



OFFICE OF COMMUNITY DEVELOPMENT

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PLANNING COMMISSION
VIRTUAL MEETING AGENDA
Monday, December 7, 2020 at 7:00 pm

Join the Zoom Meeting: https://zoom.us/j/94611914505

Join the Zoom meeting by Phone: 888 788 0099 or 877 853 5247

Meeting ID: 946 1191 4505

- I. Roll Call: Matt Kowalski, Chair; Thomas Phillips, Vice Chair; Marni Schmid, Secretary; Jim Carty; Alison Heatley; Chet Hill; Kyle Marsh; Karen Roberts; Wa Hubbard -Ex Officio; Student Reps: Charlotte Hawley; Eleanor King; Aiden Naughton

II. Action on minutes from: Virtual Regular Meeting Minutes – October 5, 2020

Pg. 1-4

III. Approval of agenda

IV. Public Hearing(s):

- A. AP2020.21-03 Text Amendment Zoning Ordinance – Outdoor Service Area (f/k/a Outdoor seating areas) – Public hearing to consider proposed text amendments to the City of Dexter Zoning Ordinance to define Accessory Outdoor Service Areas, make them a permitted accessory use in specific zoning districts, with a zoning compliance permit and annual renewal through administrative review, and establish a set of general regulations for their operation. Discussion and possible action following public hearing. Pg. 5-26
B. AP2020.21-04 Text Amendment Zoning Ordinance – Kennels – Public hearing to is to consider proposed text amendments to the City of Dexter Zoning Ordinance that will establish an annual zoning compliance permit requirement for Commercial Kennels. Discussion and possible action following public hearing. Pg. 27-31

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. 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.

V. Pre-Arranged Participation - None

VI. Non-Arranged Participation - Those wishing to address the Planning Commission must follow the instructions in the City of Dexter Resident Zoom Meeting User Guide and provide 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. Participants may also type in questions or comments using the chat feature.

VII. Reports of Officers:

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

VIII. Communications

- A. Student Representative- Community Food Drive Announcement

IX. Old Business - None

X. New Business - None

XI. Proposed business for Tuesday, January 4, 2021:

- A.** Consideration: Section 3.07 Review regarding Accessory Dwelling Units (ADUs) - provided separately from packet.
- B.** Zoning Ordinance Update

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) can contact the City Office at (734) 426-8303, at least 48-hours prior to the meeting. City staff will be pleased to make the necessary arrangements.