

**Planning Commission**  
**Regular Meeting Agenda**  
**Monday, November 7, 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:** October 3, 2016 – Regular Meeting minutes Pg. 1-4

III. **Approval of agenda**

IV. **Public Hearing(s)**

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

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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.
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**A. TAZO 2016-02 Text Amendments to the Zoning Ordinance;** Public hearing to consider the following text amendments:

1. Article II, §2.02, Definitions to include accessory structures, stairways, porches, breeze3ways and swimming pools to the definition of Lot Coverage. Discussion and possible action following the public hearing. Pg. 5-7
2. Article XVII, RD Research and Development District, §17.02, Permitted Principal Uses to add Essential Services as a principal use in the RD Research and Development District. Discussion and possible action following the public hearing. Pg. 8-10

- 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. Committee Reports
- D. Community Development Office Reports – M. Aniol (verbal)

- 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. **Discussion (continued) regarding Article III, Section 3.17 Fences.** Pg. 11
- B. **Discussion (continued) of Building Heights in the Downtown**

**IX. New Business**

- A. PUD-FSPR2016-01 Grandview Commons** – Consideration of the Final Site Plan for Grandview Commons Planned Unit Development (PUD), submitted by MMB Equities, LLC for a 76-unit mixed-residential development, at the corner of Grand Street and Baker Road (7931 Grand Street; Parcel ID 08-08-06-155-001, 7905 Grand Street; Parcel ID 08-08-06-427-001 and Vacant Baker Road; Parcel 08-08-06-427-002). Discussion and possible action to table. **Pg. 12-112**
- B. 8180 Main Street Outdoor Adventure Center Concept Plan (Discussion Only)** **Pg. 113-140**
1. Presentation by Mill Creek Outdoor Adventure Center, LLC regarding proposed canoe/kayak livery and indoor/outdoor beer garden at 8180 Main Street.
  2. Presentation by staff regarding a text amendment to Article XV, Village Commercial District to allow commercial outdoor recreation as a permitted or special land use in the Village Commercial District. Staff will also review the development review process and timeline with the Planning Commission.

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

**A. Regular Meeting, Monday, December 5, 2016:**

1. Public Hearings to consider the following text amendments to the Zoning Ordinance:
  - a. Article III, Section 3.17, Fences
  - b. Article XV, Village Commercial District
2. Zoning Ordinance Update: Continued discussion regarding amendments to Article XIX, Planned Unit Development District.
3. Preliminary Site Plan Review for proposed redevelopment of 2830 Baker Road

**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.