THE VILLAGE OF DEXTER
VILLAGE COUNCIL MEETING
Monday, October 24, 2011
********** 7:30 pm **********

DEXTER SENIOR CENTER – 7720 ANN ARBOR ST.

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. ROLL CALL: President Keough

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

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting – October 10, 2011

Page # 1-8

D. PRE-ARRANGED PARTICIPATION:

Pre-arranged participation will be limited to those who notify the Village office before 5:00 p.m. Tuesday of the week preceding the meeting, stating name, intent and time requirements. ***(10-minute limit per participant)***

DTE – Paul Ganz

Page # 9-10

E. APPROVAL OF AGENDA:

F. PUBLIC HEARINGS

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

G. 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.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Washtenaw Area Transportation Study Newsletter
4. North Middle Representative Advisory Meeting Notice

Page # 11-20

I. REPORTS:

1. Community Development Manager – Allison Bishop

Page # 21-30

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 Rep.
   Gateway Initiative
   Gordon Hall Mgmt Team Representative
   Huron River Watershed Council Representative – Paul Cousins
   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
   Facilities – Notes from October 14 meeting **Page # 31-32**
   Website

4. Village Manager Report **Page # 33-46**

5. President's Report **Page # 47-48**

J. 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: $ 202,712.22
   Page # 49-56

2. Consideration of: 2012 Arbor Day Proclamation
   Page # 57-58

K. OLD BUSINESS- Consideration and Discussion of:

1. Discussion of: Cityhood Next Steps
   Page # 59-60

L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Authorization to enter into an agreement with OHM/Bird Houk for professional services for the planning phase of the redevelopment of Broad Street, the Old Dapco site not to exceed $26,500
   Page # 61-66

2. Discussion of: Curb Cut for MAV Development Property on Dexter Ann Arbor Road
   Page # 67-86

3. Consideration of: DAPCO Site Plan
   Page # 87-100

4. Consideration of: Planning Commission Recommendation on Zoning Ordinance Amendments – Article 7 – Sign Regulations
   Page # 101-136

5. Consideration of: Planning Commission Recommendation on Zoning Ordinance Amendments – Article 5 – Parking and Loading Standards

Page # 137-160

6. Consideration of: Planning Commission Recommendation on Zoning Ordinance Amendments – Article 6 – Landscaping Standards

Page # 161-178

7. Consideration of: Planning Commission Recommendation on Zoning Ordinance Amendments – Article 15B – Dexter Ann Arbor Road Corridor

Page # 179-202

8. Consideration of: Planning Commission Recommendation on Zoning Ordinance Amendments – Article 15D – Baker Road Corridor

Page # 203-214

9. Consideration of: Planning Commission Recommendation on Zoning Ordinance Amendments – Article 20 – Schedule of Regulations

Page # 215-218

10. Consideration of: Setting a Public Hearing on November 28, 2011 to Consider an Industrial Facilities Tax Exemption Request from DAPCO

Page # 219-230

M. COUNCIL COMMENTS

N. 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.

O. ADJOURNMENT

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

www.villageofdexter.org

AGENDA 10-24-11
ITEM C-1

DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, OCTOBER 10, 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

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

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Allison Bishop, Community Development Manager; Carol Jones, Village Clerk; Rhett Gronevelt of Orchard, Hiltz & McCliment; Jack Donohoe of Ciesa Design; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting – September 26, 2011

Motion Smith; support Carson to approve the minutes of the Regular Council Meeting of September 26, 2011 with one correction on page 6 *adding the name of Mr. Tell* to the original motion vote under L1 for a contract for design for the Cedars of Dexter Sidewalk Connection Project.

Unanimous voice vote for approval with Trustees Fisher and Semifero absent

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Cousins; support Smith to approve the agenda as presented with the addition of additional information under Old Business K-1.

