular Meeting minutes and May 4, 2015 Worksession minutes **Pg. 1-5**

III. **Approval of agenda**

IV. **Public Hearing(s)**

Rules of Procedure for Public Hearings and Business Items:

1. Chair introduces case.
 2. Staff report and comments.
 3. Applicant presentation. Maximum 20 minutes allowed. All visual material presented must be projected to allow simultaneous viewing by Commission and audience.
 4. Chair opens public hearing and invites public to provide comments. All public commentators must state their name and address for the record. Public comments may be allowed for non-public hearing items at the discretion of the chair.
 5. Applicant response opportunity. Maximum of 5 minutes allowed.
 6. Planning Commission discussion and action.
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- A. **3441 Broad Street- Special Land Use.** Public hearing to consider a special land use request to allow a proposed café (i.e. restaurant without drive through facilities) in the VR Village Residential District, for property located on the north side of Broad Street, between Third and Fourth Streets. **Pg. 6-54**

Will also consider at this time:

- **3441 Broad Street- Combined Site Plan Review.** Combined site plan review of a proposed two-story mixed-use development, consisting of a café on the first floor and one apartment on the second floor, for property located on the north side of Broad Street, between Third and Fourth Streets.

V. **Pre-Arranged Citizen Participation**

Limit to those who pre-arrange participation before 5:00 pm Monday the week preceding the meeting (10-minute limit).

None

VI. **Reports of Officers**

- A. Chairman Report – M. Kowalski
- B. Planning Commissioners and Council Ex officio Reports
- C. Community Development Office Reports – M. Aniol (will be provided at meeting)

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. Action Items:

A. Old Business

None

B. New Business

1. Variety Die and Stamping Combined Site Plan Review – Discussion and possible action regarding a proposed approximately 7,500 sq. ft. building addition at 2221 Bishop Circle East. **Pg. 55-88**
2. Carlisle Wortman proposal to update the Zoning Ordinance **Pg. 89-94**

IX. Discussion Items (no action):

None

X. Proposed business for next agenda

A. July 6, 2015:

Northern United Brewing Company request for on-site eating operations

XI. Citizens wishing to address the Commission

XII. Adjournment

XIII. Communications

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- Letter dated, May 22, 2015, from Linda and Mark Smith, 4144 West Liberty Rd, Ann Arbor, property owners of 8080 Huron Street RE: 3441 Broad Street
- Email dated May 28, 2015, from Abby O’Haver, 3294 Broad Street, Dexter RE: 3441 Broad Street
- Email dated, May 28, 2015, from Al Maghes, 3294 Pineview Dr, Dexter, property owner of 8069 Third Street RE: 3441 Broad Street
- Letter dated, May 29, 2015, from Father Kotsis, 3109 Scio Church Road, Ann Arbor RE: 3441 Broad Street