

**PLANNING COMMISSION
VIRTUAL MEETING AGENDA
Monday, May 3, 2021 at 7:00 pm**

Join the Zoom Meeting: <https://zoom.us/j/98091369270>

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

Meeting ID: **980 9136 9270**

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 – April 5, 2021

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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. A public hearing was conducted by the Planning Commission on April 5, 2021, but due to technical difficulties with the virtual meeting link, action on the amendment was POSTPONED, to allow the public hearing to be re-scheduled and re-noticed. Discussion and possible action following this public hearing.

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B. AP2020.21-15 Special Land Use Review of a Self-Storage Facility – (CANCELLED) On April 29, 2021, the applicants for AP2020.21-15 Special Land Use Review of a Self-Storage Facility informed staff that they are withdrawing their Application for Special Land Use Approval.

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C. Capital Improvements Plan (CIP) FY 2021-2026 – Public hearing to consider updates to the CIP FY2021-2026. A public hearing was conducted by the Planning Commission on April 5, 2021, but due to technical difficulties with the virtual meeting link, action on the CIP was POSTPONED, to allow the public hearing to be re-scheduled and re-noticed. 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 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

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VIII. Communications - None

IX. Old Business:

A. **Text Amendment Accessory Dwelling Units** – Continue review and discussion of draft text amendment to the Zoning Ordinance to allow and regulate Accessory Dwelling Units. Possible action to schedule a public hearing for June 7, 2021.

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B. **Zoning Ordinance Update from Sub-Committee** – Review of 3rd Sub-Committee meeting – (POSTPONED)

X. New Business –

A. **AP2020.21-16 PSPR Care 2 Cure Office Building**, 7390 Dexter-Ann Arbor Road; Consider an Application for Site Plan Review for a 5,218 sq. ft. multi-tenant commercial office building, with a 2,660 sq. ft. future building expansion. The subject site is zoned PB, Professional Business District and ARC, Dexter-Ann Arbor Road Corridor Overlay District.

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XI. Proposed business for Monday, June 7, 2021:

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

B. Zoning Ordinance Sub-Committee – Review of 3th Meeting

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.