

**Planning Commission**  
**Regular Meeting Agenda**  
**Monday, October 3, 2016 at 7:00 pm**  
**7720 Ann Arbor Street**  
**Dexter Senior Center**

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

- II. **Action on minutes from:** September 6, 2016 – Regular Meeting minutes Pg. 1-3

III. **Approval of agenda**

IV. **Public Hearing(s)**

**Rules of Procedure for Public Hearings and Business Items:**

1. Chair introduces case.
2. Staff and consultant 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.

- V. **Pre-Arranged Citizen Participation** - Limited to those who pre-arrange participation before 5:00 pm Monday the week preceding the meeting (10-minute limit)

VI. **Reports of Officers**

- A. Chairman Report – M. Kowalski  
B. Planning Commissioners and Council Ex officio Reports  
C. Community Development Office Reports – M. Aniol Pg. 4-13

- VII. **Citizens Wishing to Address the Commission** - This time 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. **Amendments to the Zoning Ordinance** – Review and discuss draft amendments to Article 19, Planned Unit Development District. Pg. 14-69  
B. **Discussion (continued) regarding Article 3, Section 3.17 Fences.** Pg. 70  
C. **Discussion (continued) of Building Heights in the Downtown**

IX. **New Business**

- A. **Discussion regarding landscape modification for Grandview Commons** Pg. 71-99  
B. **Discussion regarding definition and intent of lot coverage** Pg. 100  
C.

X. **Proposed business for next agendas –**

- A. **Regular Meeting, Monday, November 7, 2016:**  
1. Grandview Commons PUD Final Site Plan

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

XII. **Adjournment**

### **XIII. Communications**

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Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Office at (734) 426-8303, at least forty-eight hours prior to the meeting. City staff will be please to make the necessary arrangements.