



**H. NON-ARRANGED PARTICIPATION:**

*Non-arranged participation will include those in the audience not listed on the agenda that wish to speak. At the Village President's discretion, members of the audience may be called on to speak at any time. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.*

**I. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Webster Township – Zoning Board of Appeals Notification

**Page # 11-16**

**J. REPORTS:**

1. Community Development Manager – Allison Bishop

**Page # 17-28**

2. Board, Commission, & Other Reports- “Bi-annual or as needed”

Arts, Culture & Heritage Committee  
Chelsea Area Planning Team / Dexter Area Regional Team  
Dexter Area Chamber  
Dexter Area Fire Department  
Downtown Development Authority Chair  
Farmers Market/Community Garden Representative  
Gordon Hall Mgmt Team Representative  
Huron River Watershed Council Representative  
Library Board Representative  
Parks & Recreation Commission  
Planning Commission  
Washtenaw Area Transportation Study Policy Rep  
Western Washtenaw Area Value Express Representative

3. Subcommittee Reports

Old DAPCO Site Redevelopment Team  
Downtown Fire Detection  
Economic Preparedness – April 5 at 3:30 p.m.  
Facilities – Notes from March 21 meeting  
Website - March 29 at 4 p.m.

**Page # 29-30**

*“This meeting is open to all members of the public under Michigan Open Meetings Act.”*

**[www.villageofdexter.org](http://www.villageofdexter.org)**

4. Village Manager Report

Page # 31-36

5. President's Report

Page # 37-38

**K. CONSENT AGENDA**

*Bills & Payroll will be a standing item under consent agenda. Discussion of the Budget and Financial matters will be covered under the Presidents Report as a standing item. Items under consent agenda are considered routine and will be acted upon in one motion. There will be no separate discussion of these items unless a Council Member so requests, and the item will be removed from Consent and added to the regular agenda at the end of New Business.*

1. Consideration of: Bills & Payroll in the amount of: \$ 376,298.84

Page # 39-44

2. Consideration of: Relay for Life – Paint the Town Event – April 17 through April 24

Page # 45-46

**L. OLD BUSINESS- Consideration and Discussion of:**

**M. NEW BUSINESS- Consideration and Discussion of:**

1. Consideration of: Tentative Agreement with Teamsters Local 214

2. Consideration of: Brownfield Redevelopment Plan for LaFontaine Chevrolet

Page # 47-76

3. Consideration of: 2011 Landscaping Contract

Page # 77-78

*"This meeting is open to all members of the public under Michigan Open Meetings Act."*

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4. Consideration of: Approval of Site Plan for Segment D-1 of the Border to Border Trail

**Page # 79-104**

5. Consideration of: Planning Commission Recommendation to Adopt an Amendment to the Zoning Ordinance, Article 20, Schedule of Regulations regarding Building Height Requirements for Existing Buildings in the Central Business District

**Page # 105-112**

**N. COUNCIL COMMENTS**

**O. NON-ARRANGED PARTICIPATION**

*Same as item F. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.*

**P. ADJOURNMENT**

*"This meeting is open to all members of the public under Michigan Open Meetings Act."*

**[www.villageofdexter.org](http://www.villageofdexter.org)**

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, MARCH 14, 2011

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough-absent

J. Carson  
D. Fisher  
J. Smith

P. Cousins  
J. Semifero  
R. Tell

Also present: Donna Dettling, Village Manager; Carol Jones, Village Clerk; Courtney Nicholls, Assistant Village Manager; Blair Selover, Administrative Public Works Superintendent; Kurt Augustine and Dan Schlaff, Department of Public Works, Christine Phillips and Rhett Gronevelt, Orchard, Hiltz and McCliment; Pat Cousins, Dexter District Library; Matt Kowalski, Dexter Planning Commission; Jason Bibby, URS; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – February 28, 2011
2. Work Session – February 26, 2011

Motion Semifero; support Smith to approve the minutes of the Regular Council Meeting of February 28, 2011 and the minutes of the Work Session of February 26, 2011.

Unanimous voice vote for approval

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Smith; support Semifero to approve the agenda as presented.

Unanimous voice vote for approval

**F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

None

**G. NON-ARRANGED PARTICIPATION**

None

## H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. February Citation List
4. Letter from Comcast
5. SEMCOG dues letter

## I. REPORTS

1. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet.

2. Administrative Public Works Superintendent – Blair Selover

Mr. Selover submits his report as per packet. In addition Mr. Selover highlighted the following: training has slowed down due to staff shortage, the sludge dewater system is working well, budget training is wrapping up, the department has done a lot of preventative maintenance on streets, Broad Street light seems to be working OK now, 5<sup>th</sup> well is up and running but Fluoride is not in use yet, still working on safety issues, and will have recommendations for both areas when term is complete.

3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

*Library Board Representative – Pat Cousins*

Mrs. Cousins submits her report as per packet. Mrs. Cousins highlighted the activities at the Library from October through February.

*Planning Commission – Matt Kowalski*

Mr. Kowalski reported that the Planning Commission on various ordinance amendments such as the sign revisions, dog and animal ordinance and medical marijuana; Capital Improvement Plan; trail work and Mill Creek Park; Complete Streets; and have had one site plan for review. Coming up will be updating the Master Plan for the Baker Road Corridor and Ann Arbor Road Corridor. Mr. Kowalski thanked staff for the clean street and addressing citizen complaints.

*Washtenaw Area Transportation Study Policy Rep – Jim Carson*

Mr. Carson gave an update on the County transportation plan of Smart Hub, Door to Door and Rail. He announced that there will be a meeting in April of elected officials to get more information on the plan.

4. Subcommittee Reports

Old DAPCO Site Redevelopment Team – Notes from February 14 meeting

Downtown Fire Detection - None

Economic Preparedness – in process of being scheduled

Facilities – March 21 at 5 p.m.

Website – Update from March 8 meeting. On the 8<sup>th</sup> the committee started to review other websites and asked Council member to also review these sites and pass on comments. The next meeting was scheduled for March 22 but will need to be rescheduled

5. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal update: the employee on medical leave should be back in early April which is earlier than expected and interviewing to fill Larry's position will begin next week.

6. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough thanked all for attending the workshop last Saturday; the Regional Fire Team will be talking about a transition plan at the next meeting; attended the Washtenaw Economic Club luncheon and heard the University of Michigan Chief Economist speak about new jobs for Michigan; and reminded Council that he will be late for the March 28<sup>th</sup> meeting.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$358,258.93

Motion Fisher; support Smith to approve item 1 of the consent agenda.

Unanimous voice vote for approval

At 8:27 PM a recess was taken and the meeting resumed at 8:32 PM.

**K. OLD BUSINESS-Consideration and Discussion of:**

1. Discussion of: Medical Marihuana Related Zoning Ordinance Amendments  
Articles 2, Definitions, of the Village of Dexter Zoning Ordinance – Add Medical Marihuana Dispensary and Medical Marihuana Home Occupation.  
Article 3, General Provisions of the Village of Dexter Zoning Ordinance – Amend Home Occupations and add Medical Marihuana Home Occupation.  
Article 8, Special Land Uses, of the Village of Dexter Zoning Ordinance – Add Medical Marihuana Dispensary and special land use regulations for Medical Marihuana Dispensaries.  
Article 14, General Business (C-1) District, Special land Uses - Add Medical Marihuana Dispensary.  
Chapter 22, Section 22-10, Municipal Civil Infraction, of the Village of Dexter General Code – Add fines for Medical Marihuana Dispensary violations.

Discussion included but was not limited to the following: a) Allison to provide a follow-up on research requested at the last meeting; b) pass a moratorium; c) meet in a regional collaboration as a large group to share thoughts and ideas on how to work on such an issue; d) question posed as to the length of time to reach a decision and delaying a decision; and e) proposing a possible meeting for Thursday, March 31 for regional collaboration.

2. Consideration of: Extension of the Medical Marihuana Dispensary Moratorium

Motion Fisher; support Smith to extend the moratorium for 120 days until July 19, 2011 and to meet in a regional collaboration.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

3. Discussion of: Road and Right of Way Policy

Discussion included but was not limited to the following: this is a major change in roadways in the Village, need for public input and discussion, won't happen fast because of the cost, use policy as a guideline, don't have the money to support road projects to meet right-of-way requirements, have there been traffic counts done on streets, wait on the policy until we have a road project to do, need for community input and information, and use best management policies.

Motion Fisher; support Smith to adopt the draft on the Road and Right-of-Way Improvement Policy updated March 8, 2011.

Ayes: Smith, Semifero, Fisher and Keough

Nays: Tell, Carson and Cousins

Motion carries 4 to 3

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Subdivision Connector Site Plan

Motion Semifero; support Smith based upon the information received from the applicant, reflected in minutes of this meeting, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning ordinance, the Village Council finds the Subdivision Connector Site Plan meets the requirements for approval of the combined site plans. In make this determination, the following additional consideration shall apply: approval of Village staff, engineers and permitting authorities.

Ayes: Semifero, Tell, Fisher, Carson, Cousins, Smith and Keough

Nays: None

Motion carries

2. Consideration of: Bid Award for the 2011 Residential Tree Planting Program

Motion Carson; support Fisher to award the 2011 Spring Tree Planting contract to Ann Arbor Landscape in the amount not to exceed \$6000.

Ayes: Tell, Carson, Cousins, Smith, Fisher, Semifero and Keough

Nays: None

Motion carries

3. Consideration of: Request to purchase a Kubota Utility Vehicle from Boullion Sales for an amount not to exceed \$22,950.

Motion Smith; support Carson to approve the purchase of a Kubota Utility Vehicle from Boullion Sales for an amount not to exceed \$22,950.

Ayes: Carson, Cousins, Fisher, Smith, Semifero, Tell and Keough

Nays: None

Motion carries

4. Discussion of: Scope of Services from Orchard, Hiltz & McCliment to complete a State Revolving Fund project plan for storm water projects and apply for an S2 grant

Discussion included but was not limited to the following: what are the priorities -- piecemeal or bonding and discuss this item at the April 2 Work Session.

5. Discussion of: Liquor License Request Process

Ms. Nicholls presented a rationale for developing a Liquor License transfer application.

#### **M. COUNCIL COMMENTS**

Carson	None
Tell	None
Smith	Will be attending the Michigan Municipal League Workshop on Friday on incorporation to become a city and will be a participate on the panel at the workshop
Jones	Invited all to attend the Dexter Pioneer Art Fair on Saturday and a Rock Chalk Jayhawk cheer!
Fisher	None
Semifero	Light seems to be working now at Broad and Main
Cousins	Contemplating bringing a new business item to the next meeting to ticket parking on street extensions.

#### **N. NON-ARRANGED PARTICIPATION**

None

#### **O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS AND POTENTIAL PURCHASE OF PROPERTY IN**

**ACCORDANCE WITH MCL 15.268 Sec.8(c)**

Motion Smith; support Fisher to move into closed session at 10:15 PM for the purpose of discussing labor negotiations and potential purchase of property.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

Motion Smith; support Fisher to leave closed session at 11:14 PM.

Ayes: Smith, Semifero, Tell Carson, Fisher, Cousins and Keough

Nays: None

Motion carries

**P. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 11:15 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_

AGENDA 3-28-11

DEXTER VILLAGE COUNCIL  
WORK SESSION  
MONDAY, MARCH 14, 2011

ITEM D-2.

**A. CALL TO ORDER**

The meeting was called to order at 6:12 PM by President Keough in the Dexter Senior Center at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

**B. ROLL CALL:** President Keough

J. Carson	P. Cousins
D. Fisher	J. Semifero-arr at 6:45
J. Smith	R. Tell

Also attending: Village Manager, Donna Dettling; Assistant Village Manager, Courtney Nicholls; Council Clerk, Carol Jones; Christine Phillips and Rhett Gronevelt of Orchard, Hiltz and McCliment; Dan Schlaff of the Department of Public Works and media.

**C. 2011 DWRF WATER MAIN IMPROVEMENTS**

Discussion included the schedule for the project: submit the final plan to the Department of Environmental Quality by May 16; bid the project by June 23; award the bids by the end of July; and project begins after Labor Day for a two month project.

Propose to replace grass with sod not seed. Contact Tree Board on tree removal and replacements within the project area. Meet with residents within the next 3-4 weeks and then again just prior to the project beginning.

**D. ADJOURNMENT**

Adjourned at 7:15 PM

This is a Special Council work session; action will NOT be taken.

*"This meeting is open to all members of the public under Michigan Open Meetings Act"*

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_



AGENDA 3-28-11

ITEM D-3

DEXTER VILLAGE COUNCIL  
WORK SESSION  
SATURDAY, MARCH 12, 2011

**A. CALL TO ORDER**

The meeting was called to order at 9:07 AM by President Keough in the Dexter Senior Center at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

**B. ROLL CALL:** President Keough

J. Carson	P. Cousins
D. Fisher	J. Semifero
J. Smith	R. Tell

Also attending: Village Manager, Donna Dettling; Assistant Village Manager, Courtney Nicholls; and Council Clerk, Carol Jones.

**C. GOALS AND OBJECTIVES**

- Page 1: Goal – Maintain Financial Sustainability  
Number 3 address capital enterprise base in 5 year projection  
Number 8 add health care savings as a bullet point
- Page 2: Goal - Ensure Good Stewardship of Municipal Infrastructure  
Number 2 (water and sewer rates) change to continue to make annual rate adjustments as needed and remove item on water restrictions  
Goal – Facilitate a High Quality of Life  
Number 1 change creation of a community garden to maintain or enhance a community garden
- Page 3: Goal – Facilitate a High Quality of Life  
Number 2 change bus service to public transportation  
Goal – Engaging the Community  
Number 2 add joint meetings and Regional Fire Department and citizen recognition program

**D. SUPERINTENDENT TRANSITION**

The following were discussed: strengths to build on within, promote from within as long as it is affordable, supervisors in or out of union, may still need Tetra Tech until licenses are in place as a resource, may have a Superintendent of Municipal Services or two supervisors, restructure departments into one service department, and cross train employees.

**E. BRIEF DISCUSSION ON CAPITAL IMPROVEMENT PLANS**

Need to have a discussion on the Capital Improvement Plan because of budget challenges and the need to give staff direction.

**F. ADJOURNMENT**

Adjourned at 11:30 AM

This is a Special Council work session; action will NOT be taken.

*"This meeting is open to all members of the public under Michigan Open Meetings Act"*

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_

## 2011 Upcoming Meetings

Board	Date	Time	Location	Website	Village Representative
Southeast Michigan Council of Governments	3/24/2011	4:30 p.m.	Royalty House - Warren	<a href="http://www.semco.org">http://www.semco.org</a>	Shawn Keough
Dexter Village Council	3/28/2011	7:30 p.m.	Dexter Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	
Scio Township Planning	3/28/2011	7:30 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Village Website Committee	3/29/2011	4:00 p.m.	Village Offices	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Jim Smith, Donna Fisher
Dexter District Library Board	4/4/2011	7:30 p.m.	Dexter District Library	<a href="http://www.dexter.lib.mi.us/">http://www.dexter.lib.mi.us/</a>	
Dexter Village Planning Commission	4/4/2011	7:30 p.m.	Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Jim Carson
Village Economic Preparedness Committee	4/5/2011	3:30 p.m.	Village Offices	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Jim Smith, Donna Fisher
Dexter Village Arts, Culture & Heritage Committ	4/5/2011	7:00 p.m.	Dexter Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	
Washtenaw Area Transportation Study- Technica	4/6/2011	9:30 a.m.	Road Commission Offices	<a href="http://www.miwats.org/">http://www.miwats.org/</a>	Rhett Gronewelt
Washtenaw County Board of Commissioners	4/6/2011	6:45 p.m.	Board Room, Admin Building	<a href="http://www.ewashtenaw.org/government/boc/">http://www.ewashtenaw.org/government/boc/</a>	
Dexter Area Historical Society	4/7/2011	7:30 p.m.	Dexter Area Historical Museum	<a href="http://www.hvcn.org/info/dextermuseum/">http://www.hvcn.org/info/dextermuseum/</a>	
Dexter Village Council	4/11/2011	7:30 p.m.	Dexter Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	
Scio Township Planning	4/11/2011	7:30 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Dexter Community Schools Board of Education	4/11/2011	7:00 p.m.	Creekside Intermediate School	<a href="http://web.dexter.k12.mi.us/">http://web.dexter.k12.mi.us/</a>	
Scio Township Board	4/12/2011	7:00 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Dexter Area Chamber of Commerce	4/13/2011	8:00 a.m.	Copeland Board Room	<a href="http://www.dexterchamber.org/">http://www.dexterchamber.org/</a>	Paul Cousins

AGENDA 3-28-11  
ITEM I-1

Due to the possibility of cancellations please verify the meeting date with the listed  
website or the Village Representative



2011 Sign Requests

Month	Name of Group	Dates	Number Approved	Approval Date	Locations	Name of Group	Dates	Number Approved	Approval Date	Locations
January	St. Andrews - Blood Drive	Dec 23-3	2 - 28" x 22"	12/9/2010	8, 22					
	Friends of the Library - Book Sale	6-8	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20					
February	K of C - Rummage Sale	Jan 21-5	5 - 18" x 24"	1/7/2011	1, 5, 10, 6, 2					
	St. Andrew's - Monthly Dinner	Jan 28-3	1 - 36" x 24"	12/9/2010	8					
	Encore Theatre - Intermittent	Jan 20 - 20	2 - 36" x 24"	1/31/2011	15, 16	Encore Theatre - Intermittent	June 23-31	2 - 36" x 24"	1/31/2011	15, 16
	Friends of the Library - Book Sale	3-5	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20					
	Knights of Columbus - Fish Fry	12-26	5 - 18" x 24"	1/24/2011	1, 6, 5, 2, 10					
March	Community Band - Concert	14-27	2 - 2' x 4'	1/31/2011	1, 3, 5					
	Community Orchestra - Concert	Feb 23-6	2 - 3' x 4'	1/3/2011	5, 9	Friends of the Library - Book Sale	11-13	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20
	St. Andrew's - Monthly Dinner	Feb 25-3	1 - 36" x 24"	12/9/2010	8					
	Friends of the Library - Book Sale	3-5	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20					
April	Historical Society - Art Fair	7-19	2 - 5' x 6'	12/15/2010	1, 2, 5, 7, 10					
	St. Andrew's - Festival of Hymns	March 21 - 4	1 - 36" x 24"	3/18/2011	8	Encore Theatre - Intermittent	Aug 18 - 18	2 - 36" x 24"	1/31/2011	8
	Friends of the Library - Book Sale	March 31-2	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20	St. Andrew's - Monthly Dinner	2-8	1 - 36" x 24"	12/9/2010	8
	St. Andrew's - Monthly Dinner	1-7	1 - 36" x 24"	12/9/2010	8	Methodist Church - Rummage Sale	11-25	3 - 18" x 24"	3/14/2011	5, 10, 1, 2, 3
	St. Andrews - Blood Drive	14-25	2 - 28" x 22"	12/9/2010	8, 22	St. Andrews - Blood Drive	15-26	2 - 28" x 22"	12/9/2010	8, 22
						Friends of the Library - Book Sale	Sept 29-1	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20
						St. Andrew's - Monthly Dinner	Sept 30-6	1 - 36" x 24"	12/9/2010	8
May	Encore Theatre - Intermittent	April 7 - 8	2 - 36" x 24"	1/31/2011	15, 16					
	Community Band - Concert	April 18-1	1 - 18" x 24"	1/31/2011	1, 3, 5	St. Andrew's - Monthly Dinner	Oct 28-3	1 - 36" x 24"	12/9/2010	8
	Methodist Church - Rummage Sale	April 18 - 1	2 - 2' x 3'	3/14/2011	5, 10, 1, 2, 3	Friends of the Library - Book Sale	3-5	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20
	St. Andrew's - Monthly Dinner	April 29-5	3 - 18" x 24"	12/9/2010	8					
June	Friends of the Library - Book Sale	2-4	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20					

Location Listing: 1 - Baker/Main, 2 - Central/Mill, 3 - Dexter Ann Arbor/Copeland, 4 - Main/Alpine, 5 - Baker/Cemetery, 6 - Monument Park, 7 - Creekside, 8 - 7610 Dexter Ann Arbor, 9 - Peace Park, 10 - Dexter Ann Arbor/Limits, 11 - Comerstone, 12 - Bates, 13 - 3443 Inverness, 14 - 7720 Ann Arbor Street, 15 - S. Main/Broad, 16 - N. Main/Broad, 17 - Edison/Ann Arbor Street, 18 - Dover/Fifth, 19 - Central/Fifth, 20 - Broad/Fifth, 21 - Mill Creek Middle School, 22 - Fourth/Inverness, 23 - Dexter Bakery, 24 - Lighthouse, 25 - Dexter Pharmacy, 26 - Warner Creek Park Drive, 27 - Dexter Flowers, 28 - Terry B's, 29 - 7795 Ann Arbor St, 30 - 7915 Fourth, 31 - 7651 Dan Hoey, 32 - Wylie, 33 - Lions Park, 34 - Lions Park, 35 - Dexter Crossing Entrance, 36 - Dan Hoey/Dexter Ann Arbor, 37 - Dover/Main, 38 - Fourth/Central, 39 - Baker/Hudson, 40 - Inverness/Ann Arbor

\*\* Connexions Church received permission to place 4 signs on Sunday mornings through 2011 in locations - 1, 5, 36, 21



AGENDA I-3

ITEM 3-28-11

**WEBSTER TOWNSHIP**

**Public Hearing Notice  
ZONING BOARD OF APPEALS**

The Zoning Board of Appeals will meet on Tuesday, April 12, 2011 7:30 P.M. at the Webster Township Hall, 5665 Webster Church Rd., Dexter, Michigan 48130, for a Public Hearing for the following: Parcel # C-03-31-300-018, Jenny's Market, 8366 Island Lake Road, Dexter, MI. Appeal being requested is from, Section 11.03, Certificates of Zoning Compliance, subsection A-1, A-2 & A-4. Appeal includes  
Request to renew a previous zoning permit & and to enclose an existing canopy.

Those with disabilities must notify the Township Clerk no less than 7 (seven) days prior to the meeting, so that accommodations may be furnished to satisfy their disability and allow for meaningful attendance.

Jennifer Simonds, Chairman  
Webster Township Zoning Board of Appeals  
Posted: March 9, 2011





## Memorandum

To: Village Council and President Keough  
Donna Dettling, Village Manager  
From: Allison Bishop, AICP, Community Development Manager  
Re: REPORT  
Date: March 23, 2011

**Mill Creek Park Update** – The Village’s consultants met with the MDNRE/MDEQ on Monday and discussed the final design of the stream structures. Cross vein structures were agreed upon and final design details will be submitted to the permitting agency by the end of the week. It is expected that the Village will have a draft permit in hand by the middle of next week. Plans and specs will be submitted to granting agencies by the end of the week and based on communication with the MNRTF we may have our plan approval by early next week. If the MNRTF approves our plans we can bid the project. The next few weeks will determine when the project is bid and when construction can start. We are expecting that construction will be underway by June 1.

**County Parks, Village and Road Commission Funding Agreement** – Additional language to address the logistics of funding, administration and payment continues to be reviewed by the parties involved. Following agreement of the language by all parties the agreement will be reviewed again by the Village attorney and presented to Council likely on April 11<sup>th</sup>.

