

**Planning Commission  
Meeting Agenda  
Monday, March 2, 2020 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 – February 3, 2020 Pg. 1-4
- III. **Approval of agenda**
- IV. **Public Hearing(s):** None
- V. **Pre-Arranged Participation** – None
- VI. **Non-Arranged Participation** - *Non-arranged participation will include those in the audience who wish to speak, but are not listed under pre-arranged participation. Those addressing the Planning Commission shall state their name and address. Speakers under this section are limited to 5-minutes per speaker or 10-minutes for a representative of a bona fide group/organization.*
- VII. **Reports of Officers:**  
A. Chairman Report  
B. Planning Commissioners and Council Ex officio Reports  
C. Committee Reports  
D. Community Development Office Reports – CDM Pg. 5-6
- VIII. **Communications** – Avalon Housing PowerPoint from Community Education Workshops Pg. 7-26
- IX. **Old Business**  
A. **Revised Zoning Ordinance Update Proposal** – Consider revised proposal from CWA to update the zoning ordinance, with a possible recommendation to City Council. Pg. 27-38  
B. **Capital Improvements Plan (CIP) FY 2020-2025** – Consider updates to the CIP for FY 2020-2025 and schedule a public hearing for April 6, 2020. Pg. 39-50
- X. **New Business**  
A. **AP2019.20-06 PUD FSRP Hilltop View Apartments** – Consider the Planned Unit Development Final Site Plan for Hilltop View Apartments, submitted by Avalon Housing, Inc., for a mixed-use development of 24 apartments, food pantry and community center, located at 7651 Dan Hoey Road. Pg. 51-144  
B. **AP2019.20-07 CSPR UIS** – Consider a Combined Preliminary and Final Site Plan, submitted by UIS, Inc., for a 13,140 sq. ft. additional to an existing 8,979 sq. ft. industrial building, located at 2254 and 2290 Bishop Circle E, in the Dexter Business and Research Park. Pg. 145-188  
C. **AP2019.20-08 AACD Grandview Commons** – Consider the 3<sup>rd</sup> amendment to the Master Deed and 3<sup>rd</sup> Replat of the Condominium Subdivision Plan (Exhibit B Drawing) for Grandview Commons, to allow an expansion of the condominium, in accordance with the approved Final Site Plan. Pg. 189-273
- XI. **Proposed business for Monday, April 6, 2020:**  
A. Review and discuss draft regulations regarding Short-term Rentals.  
B. Review and discuss draft zoning ordinance amendment to Bed and Breakfast regulations.  
C. Conduct a public hearing regarding the Capital Improvements Plan (CIP) FY 2020-2025.
- XII. **Citizens wishing to address the Commission**
- XIII. **Adjournment**