

Planning Commission
Regular Meeting Agenda
Monday, April 2, 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 – March 5, 2018 Pg. 1-6
 Special meeting minutes – March 19, 2018 Pg. 7-8

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. **FY 2018-2023 Capital Improvements Plan (CIP)** – Public hearing to consider the Capital Improvements Plan for FY2018-2023. Discussion and possible action following the public hearing. **Pg. 9-148**

B. **AP2017.18-22 TAZO Text Amendment to the Zoning Ordinance** – Public hearing to consider a text amendment to Article II, Definitions and Article XI, VR Village Residential District regarding temporary employment housing. Discussion and possible action following the public hearing. **Pg. 149-162**

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. 163

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** - None

IX. **New Business** –

- A. Discussion regarding potential text amendments to Article XV, Village Commercial District to allow residential use/live-work use on the first floor and Article XX, Schedule of Regulations to establish minimum lot area/density regulations for the VC, Village Commercial and CBD, Central Business Districts.

X. **Proposed business for May 7, 2018 Regular Meeting:**

A. **AP2017.18-24 PSPR 3075 Baker Road Preliminary Site Plan Review** – Consider preliminary site plan for a proposed live/work development at 3075 Baker Road, between Forest and Grand Streets.

- B. AP2017-18-25 TAZO Text Amendment to the Zoning Ordinance.** Review draft text amendments to Article XV, Village Commercial District to allow residential use/live-work use on the first floor and Article XX, Schedule of Regulations to establish minimum lot area/density regulations for the VC, Village Commercial and CBD, Central Business Districts, and set public hearing.

- 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.