**Warrior Creek Stairs Scope of Services** – The survey work is completed and the design is slated to start next week. The project will be bid as an alternate to the Mill Creek Park project. The plan is to be under construction this summer.

**2011-2016 Capital Improvements Plan** – A public hearing was held on March 7, 2011 for the 2011-2016 Capital Improvements Plan. The Planning Commission approved the CIP following discussion of the Executive Summary, completed and new projects and streets projects. The plan is available on the Village’s website (Reference Desk, Planning Commission) for review and a copy ~~will be delivered to you by Friday.~~ It is my understanding that the Council will discuss the plan in detail at the April 2<sup>nd</sup> budget workshop. A brief presentation of the document will be made at the meeting.  
*is in your packet.*

**LaFontaine Chevrolet** – The pre construction meeting for the LaFontaine Chevrolet project was held on March 9. Construction is slated to be completed in 2 phases, demolition of the body shop first and then construction moving west across the site. Construction is slated to start in May.

**Washtenaw County Parks – Segment D1 of the B2B** – The Planning Commission and PaRC reviewed and recommended approval of the Segment D1 site plan contingent upon railroad easement approval and revising engineering comments. The trail starts at Central Street and the DPW access drive and heads east to Dexter Huron Park. The trail is within the Village limits for approximately 2000 feet.

**Westside Connector and County B2B** – Westside Connector MDEQ permit has been assigned to a field reviewer. The permit is going through the transportation division which will hopefully expedite issuance of the permit. The County has been delayed on starting the B2B work within Warrior Creek Park due to the permit conditions. Work will start after May 15<sup>th</sup>.

**School Busing Plans** – Attached are plans for the latest school busing parking lot. OHM is currently reviewing the plans and additional information will be provided when available.

### Parks Commission Updates

**2011-2012 Budget Recommendations** – Attached are the PaRC budget recommendations for FY 11-12. At the meeting the PaRC discussed the projects and needs for next year and refines the recommendation. Please consider this recommendation in the budget work sessions.

**Easter Egg Hunt** – Details for the April 23<sup>rd</sup> event continue to be worked out. A few volunteers are still needed, if you are available please let me know.

**Geocaching** – Attached is a proposal to establish a geocache trail through the Village Parks. The PaRC has discussed geocaching as an additional way to market the Village's parks and bring people to Dexter. The total cost of the project is estimated to be \$400, which has been included in the FY 11-12 budget recommendation. If the funding is budgeted the PaRC would look to implement the project in late summer 2011.

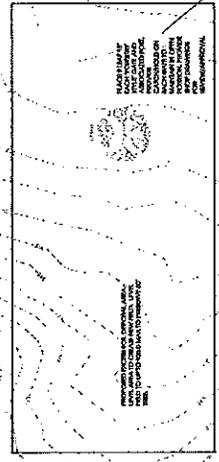
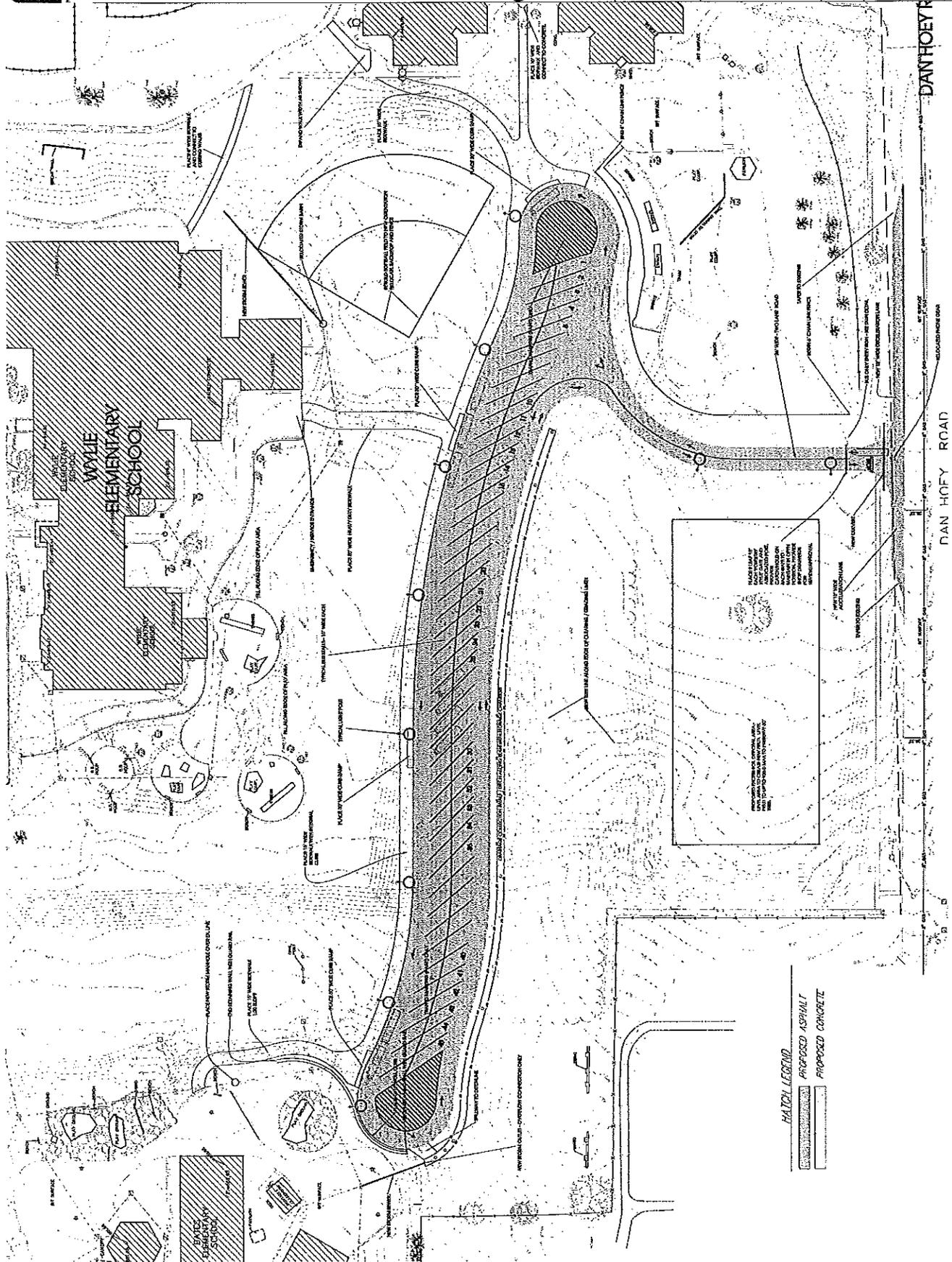
**Ice Rink** – The DPW will disassemble the ice rink this week which will save the Village approximately \$1500. The current liner will be disposed of due to the torn liner. A new liner will be purchased next year for approximately \$400. It is anticipated that the less expensive liner will need to be replaced annually. Heavier liners are available for \$600 or \$800; however there are no guarantees that the liners will last more than one season. The PaRC decided to try the reduced cost liner for one year to evaluate the results based on the liner tears that we have experienced in the past.

**Kayak Club** – Lee Green, Village resident and whitewater kayak enthusiast attended the Parks and Recreation Commission meeting to discuss the rapids at Warrior Creek Park and hear details of the Mill Creek Park Project. Lee stated that currently the whitewater rapids at Warrior Creek are likely the best in southern Michigan when the water levels exceed 150 cubic feet per second.

Please feel free to contact me if you have any additional questions. Thank you.

DATE	10/11/2017
BY	W. J. [Signature]
PROJECT	WYLLIE ELEMENTARY SCHOOL
SCALE	AS SHOWN
PROJECT NO.	17-001
DATE	10/11/2017
BY	W. J. [Signature]
PROJECT	WYLLIE ELEMENTARY SCHOOL
SCALE	AS SHOWN
PROJECT NO.	17-001

SCALE	AS SHOWN
PROJECT	WYLLIE ELEMENTARY SCHOOL
DATE	10/11/2017
BY	W. J. [Signature]
PROJECT	WYLLIE ELEMENTARY SCHOOL
SCALE	AS SHOWN
PROJECT NO.	17-001



**HALTCH LEGEND**

[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE

SITE IMPROVEMENTS PLAN  
 SCALE: 1" = 40'





## VILLAGE OF DEXTER - PARKS AND RECREATION COMMISSION

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

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### Memorandum

To: Village Council and President Keough  
From: Allison Bishop, AICP, Community Development Manager  
Re: NON CIP FY 11-12 BUDGET REQUESTS  
Date: March 23, 2011

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On March 22, 2011 the Parks and Recreation Commission met to discuss parks budget needs for FY 11-12. The PaRC moved to recommend that Council consider the following budget amounts when adopting the FY 11-12 budget based on the priorities of the PaRC, the CIP and the Master Plan.

Additional considerations will need to be made for the Mill Creek Park improvements, including landscaping maintenance, snow removal, lawn mowing, etc. which will be completed by spring of FY 11-12. The estimate provided by the previous Department of Public Services Superintendent was \$15,000 for annual maintenance of the Mill Creek Park.

**FY 2011-12**

• General Landscaping and Equipment Maintenance		
○ Monument Park – Landscaping bed maintenance, tree/shrub trimming, bench replacement		\$1,000
○ Lions Park – landscaping bed maintenance, planting, gazebo repairs		\$1,000
○ Peace Park - landscaping bed maintenance, tree/shrub trimming, bench replacement/repairs		\$1,000
○ Community Park – bench and trash can repair, landscaping bed maintenance, lawn repairs, pathway repairs, woodchip replacement		\$2,500
○ First Street Horseshoe Park – general maintenance		\$500
○ Warrior Creek park - CLOSED		
	▪ TOTAL	<u>\$6,500</u>
• Equipment Purchases		
○ 4 Benches and 2 Trash Can		\$5,000
○ Boat locks for Mill Creek/Warrior Creek Parks		\$500
• Miscellaneous Expenses/Printed Materials/Workshops		\$1,000
• Easter Egg Hunt		\$500
• Geocache Project		\$400
• Ice Rink –		
○ New liner		\$400
○ Maintenance		\$1,500
○ Installation (disassembly by DPW)		\$1,500
• Woodchip replacement (Community Park)		\$1,500
• Mill Creek Park Signage		
○ (Educational – stormwater, habitat, stream restoration)		\$5,000
	<b>TOTAL</b>	<b>\$23,300</b>
		<i>13% reduction from FY 10-11(\$26,750)</i>

## **Dexter Geocaching Trail Proposal**

It is my understanding the Village of Dexter is looking to create a geocaching trail in order to “expose [residents and non-]residents to unique areas of the village [and] encourage economic opportunities.” In talking with Mr. Brian Brassow, I have been informed of the village's desire to utilize each of the village's parks and possibly village buildings and grounds. Mr. Brassow e-mailed me his ideas and they are incorporated into this proposal.

### Definition of Geocaching (from Geocaching.com)

“Geocaching (pronounced geo-cashing) is a worldwide game of hiding and seeking treasure. A geocacher can place a geocache in the world, pinpoint its location using GPS technology and then share the geocache's existence and location online. Anyone with a GPS device can then try to locate the geocache.”

### Definition of a Geocaching Trail or GeoTrail

A geocaching trail or geotrail is a series of geocaches that are located in a defined area placed with the intent that geocachers will seek each cache to complete the series. The geocaches are often tied together by theme.

### Michigan Geocaching Organization (MiGO)

The Michigan Geocaching Organization is a statewide organization with the goal of promoting geocaching within the state. It is a non-profit organization run by volunteers. MiGO has offered support for setting up a geocaching trail for the Village of Dexter. The support will be offered in the form of time, labor, and advice from current MiGO SE Michigan Vice-President Roger Beck and other MiGO members to be determined. The time, labor, and advice is offered on a volunteer basis.

### Rationale for the a GeoTrail

The activity of geocaching has been growing since its inception almost 11 years ago. Over this time, geocaching has offered millions of people around the world opportunities to get outdoors and visit new places. Geocachers look for opportunities to visit new places and in recent years geotrails have been created to encourage such geocachers to visit. Many geocachers have been basing vacations around geotrails and will travel to geocache the trails set up in various regions.

Geotrails have been created in large and small scale. Currently, some of the well known geotrails in existence include:

- Star-Spangled Banner Geotrail run by the National Park Service
- Huron-Clinton Metroparks Geocaching Adventure hosted by the Metroparks and set up by MiGO members
- Georgia State Parks Geo-Challenge
- Allegheny GeoTrail run by the Oil Region Alliance and the associated county chambers of commerce

The Allegheny GeoTrail was started in 2007 with the intent of existing for one year. It is was recently extended for a fourth time. Its extension has been due to its success of drawing people in the region for geocaching.

## Dexter Geocaching Trail Proposal

### Setting up the Dexter Geocaching Trail

Geotrails can be relatively easy to set up. The success of the geotrail depends on three parts:

- The geotrail is promoted to the residents of the village and surrounding communities and to the geocaching community.
- Quality geocaches are created, hidden well and creatively, and maintained.
- While not necessary, most geotrails do offer a prize for completing the series.

### *Promotion*

The promotion of the geotrail within the community will be left up to the Village of Dexter. There is no official promotional channels through the geocaching community. MiGO members can be informed through the MiGO forums. Word-of-mouth is usually how information is passed around.

It is also suggested that the Village of Dexter host a geocaching event Saturday, May 14, 2011 to kick off the geotrail. As a geocaching event, it would be posted on Geocaching.com. This is an effective way to inform the geocaching community of the geotrail.

At the geocaching event, MiGO members would be available to offer some "Geocaching 101" instruction and take non-geocachers on their first hunt in order to introduce them to the activity. Details of such an event can be worked out. MiGO would be happy to set the event up. Any costs would be for refreshments if the village was so inclined to provide them.

### *Geocaches*

MiGO members are willing to scout and place creative geocaches in the areas that Mr. Brassow has indicated. Members are familiar with Geocaching.com guidelines and are experienced in placing geocaches. MiGO members will be respectful of the environment in which geocaches are placed and will place geocaches in areas that do not arouse unwarranted attention, concern, or destruction.

MiGO members will strive to place a variety of geocache types. There are different types of geocaches and a variety keeps the activity interesting, can entice geocachers to the area, and allow new geocachers to have greater geocaching experience.

The Village of Dexter would need to cover the cost of the geocaches and materials. These costs can vary due to geocache size and type. A typical geocache consists of the container, log book, and tradable "swag" that geocachers swap when finding a cache. The specifics of the geocache materials would be determined once the location and type of hide is determined. Materials can be purchased many places. The following prices are provided for reference.

- Lock and Lock brand containers (these are reliable containers many geocachers use). These range in price from \$5.00 to \$15.00 depending on size and quantity.
- Notebooks for log books range in price from \$.50 to \$4.00 depending what kind of notebooks are used. Some geocachers use Rite in the Rain brand as the paper is waterproof.
- Pens or pencils. Golf pencils work well, can be purchased in bulk, and can be personalized if so desired. One box would be plenty for all the geocaches. Cost is about \$8.00
- A box of zippered, plastic bags to place the log book, pencils, and stash note to ensure they stay dry. About \$3.00.
- Tradable items or swag are item in the cache that can be traded. These are usually small, inexpensive items, typically traded by kids. The concept is that if one takes something, something else is left in return. Cost can vary.
- Smaller, micro caches are sometimes used in urban areas. These caches are typically small metal tubes called Bison tubes. They consist of only a log book made from a roll of paper. They can usually be purchased for \$4.00 to \$5.00.

## Dexter Geocaching Trail Proposal

Mr. Brassow's idea of having geocachers walk the geotrail route is a good idea. Parking would need to be available at the starting point. Once the geocaches are placed or the locations determined a route can be determined.

Maintenance of the geocaches can be done by the geocachers who place them. If the Village of Dexter would like to keep ownership of the geocaches, an account can be set up on Geocaching.com and the geocaches can be adopted to the Village of Dexter.

### *A Motivating Factor*

Many geotrails offer a prize for completing or partially completing the geotrail. For the geotrails mentioned previously, geocoins are used. Geocoins are desirable by geocachers, but they often have a high price tag starting around \$1500 for 100. MiGO suggests that the Village of Dexter design and distribute a Pathtag for those geocachers that complete the geotrail.

Pathtags are small metal tokens that are highly sought and collected by geocachers. They are about the size of a quarter and are made with a desired design on one side. They can be purchased at Pathtags.com. A started set of 50 can be purchased \$99.00. This includes the set up fee. Additional tags can be purchased for about \$1.00 a piece. MiGO would suggest 100 Pathtags. Ordering takes 4-6 weeks. MiGO is willing to work with the Village of Dexter to design and purchase Pathtags.

By offering Pathtags, more geocachers are likely to hunt the geocaches. This will also encourage geocachers to explore the Village of Dexter on the hunt for the geocaches. A stamp, sticker, or code word in each cache attached to a brochure or "passport" could be made to help geocachers collect the information. This could then be presented at the desired location (town hall or chamber of commerce) and a completed document would then earn a Pathtag.

### Timeline

The entire geotrail could be ready to go by May 1, 2011. If Pathtags are desired, additional wait time might be needed.

If there are any questions please feel free to ask.

Roger Beck  
MiGO SE Michigan VP  
southlyontrekkers@me.com

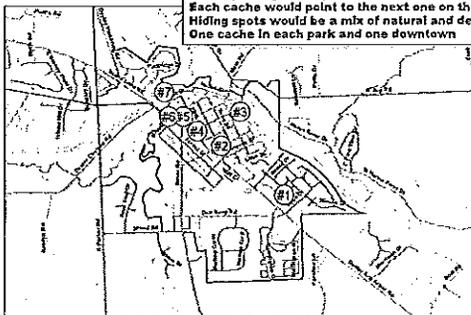
Village of Dexter  
Parks and Rec Commision  
Geocache Trail Proposal

Goals

- Create a geocache trail to encourage visitation to each of the Village of Dexter parks and downtown
  - Expose Village and non-Village residents to unique areas of the Village
  - Make trail walkable
  - Encourage economic opportunities

Overview

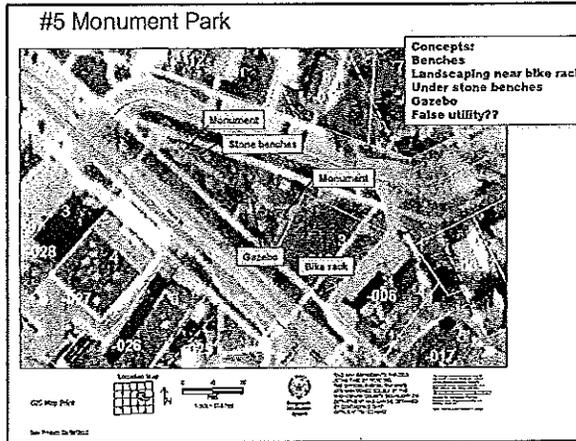
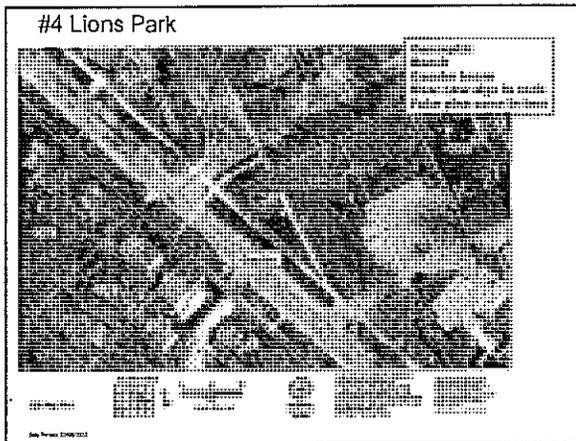
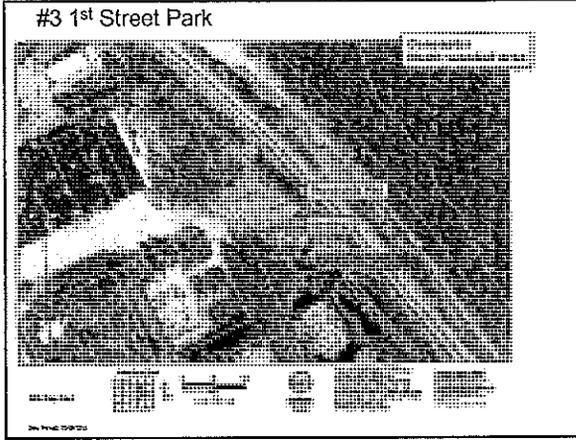
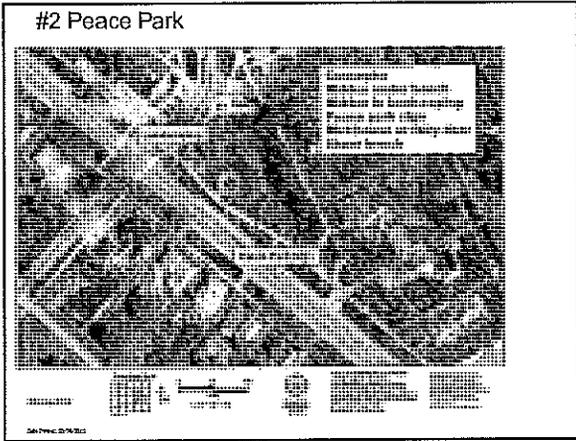
**Concept**  
Online posting would point to cache #1  
Each cache would point to the next one on the trail  
Hiding spots would be a mix of natural and decorative  
One cache in each park and one downtown

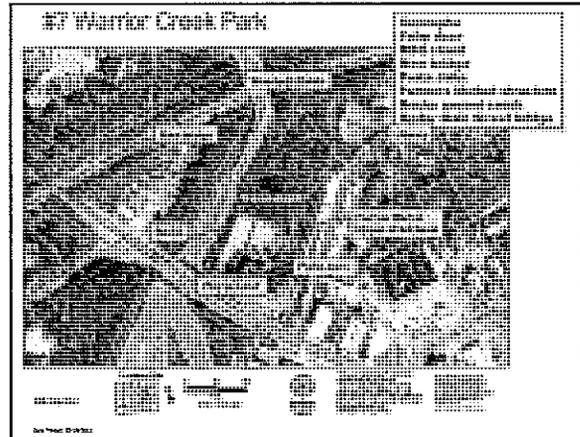
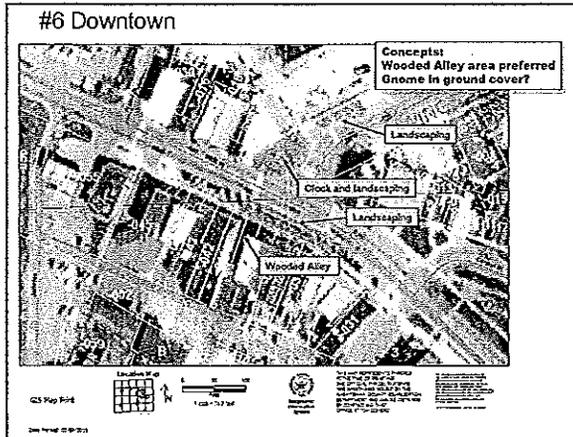


#1 Community Park

**Concepts:**  
Hidden like a sprinkler head in middle of landscaping  
Or  
Hidden near basketball court  
Site must be away from playground







**Stats and Questions**

**Stats**

- How big?
  - 7 Locations
  - 2.1 miles one way
  - 35 min walking time (Google Maps)
    - Additional time needed for cache finding, probably 2 hrs total
- Cost???
- Timing: Kickoff near May 1<sup>st</sup>
- Maintenance????