Unanimous voice vote for approval with Trustees Fisher and Semifero absent

F. PUBLIC HEARINGS

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

Application for the CDBG Grant Funds to be used for project planning for the redevelopment of the Old DAPCO/Broad Street site located at 3045 Broad Street. Project planning will include evaluation of the structure, markets conditions, potential uses, to determine a redevelopment plan for the property.

Consideration of: Resolution Regarding the Village of Dexter Community

Development Block Grant (CDBG) Application for the DAPCO/Tupper Properties Project Planning Grant.

President Keough opened the Public Hearing at 7:33 PM. There was no public comment and the hearing was closed at 7:34 PM.

Motion Carson; support Smith to approve the Resolution regarding the Village of Dexter Community Development Block Grant (CDBG) application for the DAPCO/Tupper Properties Project Planning Grant.

Ayes: Cousins, Smith, Tell, Carson and Keough
Nays: None
Absent: Fisher and Semifero
Motion carries

G. NON-ARRANGED PARTICIPATION

Sue Sherrill of 3435 Edison Street, Dexter distributed a handout to Council on how the sidewalks in the Village correspond to the center of the road and the right-of-way. She stated that Edison Street residents are asking to put the sidewalk where it makes sense – out by the road.

Tom Covert of 3550 Edison Street, Dexter was pleased to see the reconsideration of the Edison Street sidewalk on the agenda. He stated that he still feels that by putting the sidewalk to the standard the Village is bisecting the property and feels that the best location is 14 feet off of the road.

Evelyn Smith of 7810 Fifth Street, Dexter went house to house to meet the neighbors and she has their signatures asking to place the sidewalk 10 to 14 feet from the road. She asked the Council to be consistent with what is now in the Village.

Jack Davidson of 3434 Edison Street, Dexter mentioned a sign that his wife placed in their yard and the response of people who have seen it. He implored the Council to reconsider the sidewalk stating that we have to put up with the sidewalk and nobody wants in next to their house.

Kandie Waggoner of 7830 Ann Arbor Street, Dexter spoke about the impact the Edison Street sidewalk may have at the tip of her property. She also stated that if the sidewalk would be placed on Fifth Street at 99 feet off the right-of- way it would come through her house.

Cindy Wauer of 7775 Fourth Street, Dexter talked about walking in the Village a lot and that it doesn't make sense to put the sidewalk where marked. The path would be too intrusive and would rather see the Council wait on the project than have the sidewalk up by the homes.

Trustee Fisher entered the meeting at 7:53 PM

Lisa Phillips of 3360 Edison Street, Dexter stated that sidewalk should be 10-14 feet from of the road. The new plan show bump out areas because of trees and if the sidewalk was placed 10 to 14 feet from the side of the road this wouldn't need to be

done. Council did not heed the recommendations of OHM (Orchard, Hiltz and McCliment) and the Village Manager.

Susan Shay of 3510 Edison Street, Dexter mentioned that she had moved to Dexter 2 1/2 years ago and if the sidewalk plan would be approved it would cut her yard in half and she would lose her privacy. She would also have to replace the invisible fence she had installed for her dogs because of the sidewalk placement.

Don Socks of 3085 Chisholm Trail, Chelsea spoke to Council of behalf of his mother who lives at 3333 Edison. He noted to Council that most of the Edison residents were in the audience and that Dexter is a small Village. Standards should be set for new subdivisions.

Don Griffiths of 7585 Forest Street, Dexter commended Council for the reconsideration of the motion from two weeks ago. He remarked that you can have consistency to a standard or consistency to listening to the wishes of the residents.

