

**PLANNING COMMISSION
IN-PERSON AND VIRTUAL MEETING AGENDA
Monday, November 1, 2021 at 7:00 pm**

IN-PERSON MEETING LOCATION: 3515 Broad St, Dexter, MI

VIRTUAL ZOOM MEETING LINK: <https://us06web.zoom.us/j/88670483217>

CALL IN BY PHONE: 888-788-0099 or 877-853-5247 **Meeting ID:** 886 7048 3217

I. Roll Call

Matt Kowalski, Chair

Alison Heatley

Karen Roberts

Student Reps: Isabella Malek

Thomas Phillips, Vice Chair

Chet Hill

Wa Hubbard, Ex-officio

Stuart Bovich

Jim Carty

Kyle Marsh

Dustin Wise

II. Action on Meeting Minutes from: Regular Minutes of October 4, 2021

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III. Approval of Agenda

IV. Public Hearing(s):

A. AP2021.22-06 Amendment to Encore Theatre Conditional Rezoning Agreement - Public hearings is to consider an application for an amendment to the Encore Musical Theatre Company Conditional Rezoning Agreement, 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). The application was submitted by the Encore Musical Theatre Company. The applicant is requesting the elimination of agreed upon exterior improvements, including a front entrance patio, foundations, substantial masonry-clad screen walls, structural canopy, cast in place concrete planters, and brick paver patio, and proposing the removal and replacement of existing exterior lighting fixtures with decorative "cut-off" light fixtures that will eliminate annoying glare, currently experienced by neighboring residential properties. Discussion and possible action following this public hearing. **Pg. 5-44**

B. AP2021.22-07 Text Amendment to Zoning Ordinance - Public hearing to consider proposed text amendments to the City of Dexter Zoning Ordinance to establish regulations to allow plug-in electric vehicle stations in residential, commercial and industrial districts. Discussion and possible action following this public hearing. **Pg. 45-96**

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 (*Comments shall be limited to 10 minutes*)- None

VI. Reports of Officers:

A. Chairman Report

B. Planning Commissioners and Council Ex officio Reports

C. Committee Reports

D. Community Development Office Reports – CDM

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VII. Citizen Wishing to Address the Commission (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.*

VIII. Unfinished Business - None

IX. New Business:

A. Zoning Ordinance Update from Sub-Committee: Review of 11th ZO Update Sub-Committee Meeting (November 1, 2021) ([Agenda](#) and [Packet](#) accessible on city website)

X. Proposed business for Monday, December 6, 2021:

A. Zoning Ordinance Sub-Committee – Review of 12th Meeting

B. Public Hearing (anticipated) – Application for Conditional Rezoning of 8180 Main Street

C. Amendment to Approved Condominium Documents for Grandview Commons

XI. Citizens wishing to address the Commission

XII. 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.