**Questions**

- Should we flip route to make walk back down hill?
- Do we omit 1<sup>st</sup> street Park to make linear?

AGENDA 3-28-11  
ITEM 3-3

Facilities Subcommittee  
March 21, 2011

Attendance: Jim Smith, Shawn Keough, Courtney Nicholls and Donna Dettling

The Committee reviewed the Village Property spreadsheet which includes location, property address, parcel number, utility cost, taxes, year the property or building was acquired, the purchase price, cost of construction, building square footage, parcel size and rental income. Suggestions for additional columns include the fund that paid for/pays for the property, the fund that rent goes to and estimated insurance cost. We will also add information on space that we rent/lease (i.e. bank, senior center, etc.).

The Committee also reviewed the Village property map and discussed places on the map that did not show expected areas of right-of-way.

The committee discussion also touched briefly on a variety of overlapping related topics such as the future use/plans for the DAPCO site, and possible open locations within the Village for future facility opportunities.

Next steps will be:

- determining whether the property map needs to be corrected to show additional right-of-way/easements
- discussing possibility for energy cost reductions with DTE
- exploring opportunities for using solar panels to generate electricity
- determining possible locations for downtown restrooms
- soliciting cost estimates for aesthetic improvements to the back of 8140 Main (facing the park)

The Committee will meet again in early May.

Respectfully Submitted,  
Facility Committee



AGENDA 3-28-11

ITEM 5-4

Manager Report  
March 28, 2011  
Page 1 of 2

**VILLAGE OF DEXTER**

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

8140 Main Street Dexter, MI 48130-1092 Phone (734)426-8303 ext 11 Fax (734)426-5614

**MEMO**

**To: President Keough and Council Members**  
**From: Donna Dettling, Village Manager**  
**Date: March 22, 2011**  
**Re: Assistant Village Manager &  
Village Manager Report - Meeting of March 28, 2011**

1. Meeting Review:
  - March 8<sup>th</sup> – Property Taxes Town Hall Meeting Mark Ouimet
  - March 9<sup>th</sup> – Pre-construction meeting LaFontaine
  - March 10<sup>th</sup> – Annual Chamber Dinner
  - March 12<sup>th</sup> – Council Work Session
  - March 14<sup>th</sup> – Staff Meeting
  - March 17<sup>th</sup> – DDA Meeting
  - March 21<sup>st</sup> – Jamie Cobb of L-n-J Landscape re: discussed 2011 Contract
  - March 21<sup>st</sup> – Dennis Finnegan of Elite Defense re: Old DAPCO Redevelopment
  - March 21<sup>st</sup> – Facility Committee
2. Upcoming Meeting Review:
  - March 23<sup>rd</sup> – Selection Team re: set interview schedule
  - March 29<sup>th</sup> – 5H Coalition Meeting
  - March 31<sup>st</sup> – Regional meeting re: Medical Marijuana
  - April 5<sup>th</sup> – Economic Preparedness
3. Work Session. Council will have a work session on Saturday, April 2<sup>nd</sup> from 9:00 to noon to discuss funding/project priorities for fiscal year budget 2011/12.
4. Dexter 5H Coalition. REMINDER The next meeting for the Dexter Area Health Coalition Tuesday, March 29, 2011 at 7:00 p.m. at the Dexter Library.
5. Hiring process. Four candidates are being scheduled for interviews. Dan Schlaff, Courtney Nicholls and I will conduct the interviews and make a recommendation for a hire to Council at a future meeting.
6. HVAC System at WWTP. The main HVAC Unit for the Wastewater Treatment Facility stopped working and was found to be beyond repair. This unit functions over the facility process areas including the basement. A new unit had to be installed immediately for the safe operation of the facility. The HVAC unit for the lab, office and restrooms also stopped working and staff is evaluating our options for repair or replacement. Both of these systems are original to the 1977 upgrades and were included in the asset management plan as priorities.
7. Parking in the Lawn Extension. While reviewing the Code of Ordinances a few weeks ago, staff determined that a 2003 supplement to the Ordinance Book was never published online by Municipal Code. The supplement was done to correct omissions in the original recodification completed in 2002. Municipal Code was contacted and confirmed that they made an error by not updating the online version of the Code. Included in this section was the ordinance covering parking in the lawn extension. The relevant section of the Code is attached for your review and states that this prohibition only applies to areas where curbs are in place. Also included is the

current fine section. We will let you know when the online code has been updated. If you would like a “hard copy” of the entire supplement please let us know.

8. DWRF Water Main Project Citizen meeting. A meeting with the residents in the area impacted by the Water Main Project that is scheduled for construction in the fall is being planned for April 21, 2011 at 6:30 p.m. at the Library. It is our plan to have a second meeting with the residents in the fall after the contractor is selected.
9. Central Street Railroad Crossing Effort. Rhonda Moore of Norfolk Southern contacted Rhett Gronevelt on March 3, 2011 that she is awaiting comments from Division officials and apologized for the delay.
10. Fluoride. We are on track to begin dosing for Fluoride on May 2, 2011 to achieve a maximum .7 ppm (parts per million) limit per the standard established by the CDC. Our water has naturally occurring Fluoride around .35 ppm which fluctuates. However, our process is equipped with an analyzer to determine the appropriate amount of fluoride necessary to get to the recommended level of .7 ppm. Staff is working on the public notification procedures to communicate in advance of May 2, 2011.
11. 2010 Census. The recently released census data shows the Village’s population went from 2,338 in 2000 to 4,067 in 2010. The Village is ranked No.1 highest percentage of population growth among Cities and Villages. These numbers support Dexter as a desirable place to live. These numbers will also increase revenue calculations for Act 51 Street funding and State Revenue Sharing.

- (d) Selling merchandise from such vehicle except in a duly established market place or when so authorized or licensed under the ordinances of the Village of Dexter.
  - (e) Storage for more than 48 continuous hours.
- (2) A person who violates this section is responsible for a civil infraction.

*Sec. 8.15 Standing or parking on 1-way roadways prohibited; exception; violation a civil infraction.*

(1) If a street includes two or more separate roadways and traffic is restricted to one direction on such roadway, a person shall not stand or park a vehicle on the left-hand side of such one-way roadway, unless signs are erected to permit such standing or parking.

- (2) A person who violates this section is responsible for a civil infraction.

*Sec. 8.21(a) Limited parking zones; violation as civil infraction.*

(1) When a sign limiting the time for parking is erected adjacent to or within a zone marked for parking, such space or spaces shall be a limited parking zone, and a person shall not stop a vehicle in any such zone for a period of time longer than that designated on the sign.

- (2) A person who violates this section is responsible for a civil infraction.

*Sec. 8.23 Evidentiary presumption relating to parking violators.*

In any proceeding for violation of this ordinance relating to the standing or parking of a vehicle proof that the particular vehicle described in the complaint was parked in violation of any such law or regulation together with proof that the defendant named in the complaint was, at the time of such parking, the registered owner of such vehicle, shall constitute in evidence a presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where, and for the time during which such violation occurred.

*Sec. 8.25. Parking on lawn extension.*

No person shall drive upon, park or stand any vehicle between the curb and the lot line nearest the street, such area being commonly known as the lawn extension. This only applies to areas where curbs are in place.

*Sec. 8.26. Restricted hours.*

(1) It shall be unlawful for any person to park or stand any motor vehicle upon the curbed public street of the Village of Dexter between the hours of 2:00 a.m. and 6:00 a.m., nightly.

(2) Exemptions. An exemption may be obtained for special circumstances, issued by the chief of police. Permit shall be in writing and shall be prominently displayed on the front windshield of the vehicle. Permit shall be issued for a specified period of time not to exceed 90 days.

*Sec. 8.27. Parking in setback area.*

No person shall park a motor vehicle in the area between the lot line and the front yard set back line, except on the driveway, in a structure or within an approved parking space or lot.

When the lot is a corner lot, no person shall park a motor vehicle between the lot lines and the set back lines of either street. This law is not intended to preclude persons from legally parking vehicles on the lawn extensions of street where there are no curbs.

*Sec. 8.28. Residential zones, parking of commercial vehicles within.*

Parking of motor vehicles, in residential zones, shall be limited to passenger vehicles, and not more than one commercial vehicle of the light delivery type, not to exceed three-fourths ton shall be permitted per dwelling unit. The parking of any other type of vehicle, or bus, except for those parked on school or church property, is prohibited in a residential zone.

*Sec. 8.29. Truck or bus on residential street, restricted hours.*

It is unlawful to park or stand any truck or bus, except those actively providing a service, on any residential street between the hours of 8:00 p.m. and 8:00 a.m. For the purposes of this section, the term "residential street" shall mean the portions of any street which is adjacent to land which is zoned as residential. For the purposes of this section, the term "truck or bus" shall mean any vehicle which is licensed for an empty weight of more than 5,500 pounds or exceeds 22 feet in length.

*Sec. 9.3. Penalties: civil infractions and misdemeanors.*

(1) *Civil infraction:* A violation of this code or rules substantially corresponding to the act that is designated a civil infraction is not a crime and shall not be punishable by imprisonment or a penal fine. A civil infraction shall not be considered a lesser included offense of any criminal offense. If a person is determined responsible or responsible "with explanation" for a civil infraction, the judge, referee or district court magistrate may order such a person to pay a civil fine of not more than \$100.00 along with costs which may include all expenses, direct and indirect, to which this village has been put in connection with the civil infraction up to the entry of judgment. Except in a civil infraction for a parking violation, costs of not less than \$5.00 shall be ordered; in no case, however, shall costs be ordered in excess of \$100.00.

(2) *Misdemeanor:* A violation of any provision of this code which constitutes a misdemeanor and for which no other penalty is prescribed by this code, shall be punishable by a fine of not more than \$100.00, or by imprisonment for not more than 90 days, or by both such fine and imprisonment, together with the costs of prosecution.

**State law reference**—Similar provisions, MCL 257.910.

*Sec. 9.6 Conviction based on plea of nolo contendere; treatment.*

A conviction based on a plea of nolo contendere shall be treated in the same manner as a conviction based on a plea of guilty.

(Ord. eff. 11-22-1983(1), § 20.009; amend 10-22-1984; Ord. No. 90-2603001, eff. 4-25-1990; Ord. No. 93-0913-002, § 2, eff. 10-2-1993; Ord. No. 93-052401, § 1, eff. 5-24-1993; Ord. eff. 6-12-1995, §§ B, C, E)

**Secs. 54-35—54-60. Reserved.**

**Sec. 54-81. Fines for parking violations.**

The parking violations set forth in this section, when the violator desires to plead responsible, may be paid to the parking violations bureau and the penalty for such violations shall be as adopted by council resolution.

TABLE INSET:

Violation	Within 14 Days	After 14 Days
Overtime Parking	\$ 5.00	\$ 15.00
No Parking Here to Corner	10.00	15.00
No Parking Anytime	10.00	15.00
No Parking Between Signs	10.00	15.00
No Parking 2:00 a.m. to 6:00 a.m.	10.00	15.00
No Stopping or Standing	10.00	15.00
Parked on Lawn Extension	10.00	15.00
Double Parking	10.00	15.00
Within 15 feet of Fire Hydrant	25.00	45.00
Parked on Sidewalk	10.00	15.00
Left to Curb	10.00	15.00
Blocking Driveway	10.00	15.00
Blocking Crosswalks	10.00	15.00
Blocking Alley	10.00	15.00
Blocking Traffic	10.00	15.00
Blocking Sidewalk	10.00	15.00
Within 30 feet of Stop/Yield Sign	10.00	15.00
Violation	Within 14 Days	After 14 Days
Handicapped Parking	75.00	100.00
Over 12 inches from Curb	10.00	15.00
Improper Parking on One-Way Street	10.00	15.00
No Parking Fire Lane	10.00	15.00
No Parking This Side of Street	10.00	15.00
Snow Removal	25.00	30.00
Ahead of Setback Line	10.00	15.00
Abandoned Vehicles	25.00	30.00
Occupying Two Spaces	10.00	15.00
Angle Parking Only	10.00	15.00
Other	10.00	15.00
In Intersection	10.00	15.00
Within 20 Feet of Crosswalk	10.00	15.00
Improper Storage	10.00	15.00

Truck/Bus in Residential Area	10.00	15.00
Private Property	10.00	15.00
Exceed One Commercial Vehicle in Residential Area	10.00	15.00

AGENDA 3-28-11

Village President Report

ITEM J-5

Hello Residents and Fellow Council Members,

Here is a summary of my activity since my last report and some of my future planned activities:

Activities Since my Last Report

March 16, 2011 – Regional Fire Department meeting .

March 17, 2011 – Downtown Development Authority meeting – Action items at the meeting included approval of the Brownfield request by LaFontaine for Tax Increment Financing for the eligible activities through the Washtenaw County Brownfield Redevelopment Authority (WCBRA) and Interlocal Agreement to Use Local Tax Increment Revenues for the LaFontaine Brownfield Redevelopment project.

March 18, 2011 – Union Negotiation meeting – we met with our union representatives at the Village offices. We continued to discuss the next contract and have reached a tentative agreement that will be discussed in closed session prior to the March 28, 2011 meeting. There will be an item on the New Business portion of the agenda to approve the tentative agreement subject to closed session discussion.

March 21, 2011 – Legislative Update conference call with State Representative Mark Ouimet

March 21, 2011 – Village Facility committee meeting – please see notes included under Item J-3 of the packet.

Future Activities

March 29, 2011 – Website Committee - I will try to attend if my schedule permits.

March 31, 2011 – Regional Medical Marihuana Meeting

April 2, 2011 – Capital Improvement Plan Workshop – Senior Center

April 11, 2011 – Village Council Meeting

Village Manager Review Process - I would like to complete the Village Manager Review process during the month of April. In the past we have had a Council workshop to discuss Council thoughts and then last year, following the group workshop, I met individually with the Village Manager to complete the review. I would like to take this approach again this year and would like to suggest the evening of Wednesday, April 6<sup>th</sup> for the Council workshop. Alternate Wednesdays could also work. Please let me know your availability for this date.

Please let me know if you have any questions. I hope to see you around our town.

Shawn Keough

Village President

(734) 426-5486 (home) or (313) 363-1434 (cell phone)





VENDOR APPROVAL SUMMARY REPORT

Date: 03/23/2011

Time: 11:46am

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Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ARBOR SPRINGS WATER CO.INC	ARBOR SPRI	OFFICE	5.75	0.00
AT&T	AT&T	WWTP	144.68	0.00
AVAYA, INC.	AVAYA, INC	SERVICE AGREEMENT	125.17	0.00
BLUE CARE NETWORK OF MICHIGAN	BLUE CARE	04/01-04/30-11	17,404.29	0.00
BOOTH MICHIGAN	BOOTH MICH	JOB POSTING	699.69	0.00
BOULLION SALES	BOULLION	OPERATING	439.51	0.00
CANNON EQUIPMENT	CANNON EQU	OPERATING	631.95	0.00
CARRIER & GABLE, INC.	CARRIER	OPERATING	238.00	0.00
CMR MECHANICAL	CMR	LABOR	888.18	0.00
COMCAST	COMCAST	OFFICE	263.75	0.00
COMCAST - DPW	COMCAST -	DPW	143.95	0.00
COURTNEY NICHOLLS	COUR	MILEAGE / <i>Workshop Registration</i>	205.14	0.00
DETROIT SALT COMPANY	DETROIT SA	SALT	3,034.92	0.00
DEXTER HISTORICAL SOCIETY	DEX	ANNUAL	250.00	0.00
DEXTER MILL	DEX MILL	SALT	65.00	0.00
DEXTER SENIOR CITIZENS CENTER	DEX SENIOR	ANNUAL	1,000.00	0.00
DEXTER VILLAGE	DEXVIL	WATER BILLLS	1,652.04	0.00
DIUBLE EQUIPMENT INCORPORATED	DIUBLE EQU	SUPPLIES	177.07	0.00
DONNA DETTLING	DONNA D	MILEAGE	254.64	0.00
ANDREA DORNEY	DORNEY/AND	MILEAGE/TRAINING	8.00	0.00
DTE ENERGY	DET EDISON	SETTLEMENT MO JULY	1,108.00	0.00
DTE ENERGY-STREET LIGHTING	DTE ENERGY	MARCH 2011	5,791.38	0.00
DYNA CAL, LLC	DYNACAL	SUBSCRIPTION	420.00	0.00
GRIFFIN PEST CONTROL INC	PEST CONTR	COMMERCIAL QUARTERLY	144.00	0.00
HACH COMPANY	HACH CO	REPLACEMENT PUMP	405.95	0.00
HERITAGE NEWSPAPERS	HERITAGE N	LEGALS	45.00	0.00
LESSORS WELDING SUPPLY	LESSORS	SUPPLIES	81.56	0.00
LOWE'S BUSINESS ACCOUNT	LOWE S	SUPPLIES	54.54	0.00
NEXTEL COMMUNICATIONS	NEXTEL COM	CELLULAR	384.70	0.00
ORCHARD, HILTZ & MCCLIMENT INC	OHM	MARCH INVOICES	56,909.75	0.00
PARAGON LABORATORIES INC	PARA	CHEMICALS	40.00	0.00
S.F. STRONG	SF STRONG	SUPPLIES	462.40	0.00
DANIEL SCHLAFF	SCHLAFF/DA	CLOTHING	31.79	0.00
DOUG SCHLAFF	DOUG SCHLA	MINERAL OIL	10.15	0.00
STAPLES BUSINESS ADVANTAGE	STAPLES OF	SUPPLIES	431.43	0.00
THERMCO PRODUCTS, INC	THERMCO	SUPPLIES	107.59	0.00
UNIQUE PAVING MATERIALS	UN	SUPPLIES	508.25	0.00
US BANK CORPORATE TRUST	US	LIMITED TAX GO BOND	241,043.75	0.00
WASHTENAW COUNTY TREASURER	W CTY TREA	COLLABORATION	3,731.75	0.00
WATERSOLVE	WATERSOLVE	TECH ASSISTANCE	2,500.00	0.00
Grand Total:			341,843.72	0.00

INVOICE APPROVAL LIST BY FUND

Date: 03/23/2011

Time: 11:47am

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Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	Amount	
Account	Account	Abbrev	Invoice Description	Number	Number	Date		
Fund: General Fund								
Dept: Department of Public Works								
101-441.000-740.000	Operating		LESSORS WELDING SUPPLY	0		03/21/2011	81.56	
			SUPPLIES		03/21/11			
101-441.000-740.000	Operating		LOWE'S BUSINESS ACCOUNT	0		03/21/2011	54.54	
			SUPPLIES		03/21/11			
101-441.000-740.000	Operating		S.F. STRONG	0		03/21/2011	210.01	
			SUPPLIES		420994			
101-441.000-920.000	Utilities		COMCAST - DPW	0		03/21/2011	143.95	
			DPW		03/21/11			
101-441.000-920.000	Utilities		DEXTER VILLAGE	0		03/21/2011	53.89	
			WATER BILLLS		03/21/11			
101-441.000-920.000	Utilities		DEXTER VILLAGE	0		03/21/2011	16.25	
			WATER BILLLS		03/21/11			
101-441.000-920.000	Utilities		DTE ENERGY	0		03/21/2011	1,082.00	
			SETTLEMENT MO JULY		03/21/11			
101-441.000-920.001	Telephones		NEXTEL COMMUNICATIONS	0		03/21/2011	160.29	
			CELLULAR		593543512-108			
101-441.000-937.000	Equip Main		BOULLION SALES	0		03/21/2011	439.51	
			OPERATING		198183			
101-441.000-937.000	Equip Main		CANNON EQUIPMENT	0		03/21/2011	631.95	
			OPERATING		S17795			
101-441.000-937.000	Equip Main		DIUBLE EQUIPMENT INCORPORATED	0		03/21/2011	177.07	
			SUPPLIES		84623			
			Total Department of Public Works					4,357.33
Dept: Downtown Public Works								
101-442.000-740.000	Operating		DEXTER MILL	0		03/21/2011	65.00	
			SALT		8438			
101-442.000-740.000	Operating		S.F. STRONG	0		03/21/2011	208.68	
			SUPPLIES		420994			
			Total Downtown Public Works					273.68
Dept: Engineering								
101-447.000-830.000	Engineerin		ORCHARD, HILTZ & MCCLIMENT INC	0		03/23/2011	583.75	
			MARCH INVOICES		03/23/11			
			Total Engineering					583.75
Dept: Municipal Street Lights								
101-448.000-920.003	St Lights		DTE ENERGY-STREET LIGHTING	0		03/22/2011	5,791.38	
			MARCH 2011		03/22/11			
			Total Municipal Street Lights					5,791.38
Dept: Parks & Recreation								
101-751.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		03/21/2011	210.69	
			04/01-04/30-11		110700001551			
101-751.000-740.000	Operating		S.F. STRONG	0		03/21/2011	43.71	
			SUPPLIES		420994			
			Total Parks & Recreation					254.40
Dept: Long-Term Debt								
101-850.000-990.000	Debt Servi		US BANK CORPORATE TRUST	0		03/22/2011	60,000.00	
			LIMITED TAX GO BOND					
101-850.000-996.004	'06 Facili		US BANK CORPORATE TRUST	0		03/22/2011	32,478.75	
			LIMITED TAX GO BOND					
			Total Long-Term Debt					92,478.75
Dept: Insurance & Bonds								
101-851.000-721.001	Retiree He		BLUE CARE NETWORK OF MICHIGAN	0		03/21/2011	2,529.96	
			04/01-04/30-11		110700001551			
			Total Insurance & Bonds					2,529.96
Dept: Contributions								
101-875.000-965.002	Community		DEXTER HISTORICAL SOCIETY	0		03/21/2011	250.00	
			ANNUAL		03/21/11			
101-875.000-965.003	Senior		DEXTER SENIOR CITIZENS CENTER	0		03/21/2011	1,000.00	
			ANNUAL		03/21/11			
			Total Contributions					1,250.00
			Fund Total					118,784.14

