

**Planning Commission  
Regular Meeting Agenda  
Monday, March 5, 2018 at 7:00 pm  
7720 Ann Arbor Street  
Dexter Senior Center**

**I. Roll Call:** Matt Kowalski, Chair                      Thomas Phillips, Vice Chair                      Marni Schmid, Secretary  
                    Scott Bell    Alison Heatley    Jim Carty  
                    Scott Stewart    Karen Roberts    James Smith -Ex Officio

**II. Action on minutes from:** Regular meeting minutes – January 2, 2018 Pg. 1-6

**III. Approval of agenda**

**IV. Public Hearing(s): None**

**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. AP2017.18-18 SLU 3479 Central Street;** Public hearing to consider a special land use application, submitted by Larry Zahn, on behalf of the Encore Musical Theatre, to allow temporary employment housing at 3479 Central Street. Applicant: Encore Musical Theatre Company. Zoning: VR, Village Residential District. On January 2, 2018 the Planning Commission determined the proposed temporary employment housing use was compatible with uses in the VR Zoning District, in accordance with Section 3.07 of the City of Dexter Zoning Ordinance, and subject to special land use approval. Discussion and possible action on the request following the public hearing. Pg. 7-32

**B. AP2017.18-19 SLU NULL Taphouse Expansion;** Public hearing to consider a special land use appreciation submitted by Northern United Brewing Company (NUBC), for an expansion to the existing tasting room at 2319 Bishop Circle East. Applicant: NUBC. Zoning: RD, Research and Development District. Discussion and possible action on the request following the public hearing. Pg. 33-52

**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) None

**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. 53-58

**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. Master Plan Update** – review of Existing Land Use Map, and draft Background and Transportation chapters. Pg. 59-100

**IX. New Business**

**A. AP2017.18-21 CSP Dexter Wastewater Treatment Plant Project;** Consideration of the combined preliminary and final site plan for improvements to the Dexter Wastewater Treatment Plant. Applicant: City of Dexter. Zoning: I-1, Limited Industrial District. Pg. 101-114

- B. **FY 2018-2023 CIP**; review and discussion, and possibly set public hearing for April meeting. Pg.115-217
- C. **Text Amendments to the Zoning Ordinance**: review and discussion regarding text amendments to Article II, Definitions and Article 11, VR Village Residential District regarding temporary employment housing, and possibly set public hearing for April meeting. Pg. 218-221
- X. **Proposed business for April 2, 2018 Regular Meeting:**
  - A. FY 2018-2023 CIP Public Hearing
  - B. Public hearing to consider a text amendment to Section 11.03 of the Zoning Ordinance, to add temporary employment housing as a special land use in the VR, Village Residential District.
- 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.