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

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Join the Zoom Meeting: <https://zoom.us/j/9761477298>

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

Meeting ID: 976 1477 7298

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**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 – March 1, 2021

**pg. 1-6**

**III. Approval of agenda**

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

**A. AP2020.21-14 Text Amendment to the Zoning Ordinance – Self-Storage** – Public hearing to consider proposed text amendments to the City of Dexter Zoning Ordinance to establish self-storage facilities as a special land use in the I-1 District subject to the recommended conditions, and to establish off-street parking requirements. Discussion and possible action following public hearing. **Pg. 7-10**

**B. AP2020.21-15 Special Land Use Review of a Self-Storage Facility** - Public hearing to consider a special land use application, submitted by Derek Warren, for a self-storage facility, located at 7850 Second Street. Discussion and possible action following public hearing. **Pg. 11-48**

**C. Capital Improvements Plan (CIP) FY 2021-2026** – Public hearing to consider updates to the CIP FY2021-2026. Discussion and possible action following the public hearing. **Pg. 49-193**

**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. 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.
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**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

1. Student Representative – Aidan Naughton

**C.** Committee Reports

**D.** Community Development Office Reports – CDM Report (will be provided separately)

**VIII. Communications** - None

**IX. Old Business –**

**A. UIS IFE Evaluation** – Evaluation of the approved final site plan for the new UIS facility at 2290 Bishop Cr. E, for aesthetic and practical features, in accordance with Section 3 of the City of Dexter, PA 198 Industrial Facilities Exemption Tax Abatement Evaluation Criteria. **Pg. 194-196**

**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. 197-202**

**C. Zoning Ordinance Update from Sub-Committee** – Review of 2<sup>nd</sup> Sub-Committee meeting **Pg. 203-224**

**D. Appoint PC rep to the Art Selection Committee.**

**X. New Business - None**

**XI. Proposed business for Monday, May 3, 2021:**

**A.** Public hearing to consider Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units

**XII. Citizens wishing to address the Commission**

**XIII. Adjournment**

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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.