Fund: Major Streets Fund

INVOICE APPROVAL LIST BY FUND

Date: 03/23/2011  
 Time: 11:47am  
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Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	Amount
Account	Account	Abbrev	Invoice Description	Number	Number	Date	
<b>Fund: Major Streets Fund</b>							
Dept: Contracted Road Construction							
202-451.000-803.000	Contracted		ORCHARD, HILTZ & MCCLIMENT INC MARCH INVOICES	0	03/23/11	03/23/2011	599.37
Total Contracted Road Construction							599.37
Dept: Routine Maintenance							
202-463.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN 04/01-04/30-11	0	110700001551	03/21/2011	1,095.61
202-463.000-740.000	Operating		UNIQUE PAVING MATERIALS SUPPLIES	0	03/21/11	03/21/2011	508.25
Total Routine Maintenance							1,603.86
Dept: Traffic Services							
202-474.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN 04/01-04/30-11	0	110700001551	03/21/2011	337.11
202-474.000-740.000	Operating		CARRIER & GABLE, INC. OPERATING	0	234890	03/21/2011	238.00
Total Traffic Services							575.11
Dept: Winter Maintenance							
202-478.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN 04/01-04/30-11	0	110700001551	03/21/2011	674.22
Total Winter Maintenance							674.22
Fund Total							3,452.56
<b>Fund: Local Streets Fund</b>							
Dept: Contracted Road Construction							
203-451.000-803.000	Contracted		ORCHARD, HILTZ & MCCLIMENT INC MARCH INVOICES	0	03/23/11	03/23/2011	599.38
Total Contracted Road Construction							599.38
Dept: Routine Maintenance							
203-463.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN 04/01-04/30-11	0	110700001551	03/21/2011	337.11
Total Routine Maintenance							337.11
Dept: Traffic Services							
203-474.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN 04/01-04/30-11	0	110700001551	03/21/2011	84.28
Total Traffic Services							84.28
Dept: Winter Maintenance							
203-478.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN 04/01-04/30-11	0	110700001551	03/21/2011	168.56
203-478.000-740.000	Operating		DETROIT SALT COMPANY SALT	0	22004	03/21/2011	3,034.92
Total Winter Maintenance							3,203.48
Fund Total							4,224.25
<b>Fund: Streetscape Debt Service Fund</b>							
Dept: Streetscape							
303-570.000-990.003	Debt Servi		US BANK CORPORATE TRUST GO BOND	0	03/22/11	03/22/2011	130,000.00
303-570.000-996.006	'02 Refund		US BANK CORPORATE TRUST GO BOND	0	03/22/11	03/22/2011	18,565.00
Total Streetscape							148,565.00
Fund Total							148,565.00
<b>Fund: SRF Project Fund</b>							
Dept: Equalization Basin							
403-905.000-830.000	Engineerin		ORCHARD, HILTZ & MCCLIMENT INC MARCH INVOICES	0	03/23/11	03/23/2011	2,392.00
Total Equalization Basin							2,392.00

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Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check	Invoice	Due	Amount	
			Abbrev	Invoice Description	Number	Number	Date		
Fund: SRF Project Fund									
								Fund Total	2,392.00
Fund: DWRP Project Fund									
Dept: Capital Improvements									
404-901.000-830.000	Engineerin			ORCHARD, HILTZ & MCCLIMENT INC MARCH INVOICES	0	03/23/11	03/23/2011	8,008.50	
								Total Capital Improvements	8,008.50
Dept: Water Project Phase 2									
404-906.000-830.000	Engineerin			ORCHARD, HILTZ & MCCLIMENT INC MARCH INVOICES	0	03/23/11	03/23/2011	37,811.75	
								Total Water Project Phase 2	37,811.75
								Fund Total	45,820.25
Fund: Sewer Enterprise Fund									
Dept: Sewer Utilities Department									
590-548.000-721.000	Health & L			.BLUE CARE NETWORK OF MICHIGAN 04/01-04/30-11	0	110700001551	03/21/2011	4,729.41	
590-548.000-740.000	Operating			DOUG SCHLAFF MINERAL OIL	0	03/21/11	03/21/2011	10.15	
590-548.000-743.000	Chem Lab			THERMCO PRODUCTS, INC SUPPLIES	0	27440	03/21/2011	107.59	
590-548.000-745.000	Uniform Al			DANIEL SCHLAFF CLOTHING	0	03/21/11	03/21/2011	31.79	
590-548.000-802.000	Profession			ORCHARD, HILTZ & MCCLIMENT INC MARCH INVOICES	0	03/23/11	03/23/2011	3,518.00	
590-548.000-803.003	Sludge hau			WATERSOLVE TECH ASSISTANCE	0	3491	03/21/2011	2,500.00	
590-548.000-920.000	Utilities			DEXTER VILLAGE WATER BILLLS	0	03/21/11	03/21/2011	1,435.69	
590-548.000-920.000	Utilities			DTE ENERGY SETTLEMENT MO JULY	0	03/21/11	03/21/2011	26.00	
590-548.000-920.001	Telephones			NEXTEL COMMUNICATIONS CELLULAR	0	593543512-108	03/21/2011	96.18	
590-548.000-920.001	Telephones			AT&T WTP	0	03/21/11	03/21/2011	49.19	
590-548.000-920.001	Telephones			AWAYA, INC. SERVICE AGREEMENT	0	03/22/2011	03/22/2011	125.17	
590-548.000-935.000	Bldg Maint			HACH COMPANY REPLACEMENT PUMP	0	03/21/11	03/21/2011	405.95	
590-548.000-960.000	Education			ANDREA DORNEY MILEAGE/TRAINING	0	03/21/11	03/21/2011	8.00	
								Total Sewer Utilities Department	13,043.12
								Fund Total	13,043.12
Fund: Water Enterprise Fund									
Dept: Water Utilities Department									
591-556.000-721.000	Health & L			BLUE CARE NETWORK OF MICHIGAN 04/01-04/30-11	0	110700001551	03/21/2011	1,182.35	
591-556.000-740.000	Operating			STAPLES BUSINESS ADVANTAGE SUPPLIES	0	03/21/11	03/21/2011	51.70	
591-556.000-802.000	Profession			ORCHARD, HILTZ & MCCLIMENT INC MARCH INVOICES	0	03/23/11	03/23/2011	815.00	
591-556.000-824.000	Testing &			PARAGON LABORATORIES INC CHEMICALS	0	6561	03/21/2011	40.00	
591-556.000-901.000	Printing &			BOOTH MICHIGAN JOB POSTING	0	03/21/11	03/21/2011	699.69	
591-556.000-920.001	Telephones			NEXTEL COMMUNICATIONS CELLULAR	0	593543512-108	03/21/2011	96.17	
591-556.000-920.001	Telephones			AT&T WTP	0	03/21/11	03/21/2011	95.49	
								Total Water Utilities Department	2,980.40
Dept: Capital Improvements									
591-901.000-974.000	CIP Capita			ORCHARD, HILTZ & MCCLIMENT INC MARCH INVOICES	0	03/23/11	03/23/2011	2,035.75	

INVOICE APPROVAL LIST BY FUND

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Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check	Invoice	Due	Amount
			Abbrev	Invoice Description	Number	Number	Date	
Fund: Water Enterprise Fund								
Dept: Capital Improvements								
Total Capital Improvements								2,035.75
Fund Total								5,016.15
Fund: Trust & Agency Fund								
Dept: Assets, Liabilities & Revenue								
701-000.000-253.060			KCM-QED	ORCHARD, HILTZ & MCCLIMENT INC	0		03/23/2011	546.25
				MARCH INVOICES		03/23/11		
Total Assets, Liabilities & Revenue								546.25
Fund Total								546.25
Grand Total								341,843.72

AGENDA 3-28-11ITEM K-2.

Courtney Nicholls

From: Allison Bishop  
 Sent: Tuesday, March 22, 2011 2:32 PM  
 To: Courtney Nicholls  
 Subject: FW: Relay for Life event  
 Attachments: RES01890.JPG; RES01891.JPG

Allison,

My apologies for the tardiness of this email. I truly hope that there is still time to get village approval.

When I spoke with you last month, I described a pre-Relay event called Paint the Town Purple (PTP). Our plan is to decorate the village in as much purple as we can.

Date: 4/18-4/24

Setup: 4/17 (by Relay committee and Team members)

Take down: 4/24 (by Relay committee and Team members)

What we hope to do:

-We would like to tie purple ribbons on as many trees and lampposts as we have ribbon for. One per tree/lamppost. I have included a photo of an example of the ribbon size and type. Ours would be purple instead of white. We would love to get every tree and post all around Monument Park, the Bridge and corner of Broad and Main. These would be put up on 4/17 and removed 4/24.

-As the theme for this year's Relay is "Superheroes", capes have become an important decoration. We would like to tie small purple capes (as in the photo)..approx. 12"x18" to perhaps 20-40 trees downtown. These would be put up on 4/17 and removed 4/24.

-We would like to string purple Xmas mini lights all around the roof edge of the Gazebo in Monument Park. These are the straight line lights of this type : [http://www.christmas-light-source.com/100-Purple-Mini-lights-25-inch-Green-Wire\\_p\\_1032.html](http://www.christmas-light-source.com/100-Purple-Mini-lights-25-inch-Green-Wire_p_1032.html) I would like to go twice around. These would be put up Sunday the 17th and removed Sunday the 24th. I will need some guidance regarding the setup/ electrical outlets of these. We have the "hands" to do the work.

-Businesses will be putting posters on their windows and handing out flyers all week as well.

That is all I can think of. Please let me know if you need any other information...I am at your disposal. And again, my apologies for being so late with this request.

-Caroline Altomare  
 734-255-0682  
 Promotions Chair  
 Relay for Life of Dexter

"Be kinder than necessary. Everyone is fighting some kind of battle." Unknown



**AGENDA** 3-28-11

**RESOLVED BY THE VILLAGE COUNCIL OF DEXTER: ITEM** M-2

WHEREAS, Washtenaw County established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) in accordance with the Brownfield Redevelopment Financing Act, being Act 381 of 1996 as amended (the Act) to encourage redevelopment of contaminated, functionally obsolete or blighted property by providing economic incentives; and

WHEREAS, a Brownfield Plan for the LaFontaine Chevrolet -7120 Dexter-Ann Arbor Road Brownfield Redevelopment Project has been created to facilitate the redevelopment of the Property resulting in approximately 32,000 square feet of commercial space in the Downtown Development Authority District, with an estimated investment of \$5.3 million; and

WHEREAS, March 17, 2011, the Dexter Downtown Development Authority approved an interlocal agreement with the Washtenaw County Brownfield Redevelopment Authority to facilitate the implementation of the proposed Brownfield Plan Amendment; and

WHEREAS, the Plan must be approved by the Village of Dexter prior to final approval by the Washtenaw County Board of Commissioners;

NOW THEREFORE BE IT RESOLVED that the Village of Dexter approves the Brownfield Plan for the LaFontaine Chevrolet Redevelopment Project – 7120 Dexter-Ann Arbor Road; and

THAT the proposed Brownfield Plan meets the requirements of the Act and constitutes a valid public purpose.

AYES:

NAYS:

ABSENT:

**RESOLUTION DECLARED ADOPTED THIS 28<sup>TH</sup> DAY OF MARCH, 2011**

\_\_\_\_\_  
Shawn W. Keough, Village President

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 28<sup>th</sup> day of March, 2011.

\_\_\_\_\_  
Carol Jones, Village Clerk



**WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**FINAL BROWNFIELD PLAN  
FOR  
LAFONTAINE CHEVROLET  
REDEVELOPMENT PROJECT**

**7120 DEXTER-ANN ARBOR ROAD  
DEXTER, MICHIGAN**

Prepared by:

LaFontaine Chevrolet  
7120 Dexter-Ann Arbor Road  
Dexter, Michigan 48130  
Contact Person:  
Matt LaFontaine  
[matt@lafontainemotors.com](mailto:matt@lafontainemotors.com)  
Phone: (313) 743-4581

Canopus Environmental Group  
6988 Hitchingham Road  
Ypsilanti, Michigan 48197  
Contact Person:  
Louis Stultz, Senior Project Manager  
[lstultz@canopusgroup.com](mailto:lstultz@canopusgroup.com)  
Phone: (734) 678-8553

Washtenaw County Brownfield Redevelopment Authority  
James Harless - Chairman

March 21, 2011  
Canopus Project No: C5210

Interlocal Agreement Approved by the Dexter DDA on: March 17, 2011  
Approved by the Village Council of Dexter on:  
Approved by the Washtenaw County Brownfield Redevelopment Authority on:  
Approved by the Washtenaw County Board of Commissioners on:

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## TABLES

Brownfield Conditions: Table of Eligible Property  
Subsection B - Table 1B: Summary Description of Eligible Activities

## ATTACHMENTS

- A. FIGURES
- B. LEGAL DESCRIPTION
- C. COST BREAKDOWN
- D. TABLES
  - Schedule 1 – Eligible Activities Costs
  - Schedule 2 – Tax Increment Financing Projections
- E. INTERLOCAL AGREEMENT - Between Village of Dexter DDA and the Authority
- F. ADDITIONAL DOCUMENTS SUBMITTED TO WCBRA
  - Atwell-Hicks - Baseline Environmental Assessment & Due Care Plan (4/6/05)
  - Including: Atwell-Hicks - Phase II Documents (2/9/05)
  - Atwell-Hicks - Phase I ESA (2/7/05)
  - Integrated Environmental Inc., - BEA (12/18/02)

## PROJECT SUMMARY

Project Name: *LaFontaine Chevrolet Redevelopment Project*  
Project Location: *7120 Dexter-Ann Arbor Road, Dexter, Michigan 48130*

Type of Eligible Property: Facility

<b>List of Eligible Activities</b>	<b>Costs</b>
Brownfield Plan	\$5,500
Act 381 Work Plan	\$7,500
State Review	\$2,000
Asbestos/Lead Inspections/Abatement	\$5,000
Demolition	\$25,000
Environmental Due Care & Additional Response Activities	\$180,000
Contingency 15% (Asbestos, Demo, DC. & ARA. only)	\$29,100
<b>Subtotal Site Eligible Activities</b>	<b>\$254,100</b>
Authority Administrative Costs (WCBRA)	\$25,410
Local Site Remediation Revolving Fund	\$50,820
<b>Total Estimated Cost to be Funded through TIF</b>	<b>\$330,330</b>

**Estimated Capital Investment:**

**~\$5.3 Million**

### Project Overview:

Beginning in April of 2011 all existing structures of LaFontaine Chevrolet, including the current showroom building, body shop building, storage sheds and used car trailer, will be demolished or removed from the subject site. Following initial demolition activities, LaFontaine Chevrolet will redevelop the site over the next eight months into a state-of-the-art, environmentally sustainable, Leadership in Energy and Environmental Design (LEED) certified auto dealership. The overall estimated investment of the project will be ~\$5.3 million. The final design will consist of a 32,000 square foot structure, including office, sales/showroom, parts, service, washing and vehicle storage areas. The extent of the development will cover the entire site (8.34 acres) including walkways, landscaping, driveways/approaches and parking (431 vehicles). The project will be completed by December 2011 and result in the addition of 50 to 100 new jobs that should allow the dealership the ability to sell as many as 2,000 vehicles a year.

This Plan has been created for the purpose of facilitating the redevelopment of the property and to allow for the application of tax increment financing from local and state property tax increments. The Plan includes \$330,330 in tax increment financing activities, which will be reimbursed through local and state property tax increment revenues.

## **INTRODUCTION AND PURPOSE**

In order to promote the redevelopment of environmentally distressed properties within Washtenaw County, Michigan, the County has established the Washtenaw County Brownfield Redevelopment Authority (the "Authority") pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381").

The primary purpose to this Brownfield Plan ("Plan") is to promote the redevelopment of and private investment in certain "brownfield" properties within the county. Inclusion of property within this Plan will facilitate financing of environmental response and other Eligible Activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in redevelopment of eligible sites, commonly referred to as "brownfields". By facilitating redevelopment of brownfield properties, the Plan is intended to promote economic growth for the benefit of the residents of Washtenaw County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the eligible property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from the eligible property, to identify and authorize the Eligible Activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to the Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This plan is intended to be a living document, which may be modified or amended as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. Terms used in this document are defined in Act 381.

This Brownfield Plan contains information required by Section 13(1) of Act 381.

## **ELIGIBLE PROPERTY INFORMATION**

The Eligible Property (subject site) is located in the southwest quarter of Section 5, Township 2 South, Range 5 East, Village of Dexter, Washtenaw County, Michigan and consists of 8.34-acres of developed land. The address for the subject site is 7120 Dexter-Ann Arbor Road and is located at the northeast corner of Dexter-Ann Arbor Road and Ryan Drive. The subject site is currently occupied by LaFontaine Chevrolet (since 2005). The site is currently developed with two buildings, encompassing a total of 16,280-square feet of floor space, as well as two small storage sheds and an office trailer. The western most building (Showroom) contains a showroom and sales area, administrative offices, and an auto service/repair area, totaling ~9,200-square feet, while the eastern-most building (Body Shop) is used as a body shop including a collision repair area, a paint booth, a paint mixing area, and a small office area, totaling ~7,080-square feet. The buildings are primarily located in the central to southeastern

portion of the subject site. The majority of the land immediately surrounding the buildings is covered by asphalt paved parking, including storage of new and used vehicles, and landscaped areas. The northern and western portions of the property are predominantly undeveloped and consist of grass and/or gravel covered areas. The subject site is accessed from the east, off of Ryan Drive and from the south off of Dexter-Ann Arbor Road. **Attachment A (Figures)** includes a *Site Location Map, Boundary/Topo Survey, Proposed Site Plan, Building Floor Plan and Building Elevations* for the eligible property.

Existing infrastructures at the subject site include subsurface utilities consisting of municipal sanitary/storm sewer, water, natural gas, electric, and communications. The mains servicing the site are located within Dexter-Ann Arbor Road and Ryan Drive with private service leads extending into the site from the east and south. The Village of Dexter supplies potable water and public sewer service for the property. The property is presently zoned G-1 for general business use.

The property tax identification numbers associated with the legal description of the subject site are *HD-08-05-300-058 (Parcel I – 3.78 Acres); HD-08-05-300-046 (Parcel II – 2.41 Acres); and HD-08-05-300-059 (Parcel IV – 2.15 Acres)*. A legal description for the subject site is provided in **Attachment B**.

## PROPOSED REDEVELOPMENT

AML Dexter LLC (LaFontaine Chevrolet) purchased the subject site, located at 7120 Dexter-Ann Arbor Road, on February 22, 2005. LaFontaine Chevrolet is the current site occupant and has operated an automobile sales and service center as such since 2005. Beginning in April 2011 and continuing through December 2011, LaFontaine Chevrolet will redevelop the subject site into a state-of-the-art, environmentally sustainable, Leadership in Energy and Environmental Design (LEED) certified auto dealership. The development should result in the addition of 50 to 100 new jobs and allow the dealership the ability to sell as many as 2,000 vehicles a year. The project will consist of a 32,000 square foot structure, including office, sales/showroom, service, washing stalls and vehicle storage areas. An off site body shop will also be constructed to service this dealership. The extent of the development will cover the entire site (8.34 acres) including walkways, landscaping, driveways/approaches and parking (431 vehicles). All existing structures, including the current showroom building, body shop building, storage sheds and used car trailer, will be demolished or removed prior to redevelopment of the site and all appropriate building materials (e.g., concrete) and non-contaminated soils will be re-used as back fill on the property for land balancing or for structural/construction purposes. Some upgrading of utilities and public infrastructure will also be completed as necessary to service this development. (Refer to the *Proposed Site Plan, Building Floor Plan and Building Elevations* presented in **Attachment A**). **Attachment C** provides a Cost Breakdown of the project to be completed at the subject site.

## BROWNFIELD CONDITIONS

The subject site is considered “eligible property” as defined by Act 381, Section 2 because the subject site, located at 7120 Dexter-Ann Arbor Road, Dexter, Michigan, meets the definition of a

"Facility" as outlined in Part 201 of the Natural Resources Environmental Protection Act (NREPA), 1994, PA 451, as amended. The facility designation was determined by environmental investigations conducted previously at the subject site. The following outlines those activities:

As part of pre-purchase due diligence activities, Atwell-Hicks, LLC (Atwell) was contracted by AML Dexter LLC to conduct a Phase I Environmental Site Assessment (Phase I ESA), Phase II Subsurface Investigation (Phase II SI) and a Baseline Environmental Assessment (BEA) of the subject site. These activities took place from late January 2005 through early April 2005. During the course of the Phase I ESA, completed by Atwell on February 7, 2005, several Recognized Environmental Conditions (RECs) were identified at the subject site and included the following:

- Historic use of the subject site for automotive sales and service since the late 1950s/early 1960s.
- Underground hydraulic hoists (Showroom/Repair building)
- Petroleum staining throughout maintenance areas of Showroom/Repair building
- Floor drains in both buildings (sealed and open)
- The subject site (7120 Dexter-Ann Arbor Road) is listed as a closed LUST site. The site was granted a restricted closure based on a Tier II evaluation. Restricted Commercial closures indicate that contaminants remain on-site at levels exceeding one or more of the Residential and Commercial I cleanup criteria.
- Evidence of a former orchard and mass grading was identified on historic aerial photographs.

In addition to conducting a Phase I ESA, Atwell reviewed documents from environmental investigations conducted previously at the site by Clayton Environmental Consultants (August 1999) Innovative Environmental Solutions, Inc. (April and July 2002) and Integrated Environmental, Inc. (November 2002). In total, 43 subsurface borings were completed at the site and resulted in the chemical analysis of 30 soil and 21 groundwater samples. According to information summarized in a BEA Report prepared by Integrated Environmental, Inc., and dated December 18, 2002, it was found that numerous volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs) and metals were identified at the site at levels exceeding NREPA Part 201 generic residential cleanup criteria, and therefore, meeting the definition of a "Facility".

On February 9, 2005, Atwell returned to the site to conduct a Phase II SI. The purpose of this investigation was to further evaluate RECs discovered during their Phase I ESA and to validate previous environmental investigations conducted at the site. Laboratory analysis of selected samples collected during the Atwell Phase II indicated that numerous VOC and metal contaminants were detected in soil and groundwater samples at levels exceeding NREPA Part 201 generic residential cleanup criteria. As such, Atwell reaffirmed that the subject site qualifies as a "Facility" due to its historical use as an automobile dealership and gasoline service station.

The table below lists all eligible property (parcels) that comprise the subject site and the status as a facility.

Eligible Property Table - Parcels/Parcel I.D. Numbers	Facility Status
Parcel I (HD-08-05-300-058)*	Facility
Parcel II (HD-08-05-300-046)*	Contiguous to Parcel I & IV
Parcel IV (HD-08-05-300-058)*	Contiguous to Parcel I & II

\*The three parcels will be combined into one property as part of the redevelopment project.

## BROWNFIELD PLAN PROVISIONS

### A. Description of Costs to be paid with Tax Increment Revenues

LaFontaine Chevrolet is requesting that the Authority capture incremental local and school operating taxes generated through tax increment financing to reimburse the cost of certain "Eligible Activities" as provided in this Plan totaling \$254,100. A detailed table of these costs is presented as **Schedule 1 of Attachment D**. Additionally, the Authority will capture administrative fees and Local Site Remediation Revolving Loan Funds from this Plan.

### B. Summary of Eligible Activities

The "Eligible Activities" that are intended to be carried out at the subject site are considered "Eligible Activities" as defined by Section 2 of Act 381, because they include, asbestos abatement, demolition and environmental due care activities. A summary of the Eligible Activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject site are shown in the table below and in the *Eligible Activities Costs* listed in **Schedule 1 of Attachment D**.

<b>Subsection B - Table 1B</b> Summary Description of Eligible Activities	Budgeted Costs
Brownfield Plan	\$5,500
Act 381 Work Plan	\$7,500
State Review	\$2,000
Asbestos/Lead Inspections/Abatement	\$5,000
Demolition	\$25,000
Environmental Due Care & Additional Response Activities	\$180,000
Contingency 15% (Asbestos, Demo, DC. & ARA. only)	\$29,100
<b>Subtotal Site Eligible Activities</b>	<b>\$254,100</b>
Authority Administrative Costs (WCBRA)	\$25,410
Local Site Remediation Revolving Fund	\$50,820
<b>Total Estimated Cost to be Funded through TIF</b>	<b>\$330,330</b>

Of the \$180,000 total cost for Due Care and Additional Response Activities, \$20,000 would be recovered through local capture only, due to scheduling constraints of the project. These costs represent excavation of contaminated soils where two columns/footings are to be placed for the new building. This portion of the project will need to be completed prior to approval of the Act 381 Work Plan (DNRE) which most likely would not happen until July 2011 at the earliest.