Matt Tierney of 7639 Second Street, Dexter mentioned that he has been a resident for about a year and does favor having sidewalks but it is a safety issue to have sidewalks up so far on the property especially where the sidewalks cross a driveway. Common sense is that sidewalks should be closer to the road.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. September Citation List
4. Impact 2011

I. REPORTS

1. Community Development Manager – Allison Bishop

   Ms. Bishop submits her report as per packet. Ms. Bishop gave the following verbal updates: a) highlighted the ordinance amendments that will be presented at the next Council meeting; b) MedHub has requested a minor PUD amendment for the Broad Street site; c) also on the agenda for the next meeting will be the DAPCO addition and the sidewalk installation; d) will be continuing to work on the Master Plan over the next few months; e) have started work on the diversion channel in the Mill Creek Park and you can see initial phases of the amphitheater and other features; and f) the Gateway Initiative will reconvene on Nov. 4.

2. Boards, Commissions. & Other Reports-"Bi-annual or as needed"

   None

3. Subcommittee Reports

   Old DAPCO Site Redevelopment Team
   Downtown Fire Detection

Economic Preparedness
Facilities
Website –see item L-2

4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates: a) Monday, Dec 26 would be a scheduled Council meeting and wondering about changing that meeting to Tuesday, Dec. 27; b) have a meeting setup with Northern United Brewery on possible move to Dexter; c) have received an application from DAPCO for a tax abatement; d) leaf pickup in the Village will start sometime next week; e) Assistant Manager, Courtney Nicholls, spoke about the Senate Bill 7 and cap on health care; f) a question was raised on the Forest Street Demolition and when it will start which Mrs. Dettling responded that she will let Council know when it happens; g) reminded Council of the Town Hall meeting scheduled for Oct. 20 at the Dexter Library; h) comment by Trustee Carson on the sidewalk replacement in Dexter Crossing and the excellent service by Romine Construction who are sub-contractors for the project; and i) request to have staff prepare comparisons from other communities on their Performance Dashboard in order to compare with Dexter's.

5. President's Report

Mr. Keough submits his report as per packet. Mr. Keough reported on the following: a) the process is moving forward with the Regional Fire Board and targeting a meeting on January 16, 2012 with the four entities involved along with Council members attending; and b) had a conference call with representatives from Blackhawk Development regarding their property and Lexington and looking at means to resolve the issue.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of $403,074.94

2. Consideration of: Set Trick or Treat hours – Monday, October 31, 2011 from 5:30 p.m. – 7:30 p.m.

3. Consideration of: Appointment of Don Darnell to the DDA Board to complete the Term vacated by Joe Nowak term ending August 2012

4. Consideration of: Reappointment of Donna Dettling to serve on the Economic Development Corporation for a one-year term ending December 31, 2012

Motion Fisher support Smith to approve item 1, 2, 3 and 4 of the consent agenda.

Unanimous voice vote for approval with Trustee Semifero absent

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Cityhood Next Steps

   Discussion included but was not limited to updates on the process. Ms. Nicholls reported that an email was sent to the Director of Licensing and Regulatory Affairs but have not heard back yet. Additional information was provided on the costs involved to appeal, however, the timeline has not begun yet for appeal. The question was raised if Bill Beach's comments were passed on to our attorney and they were. The question was also asked about getting the Attorney General's opinion but don't know how that might affect the timeline for appeal. The suggestion was made to open up talks with Webster Township regarding the 425 properties.

2. Re-consideration of: Edison Street Sidewalk

   A motion is made to reconsider the original motion passed on September 26, 2011

   If the motion to reconsider is adopted, the motion below is discussed and voted on.

   Original Motion from September 26, 2011 Meeting:

   Motion Semifero; support Smith to place the sidewalk as per Village ordinance, one foot off the 99 foot right-of-way (as shown in Option #2) with a straight connection from Fourth Street to Fifth Street from the park sidewalk to the Fourth Street crossing, with deviations as needed to maintain mature trees and account for geography.

