

**Planning Commission
Meeting Agenda**

Tuesday, September 3, 2019 at 7:00 pm

7720 Ann Arbor Street

Dexter Senior Center

- I. Roll Call:** Matt Kowalski, Chair Thomas Phillips, Vice Chair Marni Schmid, Secretary
 Kyle Marsh Alison Heatley Jim Carty
 Scott Stewart Karen Roberts James Smith -Ex Officio
 Arion Sunstrum, Student Rep Alex Gilbert, Student Rep

II. Action on minutes from: Regular Meeting Minutes – August 5, 2019

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III. Approval of agenda

IV. Public Hearing:

- A. AP2019.20-03 Hilltop View Apartment Planned Unit Development (PUD) Preliminary Site Plan Review (PSP) –** Public hearing to consider an application submitted by Avalon Housing, Inc, for a mixed-use multiple-family development that includes a food pantry, community center, and 24 residential attached dwelling units. The subject site is located at 7651 Dan Hoey Road (08-08-07-100-028).

The subject site is zoned I-1, Light Industrial District. The applicant is requesting a rezoning to PUD, Planned Unit Development, with VC, Village Commercial as the underlying zoning district. Any land use or mix of land uses that are authorized in the City of Dexter Zoning Ordinance may be considered for a PUD. Discussion and possible action following the public hearing.

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Rules of Procedure for Public Hearings and Business Items:

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. Chair reserves the right to limit individual commentators to 5 minutes, if necessary to ensure all commentators wishing to speak have an opportunity.
5. Applicant response opportunity. Maximum of 5 minutes allowed.
6. Planning Commission discussion and action.

V. Pre-Arranged Citizen Participation - None

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)

VI. 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)

VII. Reports of Officers:

- A.** Chairman Report
- B.** Planning Commissioners and Council Ex officio Reports
- C.** Committee Reports
- D.** Community Development Office Reports – CDM

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VIII. Communications

IX. Old Business – None

X. New Business:

- A. AP2019.20-02 k-Space Combined Preliminary & Final Site Plan –** Consider a Combined Preliminary & Final Site Plan for the construction of a new 13,680 sq. ft. building, with office, light industrial and warehousing uses, on vacant property located at, 2218 Bishop Circle East, along with changes to

the parking lot, driveway and dumpster for the adjacent property located at 2182 Bishop Circle East.

Applicant: k-Space Holdings, LLC

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XI. Proposed business for Monday, October 7, 2019:

A. Continue discussion regarding Section 3.18 Recreational Vehicle Parking and Storage regulations

B. Review Comments on Draft Master Plan and Schedule Public Hearing for November 4, 2019

XII. Citizens wishing to address the Commission

XIII. Adjournment

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.