It is currently anticipated construction will begin in the spring of 2011 and Eligible Activities will be completed by December 2011. Unless otherwise agreed to in writing by the Authority, all Eligible Activities will be completed within 5 years after the approval of this Plan by the governing body, however, any long-term monitoring, operation or maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of Eligible Activities. Tax increment revenues generated by the subject site will be captured by the Authority and used to reimburse the cost of the Eligible Activities completed on the subject site after approval of this Plan by the governing body pursuant to the terms of a Reimbursement Agreement with the Authority (the "Reimbursement Agreement").

The costs listed in the **Description of Eligible Activities** (table above) are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the subject site. No costs of Eligible Activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the approved Plan. This Plan will dictate the total cost of Eligible Activities subject to reimbursement, provided that the total cost of Eligible Activities subject to reimbursement shall not exceed the estimated costs set forth above, without requiring an amendment to this Plan. As long as the total costs are not exceeded, line item costs of Eligible Activities may be adjusted after the date of this Plan as approved by the Authority/Governing Body, to the extent adjustments do not violate the terms of the approved Michigan Economic Development Corporation (MEDC)/Michigan Department of Natural Resources and Environment (DNRE) Act 381 Workplans.

### **Act 381 Work Plans**

It is the intention of this Brownfield Plan to capture school operating taxes for all Eligible Activities. Therefore, an appropriate work plan will be submitted to the DNRE and the MEDC for their review and approval. With the exception of \$100,000 in estimated Due Care activity costs (engineering control - vapor barrier) any costs proposed for consideration in an Act 381 Work Plan will be supported with local only TIF if not approved by the State of Michigan. State Work Plan approval will be required for local support of the proposed engineering control, which will consist of a vapor barrier, either in the form of a liner, floor coating or venting system or some combination thereof, as well as permanent soil-gas sampling points.

**C. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions.**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of Eligible Activities under this Plan. An estimate of tax increment financing projections from revenues to be captured by this Plan is presented in **Schedule 2 of Attachment D**. It is anticipated that Eligible Activities will be completely repaid by the year 2014.

The eligible property is located within the Village of Dexter's Downtown Development Authority (DDA) district. The tax increment revenues captured by the DDA from the eligible property will be transferred to the Authority pursuant to an Interlocal Agreement approved by the DDA and the Authority. The Interlocal Agreement will allow the Authority to use tax increment revenues captured from the eligible property to reimburse for the Eligible Activities identified in Section B of this Plan. Once the Eligible Activities for the eligible property have been reimbursed, the Interlocal Agreement between the DDA and the Authority is nullified and the DDA will no longer transfer tax increment revenues captured from the eligible property to the Authority. A Copy of the Interlocal Agreement between the Authority and the Village of Dexter's DDA is provided in **Attachment E**.

**D. Method of Financing and Description of Advances Made by the Municipality**

Project costs are to be financed solely by the Developer. The Authority will reimburse the Developer for the cost of approved Eligible Activities, but only from tax increment revenues generated from the Property. No advance has been made or shall be made by the Authority or the Governing Body for the costs of Eligible Activities under this Plan.

**E. Maximum Amount of Note or Bonded Indebtedness**

None

**F. Duration of the Brownfield Plan**

The duration of the Brownfield Plan for Eligible Activities on eligible property shall not exceed 35 years following the date of the governing body resolution approving the plan amendment. The date of tax capture shall commence during the year construction begins or the immediate following year, but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the plan amendment. TIF capture shall not exceed 30 years.

**G. Estimate of the Impact of Tax Increment Financing on the Revenues of all Taxing Jurisdictions in which the Eligible Property is Located**

Tabular estimates of the incremental tax increases and capture are attached as **Schedule 2**.

**H. Legal Description, Property Map, Statement of Qualifying Characteristics, Personal Property**

Reference exhibits, attachments, or other sections that provide legal description, property size, eligibility characteristics.

**I. Estimates of Residents and Displacement of Families**

There are no persons residing on this Property.

**J. Plan for Relocation of Displaced Persons**

This section is inapplicable to this site as there are no persons residing on the property.

**K. Provisions for Relocation Costs**

This section is inapplicable to this site as there are no persons residing on the property.

**L. Strategy for Compliance with Michigan's Relocation Assistance Law**

This section is inapplicable to this site as there are no persons residing on the property.

**M. Description of Proposed Use of Local Site Remediation Revolving Fund**

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the Authority. It may also include funds appropriated or otherwise made available from public or private sources. The amount of tax increment revenue authorized for capture and deposit in the LSRRF for this Plan is twenty percent (20%) of the total Eligible Activity expenses, estimated at \$50,820.

No funds from the Washtenaw County Local Site Remediation Revolving Fund will be used for this project.

**N. Other Material the Authority or Governing Body Considers Pertinent**

**Owners Obligations, Representations and Warrants**

The Owner and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the Village of Dexter or any other properly constituted governmental authority with respect to the Eligible Property and in accordance with this Plan.

LaFontaine Chevrolet represents and warrants that a Phase I Environmental Site Assessment ("ESA"), a Phase II ESA, and a Baseline Environmental Assessments (BEA), pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed at the Property on it's behalf. Copies of the above mentioned

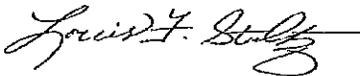
documents are provided in **Attachment F**. Additional environmental information, including a previous closure report, is available at the DNRE Jackson District Office by review request (Freedom of Information Act).

**Brownfield Michigan Business Tax (MBT) Credit**

The Property is included in this Plan to enable LaFontaine Chevrolet to avail themselves of eligibility for a credit against their Michigan business tax liability. The Dexter DDA, Village of Dexter, Washtenaw County Brownfield Redevelopment Authority, and Washtenaw County Board of Commissioners make no representation to any person or entity as to the availability, amount or value of any credit associated with this Plan and project.

This Brownfield plan is submitted by:

**CANŌPUS ENVIRONMENTAL GROUP, INC.**  
Project No: C5210



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Louis F. Stultz  
Senior Project Manager



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James Murray  
Manager Environmental Services

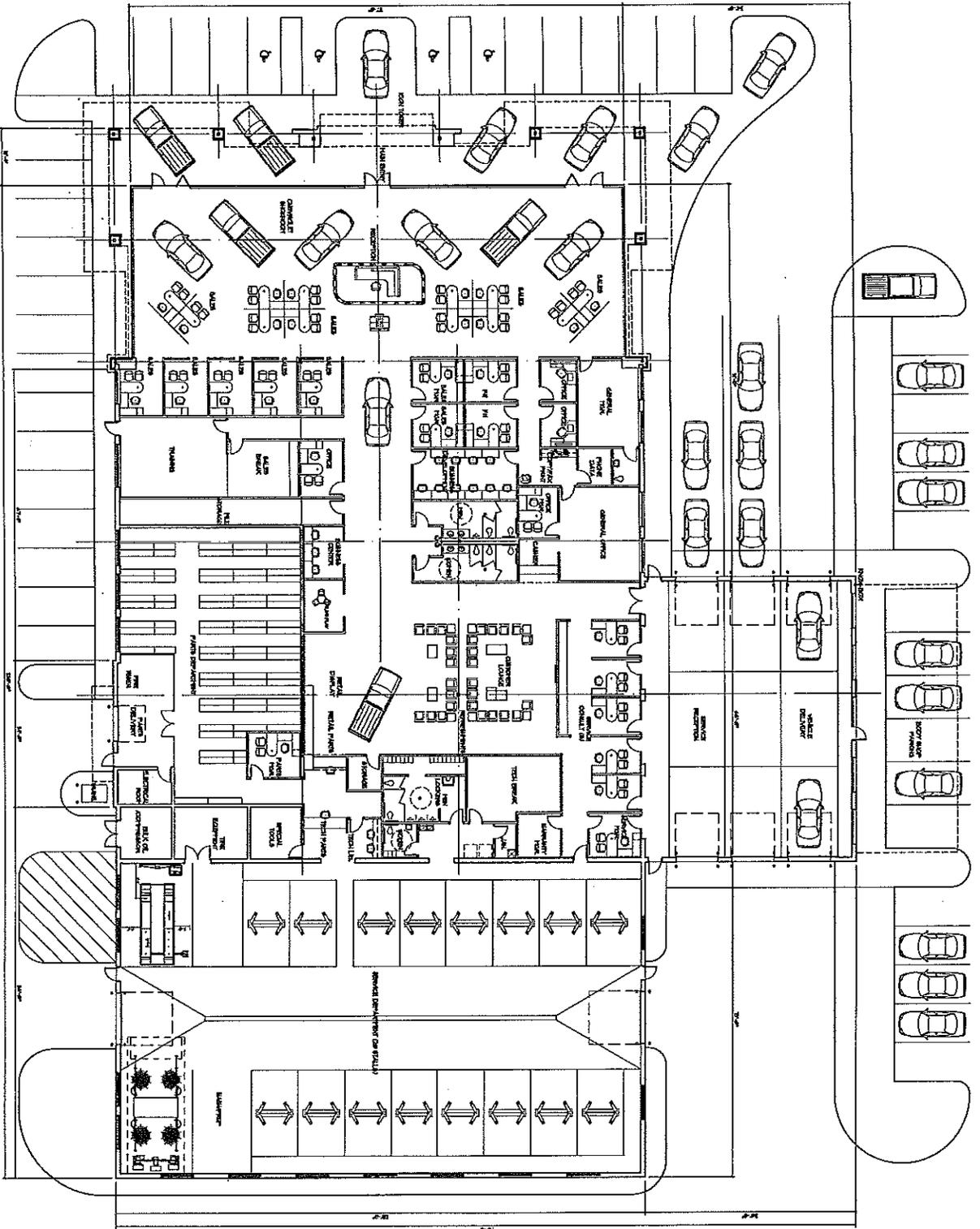
**ATTACHMENT A**

**FIGURES**





 NORTH  
 NORTH  
 NORTH  
 FLOOR PLAN  
 SCALE 3/32" = 1'-0"



<p>   <b>NUDELL ARCHITECTS</b>          2800 W. Tenth Avenue, Suite 1000          Denver, CO 80202          Phone: 303.733.4444          Fax: 303.733.4445          Website: www.nudell.com       </p>	<p> <b>NOTICE</b>          THIS DOCUMENT IS THE PROPERTY OF NUDELL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF NUDELL ARCHITECTS.       </p>	<p>         project title  <b>Lafontaine CHEVROLET</b>          DENVER, CO       </p>	<p>         sheet title  <b>CONCEPTUAL BUILDING FLOOR PLAN</b> </p>	<p>         project number  <b>2010-442</b>          drawn: ALC          checked: ALC          approved: JAK          prepared for: ghp          date: 08-27-10          title: 08-27-10       </p>
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**ATTACHMENT B**  
**LEGAL DESCRIPTION**

**Legal Description**

Commencing at the South ¼ corner of Section 5, T2S, R5E, Scio Township, Washtenaw County, Michigan; thence N 89 47' 05" W 678.87 feet along the South line of said Section to a point on the centerline of Dexter-Ann Arbor Road, said point being the POINT OF BEGINNING; thence N 47 56' 10" W 630.00 feet along said centerline; thence N 42 03' 50" E 557.16 feet; thence S 47 56'10" E 673.87 feet; thence S 46 34' 00" W 558.89 feet along the centerline of Ryan Drive to the Point of Beginning. Being a part of the Southwest ¼ of Section 5, T2S, R5E, Village of Dexter, Washtenaw County, Michigan and containing 8.34 acres of land, more or less. Being subject to the rights of the public over the Northeasterly 33 feet of Dexter-Ann Arbor Road and the Northwesterly 33 feet of Ryan Drive. Also being subject to easements and restrictions of record, if any.

***Including parcels:***

*HD-08-05-300-058 (Parcel I – 3.78 Acres)*  
*HD-08-05-300-046 (Parcel II – 2.41 Acres)*  
*HD-08-05-300-059 (Parcel IV – 2.15 Acres)*

***Property Address:*** 7120 Dexter-Ann Arbor Road, Dexter, Michigan 48130

**ATTACHMENT C**  
**COST BREAKDOWN**

**BLOOM GENERAL CONTRACTING, INC  
NEW CONSTRUCTION COSTS (LAFONTAINE-DEXTER)**

Earthwork & Utilities, Watermain, Stone base, Curb, Asphalt, & Exterior Concrete	\$839,828.00
Site Electric & Site Lighting Fixtures	\$269,200.00
Fencing and Pipe Bollards	\$19,900.00
Landscape, Irrigation, Retaining/Boulder Walls	\$144,341.00
Survey, Staking, Testing	\$45,000.00
Foundations and Concrete	\$271,839.00
Masonry and Insulation	\$543,438.00
Steel	\$585,550.00
Precast Planking	\$29,875.00
Entry Element	\$95,600.00
Storefront, Glass and Glazing	\$191,200.00
Roofing and Coping	\$137,425.00
Doors, Frames and Hardware Material	\$47,800.00
Overhead Doors and Proximety Sensors	\$67,360.00
Carpentry, Insulation, Light Gauge Metal, Drywall, Ceilings	\$274,850.00
Casework and Finish Carpentry	\$59,750.00
Brand Image Casework	\$36,000.00
Bath Partitions and Misc. Hardware	\$7,767.00
Caulking	\$5,019.00
New Car Delivery Canopy	\$68,000.00
Paint and Masonry Sealing	\$83,650.00
Fire Extinguishers, ADA Signage	\$4,780.00
Carpet and VCT	\$27,925.00
Ceramic Tile	\$143,400.00
Service, Service Floor Reception Finish	\$54,340.00
Heating, Ventilation, and Air Conditioning	\$310,700.00
Fire Suppression System	\$101,575.00
Plumbing	\$203,150.00
Electrical Alarm System	\$320,000.00
Unforeseen Conditions and Misc. Expense Contingency	\$95,000.00
Permanently Installed Dealer Equipment	\$260,000.00
<b>BASE TOTALS</b>	<b>\$5,344,262.00</b>

**ATTACHMENT D**

**TABLES**

- Schedule 1 – Eligible Activities Costs**
- Schedule 2 – Tax Increment Financing Projections**

Schedule 1 - Eligible Activities Table  
 LaFontaine Chevrolet, Dexter, Michigan

Eligible Activity	Total Amount	Local Only	State/Local
Brownfield Plan	\$ 5,500		\$ 5,500
Act 381 Workplan	\$ 7,500		\$ 7,500
Act 381 Workplan Review Fee	\$ 2,000		\$ 2,000
<b>Subtotal</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 15,000</b>
<b>MEGA Activities</b>			
Demolition	\$ 25,000		\$ 25,000
Asbestos Abatement	\$ 5,000		\$ 5,000
<b>Subtotal</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 30,000</b>
<b>MDEQ Activities</b>			
Due Care & Additional Response Activities	\$ 164,000	\$ 20,000	\$ 144,000
Environmental Project Management	\$ 7,000		\$ 7,000
Field Oversight	\$ 5,000		\$ 5,000
Due Care Reporting	\$ 4,000		\$ 4,000
<b>Subtotal</b>	<b>\$ 180,000</b>	<b>\$ 20,000</b>	<b>\$ 160,000</b>
Contingency 15% (Only Demo, Asbestos, Due Care & ARA)	\$ 29,100	\$ 3,000	\$ 26,100
<b>Total Reimbursable Activities</b>	<b>\$ 254,100</b>	<b>\$ 23,000</b>	<b>\$ 231,100</b>
WCBRA Administrative	\$ 25,410	\$ 25,410	
LSRRF	\$ 50,820	\$ 23,377	\$ 27,443
<b>Total Tax Increment Activities</b>	<b>\$ 330,330</b>	<b>\$ 71,787</b>	<b>\$ 258,543</b>



**ATTACHMENT E**  
**INTERLOCAL AGREEMENT**  
*Between*  
**Village of Dexter DDA and the Authority**

**INTERLOCAL AGREEMENT TO USE LOCAL TAX INCREMENT  
REVENUES FOR THE LAFONTAINE 7120 DEXTER-ANN ARBOR ROAD  
BROWNFIELD REDEVELOPMENT PROJECT**

WHEREAS, the Urban Cooperation Act, PA7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the Village of Dexter Downtown Development Authority (DDA) was duly established pursuant to PA 197 of 1975, as amended; and

WHEREAS, the Washtenaw County Brownfield Redevelopment Authority (WCBRA) was duly established pursuant to PA 381 of 1996, as amended (Act 381); and

WHEREAS, the WCBRA and DDA are considered a “public agency” under Act 7; and

WHEREAS, the WCBRA has the authority to pay for “eligible activities” and capture tax increment revenues generated by the levy of certain taxes via approved brownfield plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay for certain eligible activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to the Downtown Development Strategic Plan (the DDA Plan); and

WHEREAS, the DDA Plan supports the Redevelopment of brownfield properties within the Development Area District; and

WHEREAS, the DDA and the WCBRA enter into this Interlocal Agreement to transfer the DDA tax increment revenues to the WCBRA to reimburse the Act 381 “eligible activities” pursuant to the LaFontaine 7120 Dexter-Ann Arbor Road Brownfield Redevelopment Plan (Plan); and

THEREFORE, the DDA and WCBRA agree as follows:

1. **Transfer and Use of Tax Increment Revenues.** Only upon affirmative vote by the Village of Dexter (Village), WCBRA and the Washtenaw County Board of Commissioners (BOC) approving the Plan, shall the tax increment revenues captured by the DDA on the subject property specified in the LaFontaine 7120 Dexter-Ann Arbor Road Brownfield Plan be transferred to the WCBRA to reimburse approved eligible activities for the project, WCBRA administration fees and the Local Site Remediation Revolving Fund, estimated to total \$152,857.
2. **Limitation to Tax Increment Revenues from Eligible Property.** The DDA shall only transfer to the WCBRA the tax increment revenues generated by the eligible property to reimburse for approved costs identified in the approved Brownfield Plan and authorized by Act 381. Upon conclusion or dissolution of the brownfield plan,

all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Plan.

3. **DDA Obligation subordinate to Existing Bonds.** This DDA's obligation to transfer tax revenues to the WCBRA pursuant to this Agreement is subordinate to, and contingent upon the ability of the DDA to capture sufficient tax increment revenues from the captured assessed value of the property in its Downtown District other than the eligible property to pay its annual debt service obligations on bonds and other obligations issued by the DDA. In the event that the DDA does not have sufficient funds from tax increment revenues from the captured assessed values of the property in its Downtown District other than the eligible property to pay its annual debt service on such bonds or other obligations, then the DDA shall not be obligated to transfer tax increment financing revenues generated from the eligible property to pay its annual debt service obligations. In such instances where the DDA uses tax increment revenues from the eligible property to pay its annual debt service on such bonds or other obligations, it is understood that once these obligations are met the transfer of tax increment revenues from the eligible property will continue until eligible activities are reimbursed or the Brownfield Plan expires, whichever occurs first.
4. **WCBRA as Agent under This Agreement.** The parties designate the WCBRA as the agent to receive and disburse all tax increment revenues generated by the eligible properties until such time all obligations of the approved Plan have been satisfied.
5. **WCBRA as Agent under Reimbursement Agreements.** The parties agree to designate the WCBRA as agent to develop and enforce the terms of any Reimbursement Agreement executed with outside parties pursuant to the approved Plan.
6. **Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the DDA and WCBRA and duly executed by their authorized representatives and filed with the Washtenaw County Clerk and Secretary of State of the State of Michigan as required by Act 7.
7. **Severability.** To the extent that any provisions contained in this Agreement is deemed enforceable, to the extent possible, the remaining terms shall remain in effect.

The DDA and WCBRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This agreement was approved by the Village of Dexter Downtown Development Authority. The Chairman and Secretary were authorized to sign this Agreement on the 17<sup>th</sup> day of March, 2011 and was executed by the Chairman and Secretary on the \_\_\_\_ day of \_\_\_\_\_, 2011.

Witnesses

VILLAGE OF DEXTER DOWNTOWN  
DEVELOPMENT AUTHORITY

\_\_\_\_\_

\_\_\_\_\_  
Chairman, Steve Brouwer

\_\_\_\_\_

\_\_\_\_\_  
Secretary, Carol Jones

Subscribed and sworn before me on this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public, Washtenaw County

My commission expires: \_\_\_\_\_

This agreement was approved by the Washtenaw County Brownfield Redevelopment Authority. The Chairman was authorized to sign this Agreement on the \_\_\_\_ day of \_\_\_\_\_, 2011 and was executed by the Chairperson on the \_\_\_\_ day of \_\_\_\_\_, 2011.

Witnesses

WASHTENAW COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY

\_\_\_\_\_

\_\_\_\_\_  
Chairman, James Harless

Subscribed and sworn before me on this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public, Washtenaw County

My commission expires: \_\_\_\_\_

## **ATTACHMENT F**

### **ADDITIONAL DOCUMENTS SUBMITTED TO WCBRA**

**Atwell-Hicks - Baseline Environmental Assessment & Due Care Plan (4/6/2005)  
Phase II Documents (2/9/2005); included w/BEA Report  
Atwell-Hicks - Phase I Environmental Site Assessment (2/7/2005)**

**Integrated Environmental Inc., BEA (12/18/2002)  
(Included w/Atwell-Hicks' BEA as Attachment B)**

AGENDA 3-28-11

ITEM M-3

**VILLAGE OF DEXTER**

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

**MEMO**

**To: President Keough and Council**  
**From: Donna Dettling, Village Manager**  
**Date: March 28, 2011**  
**Re: Recommendation Downtown Landscape Contract**

Last October the contract for Downtown Landscaping was terminated with the intent of meeting with the vendor that was second choice from the list of vendors that were interviewed last spring. L-n-J Lawn and Landscape was the next vendor in the selection process. I met with Jamie Cobb of L-n-J and they are interested in entering into a contract per the terms of their bid from last spring.

I am recommending that Council authorize entering into a Contract with L-n-J for landscape Maintenance Services for the 2011 season in an amount not to exceed \$16,890 for the season effective April 1, 2011. This contract is paid out of general fund 101.442.000.802.000 and this general fund department is supported by a \$40,000 payment made each year by the DDA.





**Memorandum**

To: Village Council and President Keough  
Donna Dettling, Village Manager  
From: Allison Bishop, AICP, Community Development Manager  
Re: Washtenaw County Segment D1 Trail Site Plan  
Planning Commission and Parks and Recreation Commission Recommendation to Approve  
Date: March 23, 2011

Included in your packet is information on the Washtenaw County Parks Segment D1 Trail Site Plan. The site plan is currently being revised based on the latest engineering comments, attached. The revised site plan will be emailed to you Friday and/or hard copies will be available at the meeting.

Segment D1 is a portion of the County Border to Border (B2B) trail initiative that starts at Central Street near the DPW entrance drive and railroad crossing and heads east connecting to Dexter Huron Park.

The project within the Village limits entails construction of a 10 foot wide asphalt path between the DPW access drive and the railroad approximately 2000 feet. The project also includes installation of a 6 foot black vinyl fence between the railroad and trail and guard rail between the DPW access drive and trail. The remainder of the trail is within Scio Township and connects to Dexter Huron Park (located north of the Huron River on Huron Rover Drive).

