

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

Join the Zoom Meeting: <https://zoom.us/j/94205915903>

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

Meeting ID: **942 0591 5903**

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

Introduction of new member, Dustin Wise.

II. Action on minutes from: Virtual Regular Meeting Minutes – January 4, 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 next meeting-March 1, 2021)**

B. AP2020.21-12 Text Amendment to the Zoning Ordinance – Medical Use of Marijuana – Public hearing to consider proposed text amendments to the City of Dexter Zoning Ordinance to define Marijuana and establish medical use of marijuana as a home occupation and to identify Marijuana Establishments that are prohibited in the City. Discussion and possible action following public hearing.

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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

C. Committee Reports

D. Community Development Office Reports – CDM Report (verbal)

VIII. Communications

IX. Old Business -

A. Section 3.07 Review of Accessory Dwelling Units – Continue to discuss allowing Accessory Dwelling Units in certain residential zoning districts, in accordance with Section 3.07, Uses not otherwise included within a Zoning District.

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X. New Business

A. Section 3.07 Review of Self-Storage Use in the I-1 Limited Industrial Zoning District. Consideration of a request submitted by Midwestern Consulting, on behalf of Derrick Warren, to allow self-storage use in the I-1 Limited Industrial Zoning District, as a special land use, in accordance the process set forth in Section 3.07, Uses not otherwise included within a Zoning District.

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B. Zoning Ordinance Update from Sub-Committee – Review of 1st Sub-Committee meeting **pg. 65-67**

XI. Proposed business for Monday, March 1, 2021:

- A. Outdoor service area public hearing (Postponed from 2-1-2021)
- B. Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units
- C. CIP 2021-2026 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.