

**CITY OF DEXTER
NOTICE OF PLANNING COMMISSION VIRTUAL MEETING
TO CONSIDER
APPLICATIONS FOR CONDITIONAL REZONING AND SPECIAL LAND USE**

Pursuant to Michigan Public Act 110 of 2006 (the Michigan Zoning Enabling Act), as amended, and Executive Order 2020-15 (COVID-19), notice is hereby given that the City of Dexter Planning Commission will conduct a virtual meeting to consider two (2) public hearings on Monday, April 6, 2020 at 7:00 pm. Parties interested in participating in the virtual meeting may gain access from the city's website www.dextermi.gov.

The purpose of the public hearings is to consider 1) an Application for Conditional Rezoning and 2) an Application for Special Land Use, for property located at 7714 Ann Arbor Street (08-08-06-178-007) and the vacant property located at the corner of Ann Arbor Street and Edison Street (08-08-06-178-005). Both applications were submitted by the Encore Musical Theatre Company, with authorization from the current property owner, Dexter Community Schools.

The applicant is requesting a conditional rezoning of the above referenced properties, from R-1B One Family Residential District to VC Village Commercial District, to allow the adaptive reuse of an existing 22,040 sq. ft. building for a theatre. According to Section 15.02 and 15.03, of the City of Dexter Zoning Ordinance, theatres are principal permitted uses, and buildings over 10,000 sq. ft. gross floor area are a special land use in the VC Village Commercial District, respectively.

Pursuant to State Law (PA 110 of 2006, as amended) and in accordance with Section 23.08 of the City of Dexter Zoning Ordinance, an owner of land may voluntarily offer in writing, certain use(s) and development of land for which a conditional rezoning is requested. Conditional rezoning shall not allow a use or activity that would not otherwise be allowed in the requested zoning district.

The applicant has voluntarily offered to include only those principal permitted uses in Sections 15.02.F and H-N and only those special land uses in Sections 15.03, D, G, I and K, in the VC Village Commercial District.

Legal Description (08-08-06-178-007):

LOTS 7, 8 & 9, ALSO BEG AT THE NW COR OF LOT 6, TH N 65 DEG E 99 FT TO THE NE COR OF LOT 6, TH S 25 DEG E 99 FT IN THE E'LY LINE OF LOT 6, TH S 65 DEG W 99 FT TO THE W'LY LINE OF LOT 6, TH N 25 DEG W 99 FT TO THE PL OF BEG. BLK 27 OF ORIGINAL PLAT

Legal Description (08-08-06-178-005):

LOTS 3 & 4 BLK 27 OF ORIGINAL PLAT

The applications are available for viewing on the city's website:

https://www.dextermi.gov/government/public_hearings_and_notices.php

To obtain a physical copy, please contact the Office of Community Development at 734-580-2233, Monday – Friday 9 am to 5:00 pm, and arrangement will be made.

Public participation in the virtual meeting is allowed. Interested parties may participate in the virtual meeting (via computer or phone) and gain access to the meeting from the city's website www.dextermi.gov. A staff member will be located at 8123 Main St, 2nd floor during the meeting to take phone calls (734-426-8303) to provide the call-in information and assist with using Zoom. Interested parties may also submit written comments to the Office of Community Development, City of Dexter, 8123 Main Street, 2nd Floor, or via email to maniol@dextermi.gov. All comments must be received no later than one hour before the start of the meeting (i.e. 6:00 pm, Monday, April 6, 2020).

Anyone needing a sign language interpreter, or other assistance, must contact the City Manager cnicholls@dextermi.gov, at least 72 hours in advance of the meeting. Minutes of all meetings are available on the City website, www.dextermi.gov.

Please post in the Sun Times on April 1, 2020

Please send affidavit