**Planning Commission and PaRC RECOMMENDATION**

The Planning Commission and PaRC recommended approval of the site plan contingent upon addressing the Village engineers, moving the existing stock pile and obtaining the necessary easement with the railroad. To date communication with the railroad has occurred and plans are in the process of being reviewed.

At this time it is recommended that the site plan be approved. Village staff and engineers will continue to review the plan to assure that the trail alignment meets the needs of the Village and the DPW access drive. Norfolk Southern Railroad must also approve the site plan and will have final approval of the plans due to construction of the trail within the railroad easement. A MDEQ permit has been received for the entire length of the project.

**SUGGESTED MOTIONS**

Based upon the information received from the applicant, reflected in minutes of this meeting, as recommended by the Planning Commission and Parks and Recreation Commission, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Village Council finds the Washtenaw County Parks Border to Border Trail plans for Segment D1 (meets / fails to meet) the requirements for approval of the combined site plans.

In making this determination, the following additional considerations shall apply:

- 1. Execution of an easement agreement for construction, short and long term maintenance and relocation of the existing debris pile.
- 2. Receipt of an easement from the railroad.
- 3. Approval of Village staff and engineers.
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_

OR

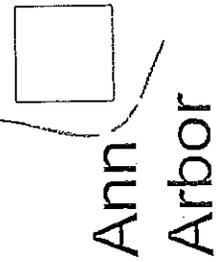
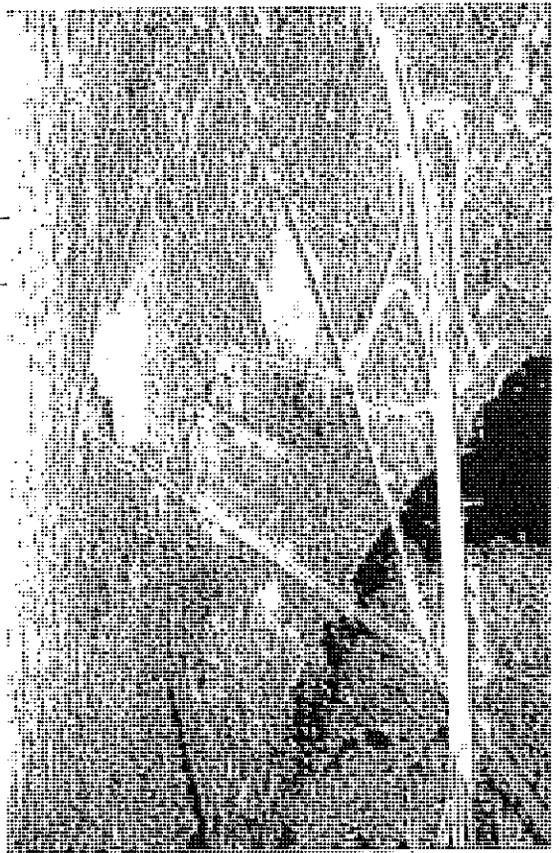
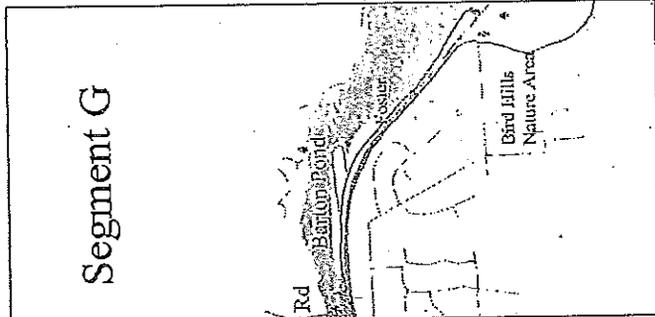
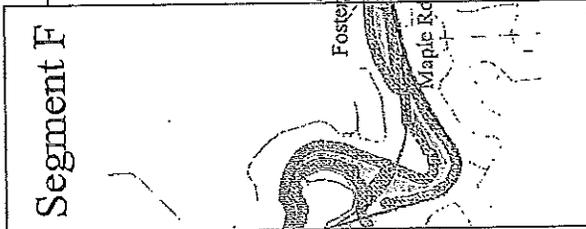
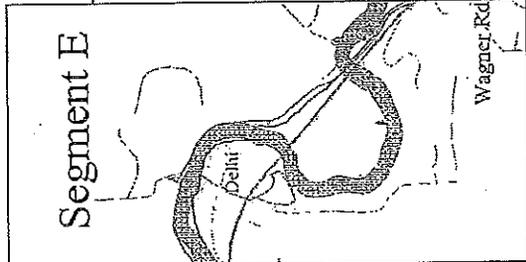
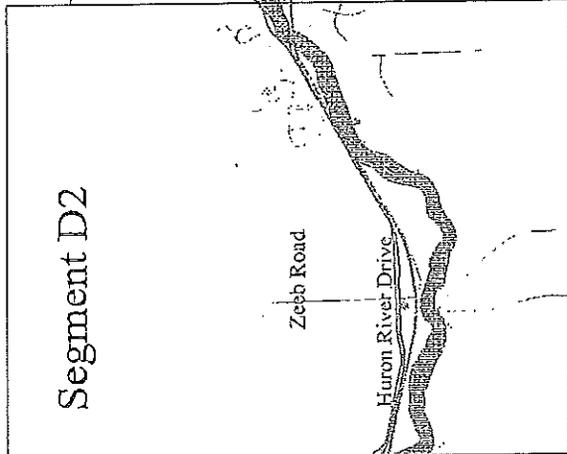
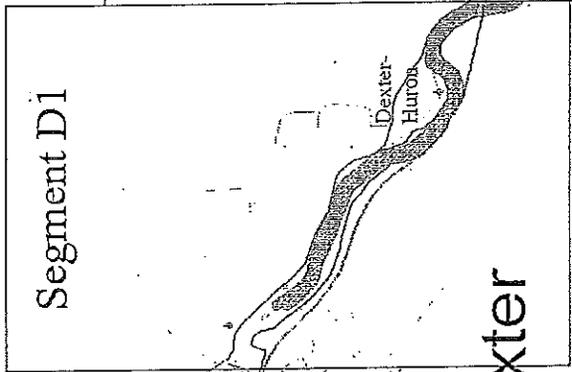
Move to postpone the action on the Washtenaw County Parks Segment D1 trail plans until \_\_\_\_\_(date)\_\_\_\_\_, to allow the applicant and Village Council time to address the following items:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

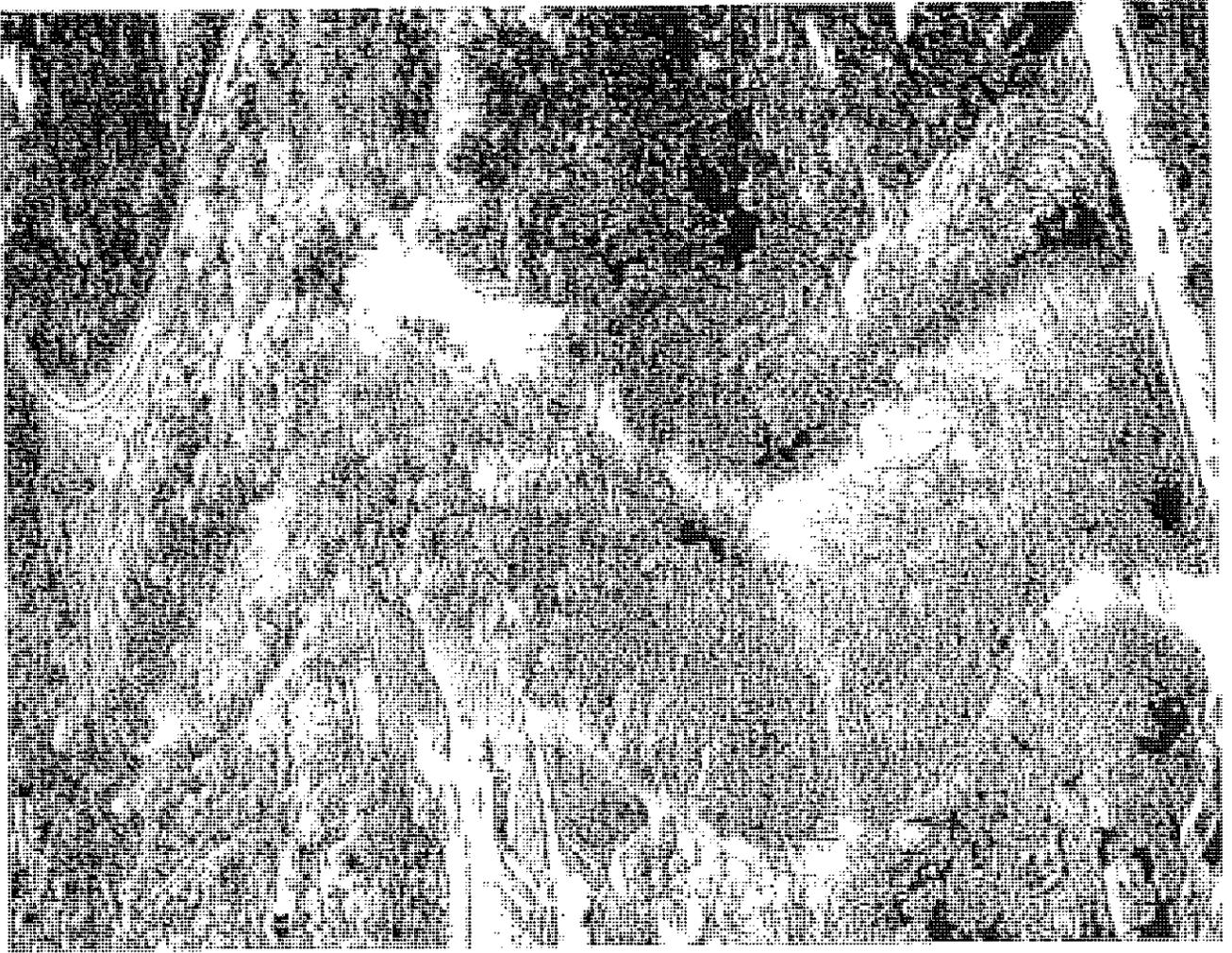
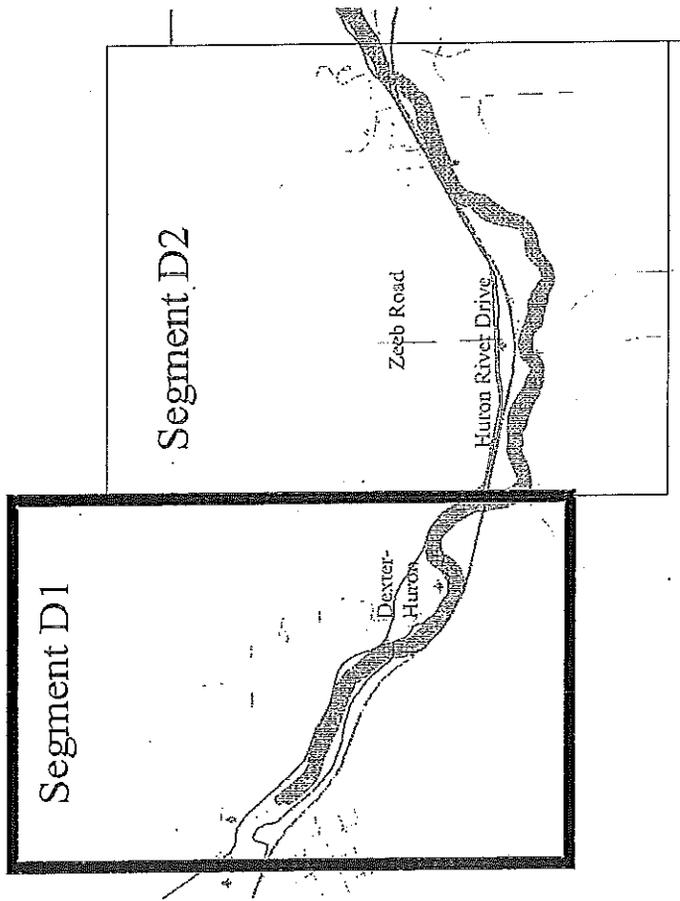
Please feel free to contact me prior to the meeting with questions/comments.

Thank you.

# Segments D-G



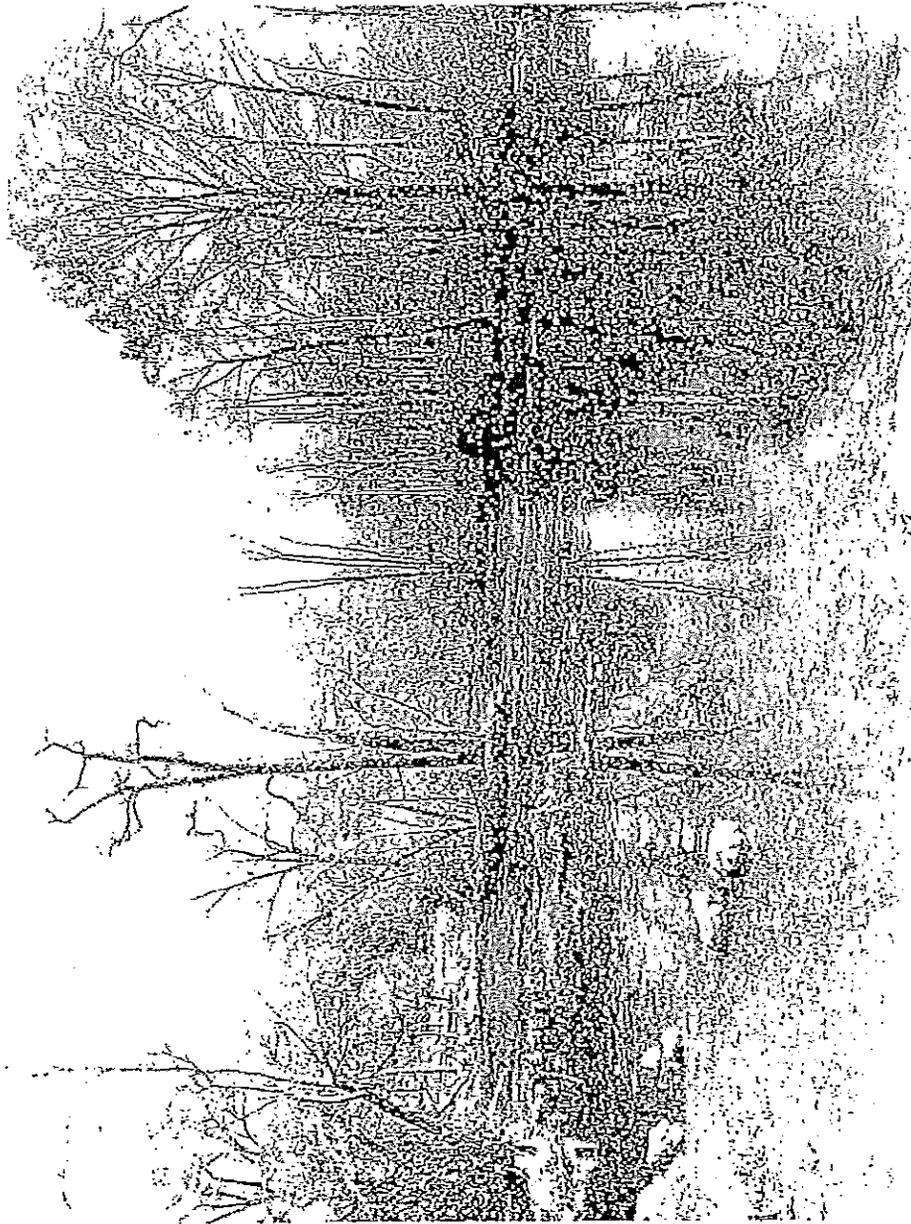
# Segment D1



# Segments D-G

## The Huron River Bikeway Study

Ann Arbor-Dexter  
Washtenaw County, Michigan



The Huron River in late fall, photographed near Delhi Road.

8 October 1984

Prepared  
for

Ann Arbor-Ypsilanti Urban Area  
Transportation Study  
Committee  
111 West Kingsley  
Ann Arbor, Michigan

By

Pollack  
Design  
Associates  
220 South Main Street  
Ann Arbor, Michigan 48104

Washtenaw Engineering Co., Inc.  
3250 Liberty Road  
Ann Arbor, Michigan

Matthew Heumann  
Natural Features Consultant  
8802 River Valley Drive  
Brighton, Michigan

# Segments D-G

P84

## *Segment D Border to Border Nonmotorized Trail ~ Summary Report*

from the Village of Dexter to Delhi Metropark  
Washtenaw County, Michigan



4 February 2004

Prepared  
for

Washtenaw County  
Parks and Recreation  
Commission  
P.O. Box 8645  
2230 Platt Road  
Ann Arbor, Michigan 48107

with

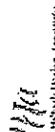
Huron Clinton  
Metropolitan Authority  
13000 High Ridge Drive  
Brighton, Michigan 48116

by

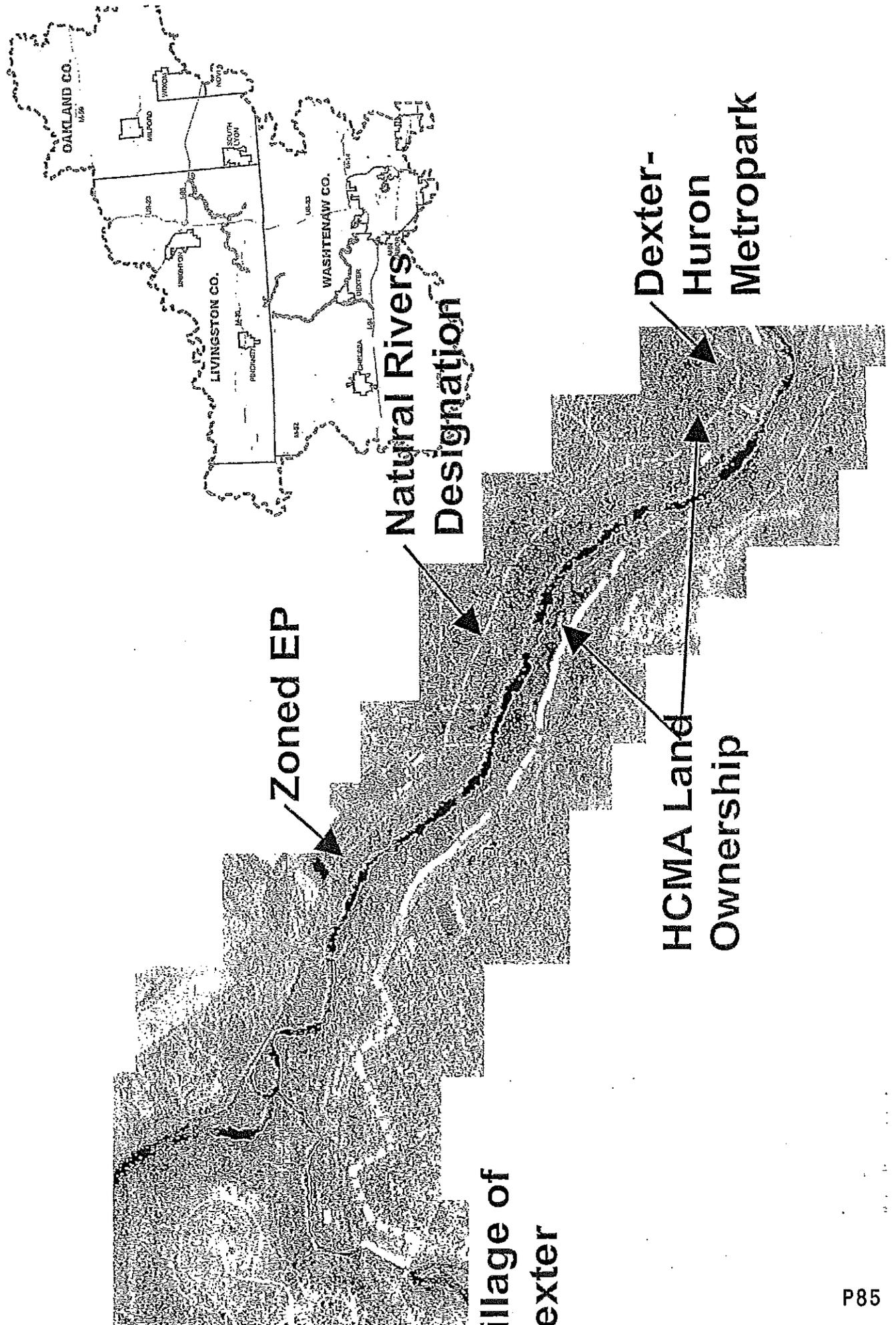
*Pollack Design Associates*  
220 South Main Street  
Ann Arbor, Michigan 48104

with

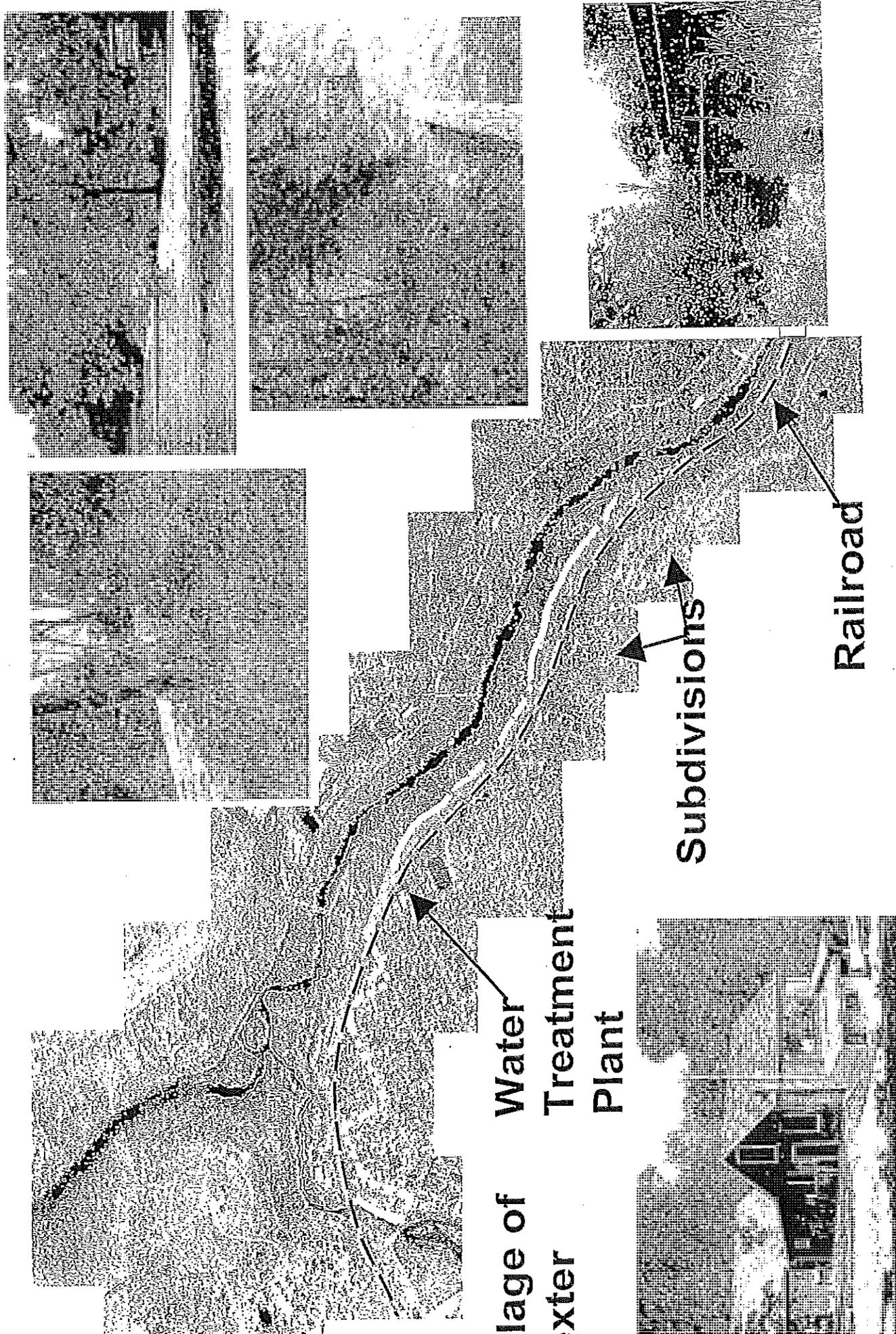
Washtenaw Engineering Co., Inc.  
3250 West Liberty Road  
Ann Arbor, Michigan 48103



