



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 580-2233 • Fax (734) 426-5614

PLANNING COMMISSION VIRTUAL MEETING AGENDA Monday, March 1, 2021 at 7:00 pm

Join the Zoom Meeting: <https://zoom.us/j/97672076549>

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

Meeting ID: 976 7207 6549

I. Roll Call

Matt Kowalski, Chair

Alison Heatley

Karen Roberts

Student Reps: Charlotte Hawley

Thomas Phillips, Vice Chair

Chet Hill

Wa Hubbard, Ex-officio

Eleanor King

Jim Carty

Kyle Marsh

Dustin Wise

Aiden Naughton

II. **Action on minutes from:** Virtual Regular Meeting Minutes – February 1, 2021

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III. **Approval of agenda**

IV. **Public Hearing(s):**

- A. AP2020.21-03 Text Amendment to the 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. **(Postpone to March 1, 2021)**

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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 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**

IX. **Old Business** - None

X. **New Business**

- A. Capital Improvements Plan (CIP) FY 2021-2026** – Review and discuss updates to the CIP for FY2021-2026, and set public hearing for April 5, 2021 Planning Commission meeting.

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- B. Text Amendment Accessory Dwelling Units** – Review and discuss draft amendment to the Zoning Ordinance to regulate Accessory Dwelling Units and schedule a public hearing for April 5, 2021. **Pg. 387-392**
- C. Text Amendment Self-Storage Facilities** – Discussion of Review and discuss draft amendment to the Zoning Ordinance to regulate Self-Storage Facilities and scheduled a public hearing for April 5, 2021. **Pg. 393-396**
- D. Zoning Ordinance Update from Sub-Committee** – Review of 2nd Sub-Committee meeting **Pg. 397-411**
- E. Appoint PC rep to the Art Selection Committee.**

XI. Proposed business for Monday, April 5, 2021:

- A.** Public hearing to consider FY2021-2026 Capital Improvement Plan (CIP)
- B.** Public hearing to consider Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units
- C.** Public hearing to consider Text Amendment to Zoning Ordinance regarding Self-storage facilities

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.