

**Planning Commission  
Regular Meeting Agenda  
Monday, May 1, 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:** Regular minutes – April 3, 2017 Pg. 1-3
- 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. **AP2016.17-25 150 Jeffords PUD Petition and Area Plan;** Public hearing to consider a Planned Unit Development Petition and Area Plan, submitted by Guenther Building Company and [insert], for a 4-story mixed use building, located at 150 Jeffords Street. Discussion and possible action following the public hearing. Pg. 4-62
- B. **AP2016.17-30 Text Amendment to the Zoning Ordinance;** Public hearing to consider texts amendment to the following Articles in the City of Dexter Zoning Ordinance:
- 1) Article I, Enacting Clause
  - 2) Article IV, Nonconformities
  - 3) Article VIII, Special Land Uses
  - 4) Article XIX, PUD Planning and Development Regulations for Planned Unit Development Districts
  - 5) Article XXI, Site Plan Review
  - 6) Article XXII, Administration and Enforcement
  - 7) Article XXIII, Amendment Procedure
  - 8) Article XXIV, Zoning Board of Appeals
- Discussion and possible action following the public hearing. Pg. 63-362
- 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 for group representation; 5-minute limit for individuals)*
- A. Claudia Warner – Resident, Eaton Court
  - B. Marti Keefe – Resident, Eaton Court
  - C. Karen James – Resident, Eaton Court
- 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 Pg. 363-370
- 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. None
- IX. New Business**
- A. **AP2016.17.26 CSP Rainbow Child Care Center:** Consideration of a Combined Preliminary and Final Site Plan for a proposed child care center, located at the northwest corner of the intersection of Dexter-Ann Arbor Road and Eaton Court. Pg. 371-536
  - B. **AP2016.17-28 CSP Variety Die and Stamping:** Consideration of a Combine Preliminary and Final Site Plan for a 29,271 sq. ft. addition to an existing industrial building, located at 2221 Bishop Circle West. Pg. 537-559
- X. Proposed business for next agendas –**
- A. **Joint Plan-2-Plan Worksession (CC and PC): Tentatively June 5, 2017 @ 5:30 pm.**
  - B. **Regular Meeting, June 5, 2017:**
    - 1. **AP2016.17-28 Variety Die and Stamping**
- 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.