# Segment D1 ~ Context



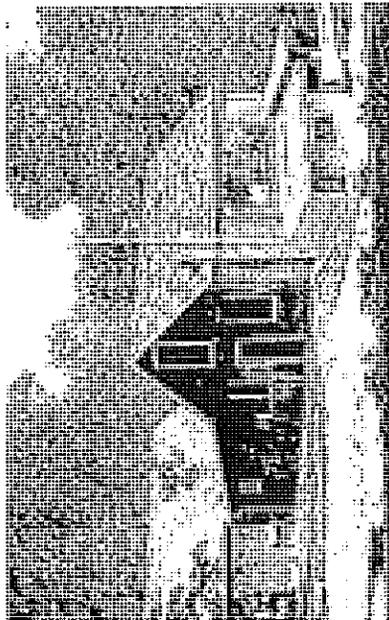
# Segment D1~Built Conditions



Water Treatment Plant

Subdivisions

Railroad





# WASHTENAW COUNTY PARKS AND RECREATION

## BORDER TO BORDER TRAIL - RIVER TERRACE TRAIL

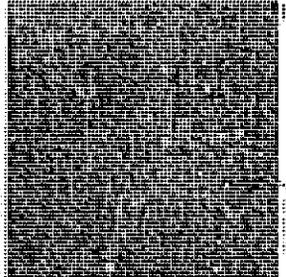
### VILLAGE OF DEXTER TO DEXTER HURON METRO PARK

Michigan Department of Transportation

State of Michigan
   
 Department of Transportation
   
 Lansing, Michigan

**WASHTENAW COUNTY PARKS & RECREATION**

ROBERT W. MARANS, PRESIDENT  
 PATRICIA SCRIBNER, VICE-PRESIDENT  
 NELSON K. MELAND, SECRETARY  
 JAMES ANSCHUTZ  
 JAMES DORRIN  
 JIMMIE MAGGARD  
 ROLAND SIZEMORE, JR.  
 CONAN SMITH  
 STEPHEN SULLOWICZUK  
 PHED VIKORAL  
 ROBERT L. TETEN, DIRECTOR



**SCHEDULE OF DRAWINGS**

G1.00	COVER	L1.00	SITE RESTORATION STA 0+00 - STA 0+00
G1.01	LEGEND & SHEET LAYOUT	L1.01	SITE RESTORATION STA 0+00 - STA 0+00
G1.02	EXISTING CONDITIONS	L1.02	SITE RESTORATION STA 0+00 - STA 0+00
G1.03	EXISTING CONDITIONS	L1.03	SITE RESTORATION STA 0+00 - STA 0+00
G1.04	EXISTING CONDITIONS	L1.04	SITE RESTORATION STA 0+00 - STA 0+00
G1.05	EXISTING CONDITIONS	L1.05	SITE RESTORATION STA 0+00 - STA 0+00
G1.06	EXISTING CONDITIONS	L1.06	SITE RESTORATION STA 0+00 - STA 0+00
G1.07	EXISTING CONDITIONS	L1.07	SITE RESTORATION STA 0+00 - STA 0+00
G1.08	EXISTING CONDITIONS	L1.08	SITE RESTORATION STA 0+00 - STA 0+00
G1.09	EXISTING CONDITIONS	L1.09	SITE RESTORATION STA 0+00 - STA 0+00
G1.10	EXISTING CONDITIONS	L1.10	SITE RESTORATION STA 0+00 - STA 0+00
G1.11	EXISTING CONDITIONS	L1.11	SITE RESTORATION STA 0+00 - STA 0+00
G2.00	SITE PREPARATION AND DEMOLITION & SESC	L2.00	SITE DETAILS
G2.01	SITE PREPARATION AND DEMOLITION & SESC	L2.01	SITE DETAILS
G2.02	SITE PREPARATION AND DEMOLITION & SESC	L2.02	SITE DETAILS
G2.03	SITE PREPARATION AND DEMOLITION & SESC	L2.03	SITE DETAILS
G2.04	SITE PREPARATION AND DEMOLITION & SESC	L2.04	SITE DETAILS
G2.05	SITE PREPARATION AND DEMOLITION & SESC	L2.05	SITE DETAILS
G2.06	SITE PREPARATION AND DEMOLITION & SESC	L2.06	SITE DETAILS
G2.07	SITE PREPARATION AND DEMOLITION & SESC	L2.07	SITE DETAILS
G2.08	SITE PREPARATION AND DEMOLITION & SESC	L2.08	SITE DETAILS
G2.09	SITE PREPARATION AND DEMOLITION & SESC	L2.09	SITE DETAILS
G2.10	SITE PREPARATION AND DEMOLITION & SESC	L2.10	SITE DETAILS
G2.11	SITE PREPARATION AND DEMOLITION & SESC	L2.11	SITE DETAILS
L1.00	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.00	SITE DETAILS
L1.01	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.01	SITE DETAILS
L1.02	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.02	SITE DETAILS
L1.03	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.03	SITE DETAILS
L1.04	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.04	SITE DETAILS
L1.05	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.05	SITE DETAILS
L1.06	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.06	SITE DETAILS
L1.07	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.07	SITE DETAILS
L1.08	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.08	SITE DETAILS
L1.09	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.09	SITE DETAILS
L1.10	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.10	SITE DETAILS
L1.11	TRAIL LAYOUT STA 0+00 - STA 0+00	L3.11	SITE DETAILS

**ABBREVIATIONS & SYMBOLS**

AC	A.S.T.M.	ACR	AMERICAN SOCIETY OF TESTING MATERIALS	L.R.	MANUFACTURER'S MARK	P	POINT OF INTERSECTION
BT	BT	BT	BOTTOM OF TRENCH	M.C.	MAXIMUM	PI	POINT OF INTERSECTION
BS	BS	BS	BOTTOM OF SLOPE	M.L.	MINIMUM	PT	POINT OF TANGENCY
BW	BW	BW	BOTTOM OF WALL	M.N.	MINIMUM	R	RADIUS
CA	CA	CA	COMPACTED AGGREGATE	M.O.	MINIMUM OVER	R.F.	REINFORCED
CB	CB	CB	CATCH BASIN	M.P.	MINIMUM PER	R.F.P.	REINFORCED
CC	CC	CC	CONCRETE	M.S.	MINIMUM SIZE	SAN.	SANITARY
CD	CD	CD	CONCRETE DRAIN	M.T.S.	MINIMUM TO SCALE	SIM.	SIMILAR
CE	CE	CE	CONCRETE	O.C.	ON CENTER	SP.	SPECIFICATIONS
CF	CF	CF	CONCRETE	O.D.	OUTSIDE DIAMETER	STD.	STANDARD
CG	CG	CG	CONCRETE	OR.	OR	STL.	STEEL
CH	CH	CH	CONCRETE	OR.D.	OR DRAIN	SS	STAINLESS STEEL
CI	CI	CI	CONCRETE	OR.D.	OR DRAIN	T.S.	TOP OF STEP
CL	CL	CL	CONCRETE	OR.D.	OR DRAIN	T.W.	TOP OF WALL
CM	CM	CM	CONCRETE	OR.D.	OR DRAIN	TYP.	TYPICAL
CS	CS	CS	CONCRETE	OR.D.	OR DRAIN	VCP	VITRIFIED CLAY PIPE
CT	CT	CT	CONCRETE	OR.D.	OR DRAIN	W	WOODEN
D.S.	D.S.	D.S.	DRINKING WATER	OR.D.	OR DRAIN	WSP	WOODEN SURVIVAL POLE
DI	DI	DI	DIAMETER	OR.D.	OR DRAIN	WY	WATER
DIA.	DIA.	DIA.	DIAMETER	OR.D.	OR DRAIN	WY	WATER
DWG.	DWG.	DWG.	DRAWING	OR.D.	OR DRAIN	WY	WATER
EJ	EJ	EJ	EXPANSION JOINT	OR.D.	OR DRAIN	WY	WATER
EL.	EL.	EL.	ELEVATION	OR.D.	OR DRAIN	WY	WATER
ELV.	ELV.	ELV.	ELEVATION	OR.D.	OR DRAIN	WY	WATER
EXT.	EXT.	EXT.	EXTERIOR	OR.D.	OR DRAIN	WY	WATER
FI	FI	FI	FIRE HYDRANT	OR.D.	OR DRAIN	WY	WATER
FT	FT	FT	FOOT	OR.D.	OR DRAIN	WY	WATER
GA	GA	GA	GALLONS PER MINUTE	OR.D.	OR DRAIN	WY	WATER
GA	GA	GA	GALLONS PER MINUTE	OR.D.	OR DRAIN	WY	WATER
GV	GV	GV	GAS VALVE	OR.D.	OR DRAIN	WY	WATER
HT	HT	HT	HEIGHT	OR.D.	OR DRAIN	WY	WATER
HP	HP	HP	HIGH POINT	OR.D.	OR DRAIN	WY	WATER
IYD	IYD	IYD	IDENTIFICATION	OR.D.	OR DRAIN	WY	WATER
IDEN	IDEN	IDEN	IDENTIFICATION	OR.D.	OR DRAIN	WY	WATER
INP.	INP.	INP.	INLET	OR.D.	OR DRAIN	WY	WATER
INV	INV	INV	PIPE INVERT	OR.D.	OR DRAIN	WY	WATER

REVIEW SET  
 DATE: 03/11/2011

NOTE:  
 THE EXACT LOCATIONS OF ALL UTILITIES  
 SHALL BE VERIFIED BY THE CONTRACTOR  
 PRIOR TO CONSTRUCTION ACTIVITIES FOR  
 UTILITY LOCATIONS CALL:  
 MISS DIG 800-482-7171

\$0.00  
 Washenaw County River Terrace Trail



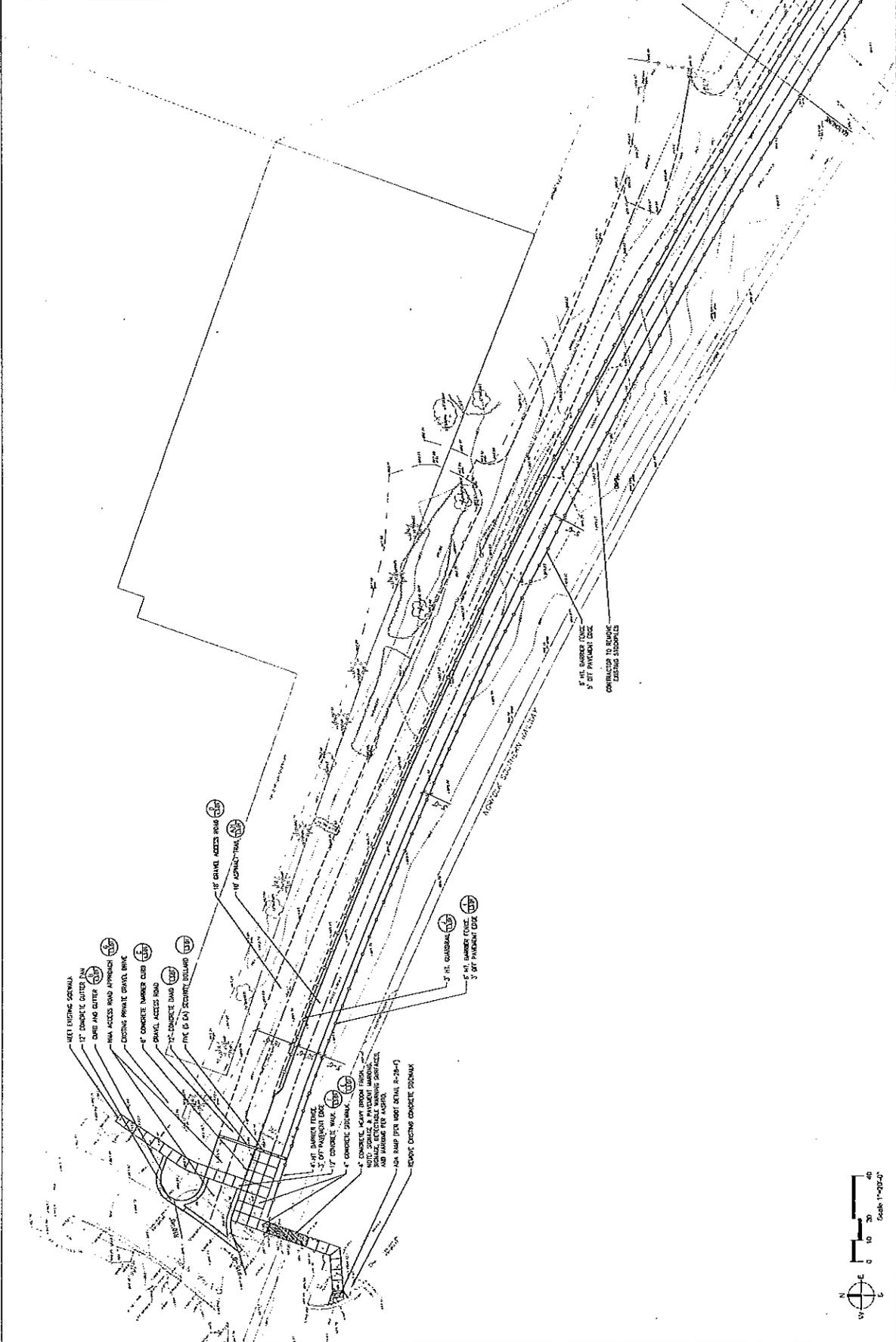


Washington County  
River Terrace Trail

Washington County  
River Terrace Trail

Scale: 1" = 20.00'

North Arrow



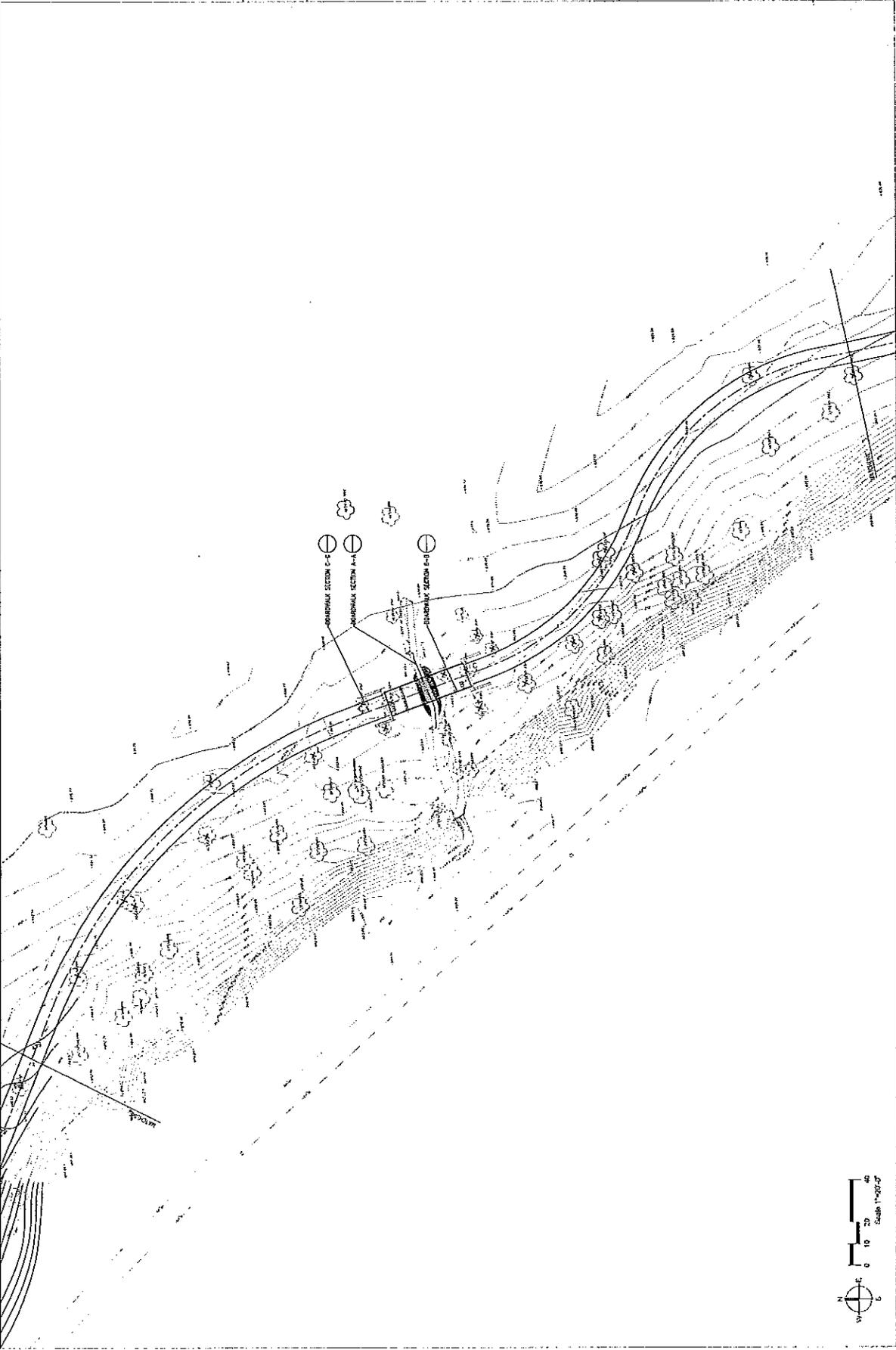
Washington County  
River Terrace Trail

Scale: 1" = 20.00'

North Arrow



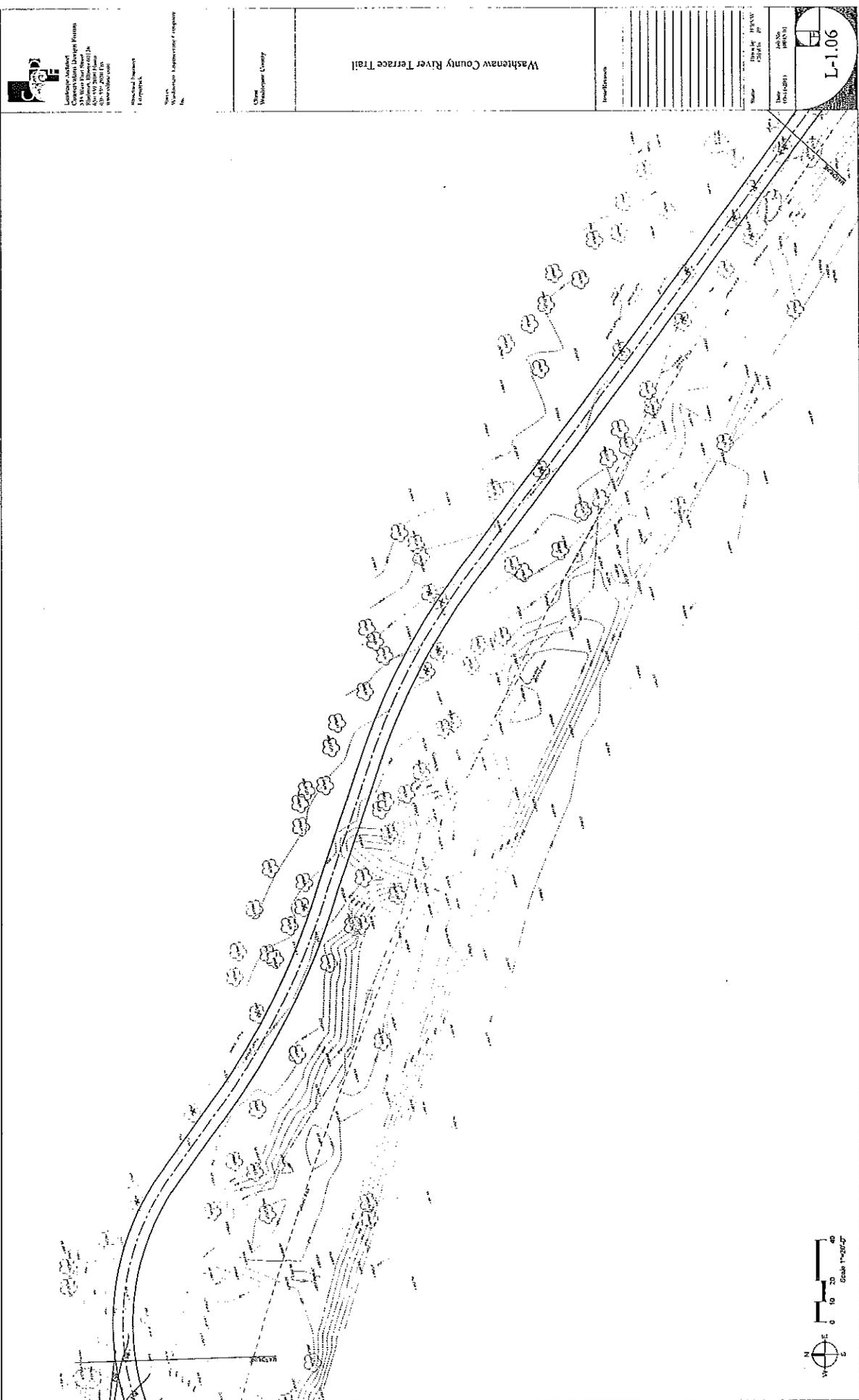
 <p>Washington State Department of Ecology          3700 West 107th Street          Tukwila, WA 98148          Phone: (206) 462-3000          Fax: (206) 462-3001          www.ecy.wa.gov</p>	<p>Project Name:          Washinaw County River Terrace Trail</p>	<p>Scale:          1" = 20.0'</p>	<p>Sheet No.          L-1.02</p>











