

Planning Commission
Regular Meeting Agenda
Tuesday, January 3, 2017 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:** December 5, 2016 – Regular Meeting minutes Pg. 1-7

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. **AP2016.17-11a SLU Mill Creek Outdoor Adventure Center**, Public Hearing to consider special land use request, submitted by Mill Creek Outdoor Adventure Center, LLC, for a tavern, outdoor eating area and commercial outdoor recreation uses at 8180 Main Street. Discussion and possible action to follow public hearing. Pg. 9-144
1. **AP2016.17-11b PSP Mill Creek Outdoor Adventure Center**, consider preliminary site plan, submitted by Mill Creek Outdoor Adventure Center, LLC, for a tavern, outdoor eating area and commercial outdoor recreation uses at 8180 Main Street.
- B. **AP2016.17-18 PUD-AP Grandview Commons PUD**, Public hearing to consider a major amendment to the approved Area Plan for Grandview Commons Planned Unit Development (PUD), located at the southwest corner of Grand Street and Baker Road, submitted by MMB Equities, LLC. Discussion and possible action to follow public hearing. Pg. 145-175
- C. **AP2016.17-19 SLU Null Tape House Expansion**, Public hearing to consider special land use approval extension of the expansion of the tasting room to include a dining area, located at 2319 Bishop Cr W, submitted by Northern United Brewing Company. Pg. 177-191

- 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. **AP2016.17-05 PUD-FSP Grandview Commons**, consider final site plan for a 76-unit mixed residential development, at the southwest corner of Grand Street and Baker Road **Pg. 193-231**

IX. New Business

- A. **AP2016.17-14, Mill Creek Terrace Final Site Plan Approval Extension**, Consider 5th extension of final site plan approval for Mill Creek Terrace, located at 150 Jeffords St, submitted by Guenther Homes. **Pg. 233-298**
- B. **AP2016.17-16, CSP Doors and Drawer**, consider combined preliminary and final site plan for a 6,000 square foot addition at 2467 Bishop Cr W, submitted by AR Brouwer, on behalf of Charles and Rosemary Manitz. **Pg. 299-328**

X. Proposed business for next agendas –

- A. **Regular Meeting, Monday, February 6, 2017:**
 - 1.

XI. Citizens wishing to address the Commission

XII. Adjournment

XIII. Communications

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.