



## OFFICE OF COMMUNITY DEVELOPMENT

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

### PLANNING COMMISSION VIRTUAL MEETING AGENDA Monday, June 7, 2021 at 7:00 pm

Join the Zoom Meeting: <https://zoom.us/j/95135944311>

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

Meeting ID: **951 3594 4311**

#### 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 – May 3, 2021

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III. **Approval of agenda**

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

- A. AP2020.21-17 Text Amendment to the Zoning Ordinance – Accessory Dwelling Units (ADUs)** – Public hearing to consider proposed text amendments to the City of Dexter Zoning Ordinance to allow for one accessory dwelling unit (ADU) to be permitted on individual lots where a single-family dwelling is the principal permitted use. The amendment would apply in all zoning districts where single-family dwellings are permitted as a principal permitted use on individual lots, subject to administrative review and approval by the Zoning Administrator. Discussion and possible action following this 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. Zoning Ordinance Update from Sub-Committee**

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1. Review of 4<sup>th</sup> ZO Update Sub-Committee Meetings (Form-Based District)

2. Discussion regarding lot widths

3. Review of 5<sup>th</sup> ZO Update Sub-Committee Meetings (Form-Based District and Use Districts)

X. **New Business** – None

- XI. Proposed business for Tuesday, July 6, 2021:**
  - A. AP2020.21-16 PSPR Care 2 Cure Office Building**
  - B. Millennium Place Final Site Plan Review**
  - C. Discussion regarding Second Street**
  - D. Zoning Ordinance Sub-Committee – Review of 6<sup>th</sup> Meeting**
- 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.