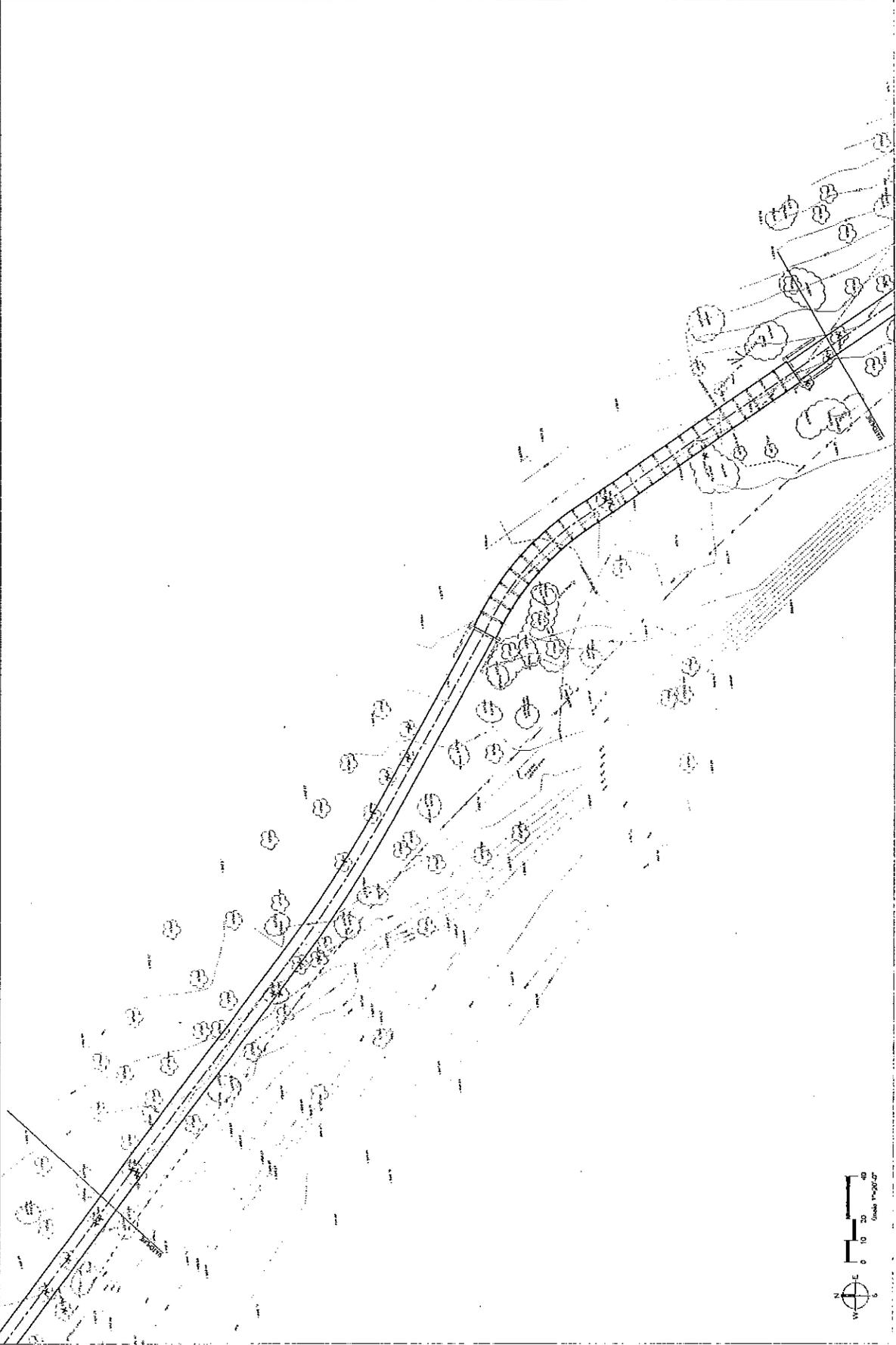

**Landscape Architect**  
 Comprehensive Design Program  
 10000 University Blvd, Suite 100  
 University Station, Box 24  
 400 S. 17th Street, Suite 100  
 www.ollie.com

**Professional Engineer**  
 Registered Professional Engineer  
 License No. 10000

**Project:** Washenaw River Terrace Trail  
**Client:** Washenaw County

**Scale:** L-1.07

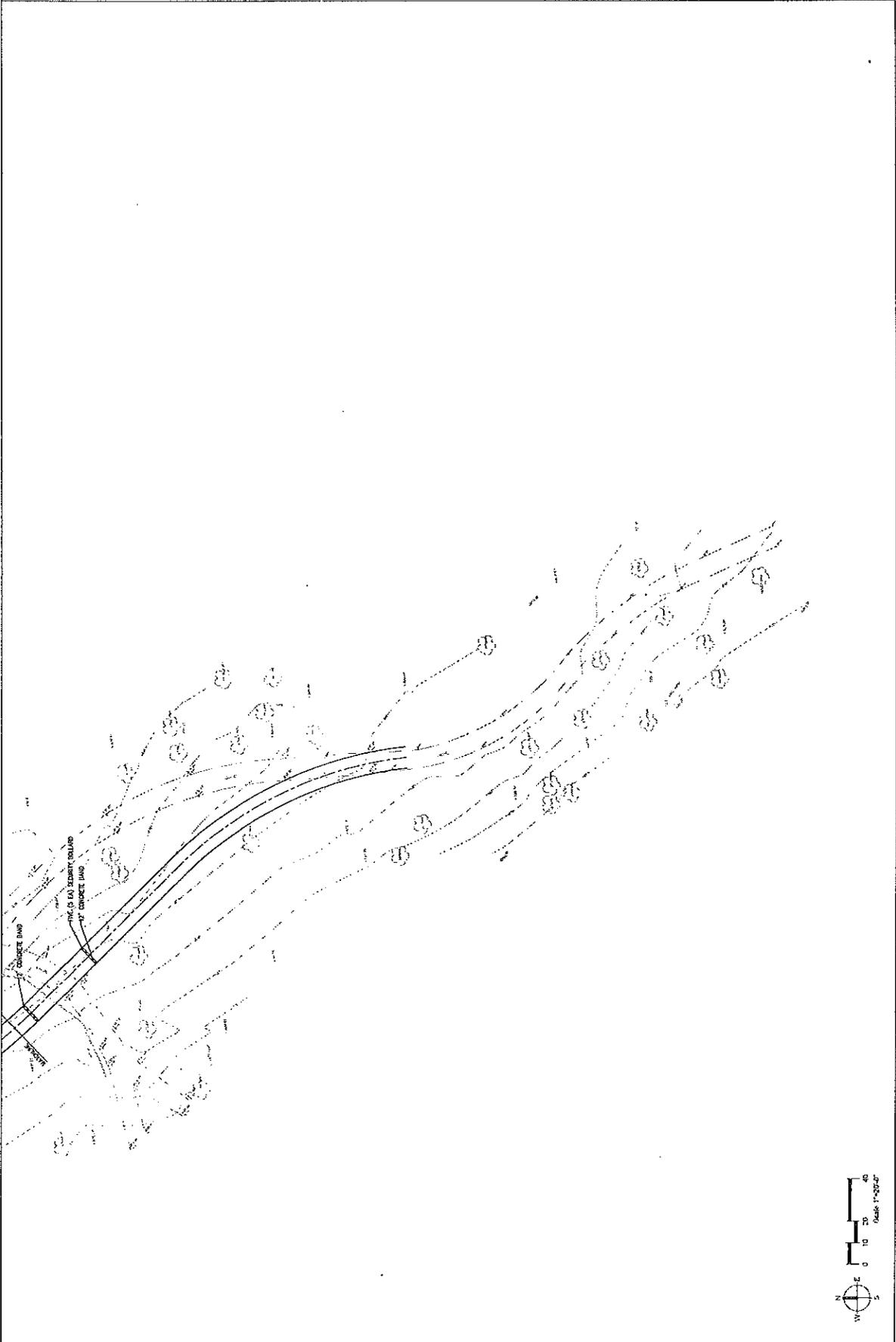
**Number:** 10000  
**Date:** 10/10/11  
**Author:** J. Smith











<p>Washington State Department of Transportation      Construction Division      1000 North 34th Street, Suite 100      Olympia, WA 98501      Phone: 360-487-2000      Fax: 360-487-2001      www.wsdot.wa.gov</p>					<p>GRAVEL ACCESS ROAD</p>					<p>GRAVEL ACCESS ROAD</p>					<p>GRAVEL ACCESS ROAD</p>				
<p><b>A</b> HCMA TRAIL SECTION      3/16" = 1'-0"      SEE NOTE</p>	<p><b>B</b> CONCRETE CURB &amp; GUTTER      1/2" = 1'-0"      SEE NOTE</p>	<p><b>C</b> CONCRETE BARRIER CURB      1/2" = 1'-0"      SEE NOTE</p>	<p><b>D</b> GRAVEL ACCESS ROAD      1/2" = 1'-0"      SEE NOTE</p>	<p><b>E</b> 4" CONCRETE SIDEWALK      1/12" = 1'-0"      SEE NOTE</p>	<p><b>F</b> 12" CONCRETE SIDEWALK      1/12" = 1'-0"      SEE NOTE</p>	<p><b>G</b> HMA - ACCESS ROAD AT ENTRANCE      1/12" = 1'-0"      SEE NOTE</p>	<p><b>H</b> HMA - TRAIL TYPE A      1/12" = 1'-0"      SEE NOTE</p>	<p><b>I</b> 6" CHAINLINK FENCE      1/2" = 1'-0"      SEE NOTE</p>	<p><b>J</b> 3" GUARDRAIL "W" BEAM      1/2" = 1'-0"      SEE NOTE</p>	<p><b>NTS</b></p>									



**Allison Bishop**

---

**From:** Phillips, Christine [Christine.Phillips@ohm-advisors.com]  
**Sent:** Friday, March 18, 2011 3:54 PM  
**To:** Allison Bishop  
**Subject:** FW: updated site plan submittal for River Terrace Trail

Allison,

We completed a cursory review of the plans for the Washtenaw County River Terrace Trail dated March 11, 2011 for conformance with the Village of Dexter Engineering Standards Manual, and offer the following comments:

1. On Details B and C on Sheet L-3.01, the type of aggregate should be shown as 21AA Limestone.
2. The note indicating a 12" concrete gutter pan is called out. Clarification should be provided regarding the width and depth of the gutter pan.
3. Clarification should be provided regarding how the sidewalk abuts the 6" concrete barrier curb on Detail C.
4. The cross-slope of the driveway shown in Detail C on Sheet L-3.01 seems excessive. Typically, cross-slopes would be closer to 0.25" per foot.
5. The direction of the runoff flow is unclear. It appears that runoff may become trapped by the 6" concrete barrier curb. It should be clarified how runoff will be directed off the driveway. In addition, it should be confirmed that the adjacent property owner will not be adversely impacted by runoff due to the proposed improvements.
6. Care should be taken around existing Village utilities. The following items are associated with the Village's utilities:
  - a. Our records show an 18" storm sewer extending under the railroad and across the path parallel to the sanitary sewer approximately 12' to 13' to the southeast near the drive entrance. This sewer is not shown on the plans. The sewer should be shown on the plans so that it will not be impacted during construction.
  - b. At the driveway approach, a sanitary manhole is currently shown in the proposed curb and gutter. The curb and gutter should be placed such that the manhole cover is in the greenbelt. Additionally, on Sheet L-1.01, a sanitary manhole is proposed in the middle of the concrete path. The sanitary manhole should be in the greenbelt area. If these sanitary manholes are exposed, an evaluation should be completed to determine if any rehabilitation is necessary. At a minimum, a heat shrinkable manhole wrap should be placed on the manhole.
  - c. On Sheet L-1.01, the path, fence and guardrail are shown to cross a 16" and 6" water main near the water treatment plant (WTP). Further southeast of that location, the path and fence cross a 12" sanitary and 12" water main. These water mains supply the water from the wells to the WTP and from the WTP to the Village. A note should be placed on the plans for the contractor to take extra care in this area not to impact the water main.

7. The ADA ramp currently references MDOT Detail R-28-F. It should reference MDOT Detail R-28-G.
7. The entire sidewalk should meet ADA standards. That should be noted on the plans.

Comments regarding Detail J:

8. It is not clear what material is proposed to encase the post. The post should be placed in soil. The post should NOT be encased in concrete.
9. It is recommended that the guardrail post be buried an additional 6 inches, such that the guardrail is only 2'-6" above the ground instead of 3'-0" above the ground. Refer to MDOT standard plan R-60 for guardrails.
10. It appears that the trail is proposed to be constructed abutting the guardrail. The trail should not be constructed abutting the the guardrail. Distance should be provided between the trail and guardrail. If this is not possible, another plate rail or W-section should be placed on the post without the wooden blockouts on the trail side of the post.
11. A detail for the guardrail terminal should be provided. The guardrail terminal should be crash worthy and not a spear point or buffered end.

Should there be any questions/comments, feel free to contact me.

Christine

**Christine Phillips, PE**  
Project Engineer

**OHM | Architects. Engineers. Planners.**  
34000 Plymouth Road  
Livonia, MI 48150  
p. 734.522.6711  
f. 734.522.6427  
d. 734.466.4575

*Advancing Communities*

[www.ohm-advisors.com](http://www.ohm-advisors.com)

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**From:** Rebekah VanWieren [mailto:RVanWieren@cdfinc.com]  
**Sent:** Friday, March 11, 2011 3:58 PM  
**To:** abishop@villageofdexter.org  
**Cc:** Phillips, Christine; vaughnc@ewashtenaw.org; Judd, Patrick  
**Subject:** updated site plan submittal for River Terrace Trail

Hi Allison,

Attached is an updated site plan/details pdf for the Border to Border River Terrace Trail with revisions based on the engineering comments you sent to Patrick on Monday.



**Memorandum**

To: Village Council  
Donna Dettling, Village Manager  
From: Allison Bishop, AICP, Community Development Manager  
Re: Article 20 – Schedule of Regulations  
Date: March 23, 2011

On March 7, 2011 the Planning Commission held a public hearing to consider the proposed amendments to Article 20, Schedule of Regulations of the Village of Dexter Zoning Ordinance.

The Planning Commission recommended approval of the proposed amendments with the following motion:

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Public Hearing held by the Planning Commission on March 7, 2011, the Planning Commission **recommends** that the Village Council amend Article 20, Schedule of Regulations add (7) *Central Business District – Building Height Requirements shall be for new buildings. Existing one story buildings are considered conforming*, to:

1. Eliminate a potentially structurally infeasible requirement.
2. Render existing one story buildings conforming.
3. Improving the Village’s ordinance techniques to deal with certain issues.

**PLANNING COMMISSION DISCUSSION**

At the last meeting the Planning Commission discussed several reasons why consideration of an amendment should be considered including but not limited to:

- The structural feasibility of adding stories onto an existing building.
- The unusual nature of the requirement.
- The restrictive nature of the two story requirement for existing buildings.
- The requirement that all existing building apply for a variance to improve the structure.

**ORDINANCE EXCERPT**

The Planning Commission and Village Council shall consider the following criteria to determine the appropriateness of amending the text, standards and regulations of the Zoning Ordinance.

- A. Documentation has been provided from Village Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance.
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the Village's standards are outdated.
- C. The Village Attorney recommends an amendment to respond to significant case law.
- D. The amendment would promote implementation of the goals and objectives of the Village's Master Plan.

E. Other factors deemed appropriate by the Planning Commission and Village Council.

**ACTION REQUESTED**

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Planning Commission recommendation the Village Council **approve** the proposed amendments to Article 20, Schedule of Regulations to add (7) *Central Business District – Building Height Requirements shall be for new buildings. Existing one story buildings are considered conforming*, to:

- 4. Eliminate a potentially structurally infeasible requirement.
- 5. Render existing one story buildings conforming.
- 6. Improving the Village’s ordinance techniques to deal with certain issues.

OR

The Village Council moved to **postpone** action on the Planning Commission’s recommendation for the proposed amendments to Article 20, Schedule of Regulations until \_\_\_\_\_ **(DATE)** \_\_\_\_\_ to allow more time for the following:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

Please feel free to contact me prior to the meeting if you have any questions.

Thank you.



**Memorandum**

To: Planning Commission  
Donna Dettling, Village Manager  
From: Allison Bishop, AICP, Community Development Manager  
Re: Article 20 – Schedule of Regulations  
Date: February 3, 2011

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Article 20, Schedule of Regulations of the Village of Dexter Zoning Ordinance, Central Business District (CBD) height regulations state that all buildings must be a minimum of two (2) stories. The two (2) story height minimum renders all buildings less than two (2) stories non-conforming.

As a non-conforming building the following restrictions apply.

- A. **Restriction on Creating Nonconformities:** No such building or structure may be enlarged or altered in a way which increases its nonconformity.
- B. **Restriction on Movement:** Should such structure be moved for any reason or for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is located after it is relocated or moved.
- C. **Restrictions on Alteration or Modification:** If a nonconforming structure or building is altered or modified so as to eliminate, remove, or lessen any or all of its nonconforming characteristics, then such nonconforming characteristics shall not be later re-established or increased.
- D. **Restrictions on Replacements:** Nothing in this Ordinance shall prevent the reconstruction, repair, or restoration and the continued use of any nonconforming structure damaged by fire, collapse, explosion, acts of God or acts of public enemy, subsequent to the effective date of this Ordinance.

Based on a brief inventory the 2 story height requirement has rendered the following buildings non-conforming:

1. 3219 Broad Street - Wallace Building (Former Busch's) – Variance for a non-conforming expansion granted in 2007.
2. 3238 Broad Street – Coy Building
3. 3115 Broad Street – Encore Theatre/Jolly Pumpkin
4. 3216 Alpine Street – Dog Groomer
5. 8003 Main Street – Reed Barbering
6. 8050 Main Street – Hazel's Home Cookin (Village)
7. 8059 Main Street – Dexter Pharmacy
8. 8060 Main Street – Huron Camera
9. 8066 Main Street – Absolute Computer
10. 8070 Main Street – Verizon
11. 7980 Ann Arbor Street – Cottage Inn
12. Other residential structures (zoned commercial) located along Forest Street and Baker Road.

## CONSIDERATION

Encore Theatre contacted the Village regarding the possibility of an expansion for storage and set building purposes. The proposed one story expansion would meet all other dimensional regulations and could be reviewed administratively. Based on the regulations the Encore would be required to obtain a variance for the expansion (Article 4.05A) unless Article 20 is amended to make existing one story building conforming. An amendment to Article 20 would also render other one story buildings conforming and eliminate the requirement for additional/future variances/appeals.

The Village has granted a variance in the past for the expansion of a non conforming one (1) story (Wallace Building). Typically when an ordinance requires numerous variances there may be a reason to consider amending the ordinance. After consultation with the Village's Planning Consultant it was suggested that the Village's ordinance may not be reasonable for older existing one story buildings and/or buildings. It should also be considered that old and non commercial structures have been added to the district when the CBD district was expanded approximately 4 years ago. The current ordinance also creates prohibitive requirements for any expansion of a one story structure, which may be unreasonable given structural, architectural and site specific characteristics.

## ACTION REQUESTED

Staff is requesting that the Planning Commission determine the next course of action in anticipation of the potential expansions of one story buildings within the Central Business District (CBD):

1. Set a public hearing to consider the amendments to Article 20, Schedule of Regulations, of the Village of Dexter Zoning Ordinance for March 7, 2011
2. Require Encore Theatre and other current one (1) story non conforming buildings to apply for a variance as necessary.
3. Other?

## ORDINANCE EXCERPT

The Planning Commission and Village Council shall consider the following criteria to determine the appropriateness of amending the text, standards and regulations of the Zoning Ordinance.

- A. Documentation has been provided from Village Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance.
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the Village's standards are outdated.
- C. The Village Attorney recommends an amendment to respond to significant case law.
- D. The amendment would promote implementation of the goals and objectives of the Village's Master Plan.
- E. Other factors deemed appropriate by the Planning Commission and Village Council.

Please feel free to contact me prior to the meeting if you have any questions.

Thank you.

ARTICLE XX  
SCHEDULE OF REGULATIONS

SECTION 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - RESIDENTIAL										
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT (5)			PRINCIPAL STRUCTURE MINIMUM YARD SETBACK (in feet) (3)(4)			MAX LOT COVERAGE BY ALL BLDGS. PERCENT	MINIMUM FLOOR AREA (PER UNIT, sq. ft.)
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT (6)	SIDE	REAR			
PP Public Park	NA	NA	2	30	10**	10**	10**	30%	--	
R-1A One Family Residential Large Lot	12,000 sq. ft.	75	2.5	35	25	15	35	25%	1,000	
R-1B One Family Residential Small Lot	7,800 sq. ft.	60	2.5	35	15	10	25	30%	1,000	
VR Village Residential - Single Family Detached Dwelling	7,800 sq. ft.	60	2.5	35	15	10	25	30%	1,000	
Two Family Dwelling	4,500 sq. ft. per D.U.	60	2.5	35	15	min one 7	min both 17	50%	700	
Multiple Family Dwellings	9,800 sq. ft.	--	2.5	35	15	10	20	60%	--	
R-3 Multiple Family Residential	45,560 (1)	200 feet	2.5	35	40 for 1 story 50 for over 1 story	25	50	30	50 for 1 story; 80 for over 1 story	
MHP Mobile Home Park Residential	20 Acres	200						SEE ARTICLE XIII	--	

\* All residential lots fronting a residential street with a 66-foot right-of-way shall provide a minimum 25-foot front setback.

\*\* Exemptions include: access for pedestrians, boating, fishing.

**Article XX  
SCHEDULE OF REGULATIONS**

<b>Section 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - NON-RESIDENTIAL</b>										
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT		PRINCIPAL STRUCTURE, MINIMUM YARD SETBACK IN FEET			MAX LOT COVERAGE BY ALL BLDGS. PERCENT	MINIMUM LOT FOOTPRINT (sq. ft.)	
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT	SIDE				REAR
						Min. One	Min. Both			
C-1 General Business and PB Professional Business	10,000	70	2.5	35	25	10	20	25 (2)	--	
VC Village Commercial	--	--	3.0	45	15 max.	5	10	10 ft.	80%	
CBD Central Business District	--	--	3.0 max and 2.0 min.	45	1 max.--	--	--	--	100%	
I-1 Limited Industrial	21,780	150	2	35	50	50	100	35 (2)	25	
RD Research & Development	43,560	150	2	40	50	22.5	45	35	35	
										See Note 1--
										See Note 1--

Note 1: Min Lot Footprint= Frontage (in feet) x 40 feet (For corner lots, the frontage shall be determined by the location of the street number)

FOOTNOTES: The notes below are part of Section 20.01

1)

Multiple Family Residential District: Density and Lot Area Regulations for Dwelling Units (DU) in Multiple Family District		Minimum Lot Area (Square foot Per D.U.)
DISTRICT	NO. OF BR/D.U	MULTIPLE FAMILY
R-3	studio and 1	3,630
	2	4,840
	3 or more	7,260

2) Landscaped buffer per section 6.05.

3) Yard requirements

All front, side and rear yards shall be the minimum perpendicular distance measured from the principal structure, excluding all projections three (3) feet in length from the structure wall.

4) Yard requirements - Where lot adjoins more restricted zone

Where lot adjoins a lot of parcel in a more restricted zone, any adjoining front, side or rear yard of such lot shall have a minimum width equal to the required yard in the more restricted zone.

5) Height of building or structures

The limitations affecting the height of the structures shall not apply to the following appurtenant and structures provided they comply with all other provisions of this or any other applicable Ordinances: Parapet walls, chimneys, smokestacks, church spires, flag poles, penthouses for mechanical equipment and watertanks.

6) Corner Lots

A corner lot shall maintain front yard requirements for each street frontage, except in the VC and CBD District.

(7) Central Business District - Building Height Requirements shall be for new buildings. Existing one story buildings are considered conforming.