   Ayes: Semifero, Tell, Fisher, Smith and Keough
   Nays: Carson and Cousins
   Motion carries 5 to 2

   Motion Tell; support Fisher to reconsider the original motion passed on September 26, 2011

   Ayes: Smith, Tell, Carson, Fisher and Cousins
   Nays: Keough
   Absent: Semifero
   Motion carries 5 to 1

   Vote on the Original Motion:
   Motion Semifero; support Smith to place the sidewalk as per Village ordinance, one foot off the 99 foot right-of-way (as shown in Option #2) with a straight connection from Fourth Street to Fifth Street from the park sidewalk to the Fourth Street crossing, with deviations as needed to maintain mature trees and account for geography.

   Ayes: None
   Nays: Tell, Fisher, Carson, Cousins, Smith and Keough
   Absent: Semifero
   Motion fails 6 to 0

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Planned Unit Development (PUD) Amendment - Connexions Church – 7444 Dexter Ann Arbor Road

   Motion Cousins; support Tell therefore be it resolved, that Connexions Church be permitted to occupy approximately 5,472 square feet within the Bluewater Development PUD, 7444 Dexter Ann Arbor Road; and be it further resolved, that this addendum to the PUD Agreement must be signed by the Village, Bluewater Development LLC and Connexions Church and added to the Development Agreement as an acknowledgement of the approval and conditions of the approval.

   Ayes: Tell, Carson, Cousins, Smith, Fisher and Keough
   Nays: None
   Absent: Semifero
   Motion carries

2. Consideration of: Approval of Ciesa Design as the Village's Website Developer for an amount not to exceed $20,000

   Motion Fisher; support Smith to approve Ciesa Design as the Villages Website developer for an amount not to exceed $20,000.

   Ayes: Carson, Cousins, Fisher, Smith, Tell and Keough
   Nays: None
   Absent: Semifero
   Motion carries

3. Consideration of: Setting Public Hearing on November 14, 2011 for QED Industrial Facility Tax Exemption

   Motion Cousins; support Fisher to set a Public Hearing on November 14, 2011 for QED Industrial Facility Tax Exemption.

   Ayes: Cousins, Fisher, Smith, Tell, Carson and Keough
   Nays: None
   Absent: Semifero
   Motion carries

M. COUNCIL COMMENTS

Carson	Noted that the exercise this evening as to where to place the sidewalk on Edison Street goes against the Master Plan. Would like to see a discussion item on the Nov. 14 agenda on where to place and align the sidewalks in the old Village as we haven't decided yet how we would approach this topic.
Fisher	None

Smith	Curious as to why we would want to discuss placement of sidewalks in the old Village before determining what the standards should be.
Jones	Have tickets for the St. Andrew's Annual Sauerkraut Supper.
Tell	Thanked the residents for coming and being a part of the audience. Asked that they continue to come and get involved and would like to see them at the budget hearings.
Cousins	Also thanked the residents for coming and also remember that the sidewalks for Edison Street are not yet determined. Invited all to join the walk in the Village on Saturday morning, Oct. 15 at 9 am starting from the Dexter Library and sponsored by the 5 Healthy Communities group.

N. NON-ARRANGED PARTICIPATION

Tom Covert of 3550 Edison Street, Dexter thanked Council for reconsidering the sidewalks on Edison Street. It is rare what happened this evening and rare to let the residents have a voice.

Sue Sherrill of 3435 Edison Street, Dexter felt that Council had no malice in the previous decision regarding the previous decision and felt that the Trustees were doing what they thought was best for the Village.

O. ADJOURNMENT

Motion Carson; support Cousins to adjourn at 9:30 PM.

Unanimous voice vote for approval with Trustee Semifero absent

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing:_____

AGENDA 10-24-11
ITEM D-1

Council Meeting 10-24-11
Discussion of Power Outages

Power Outage -recorded at Village Office 8123 Main Street or outages reported.

11/17/2009
12/9/2009
1/9/2010 at 1:05 p.m.
1/28/10 Early morning
4/25/10 Early morning maybe 8:00 a.m. some areas out till 1:00 p.m.
7-6-10 Diamond Substation customers 3 hours
7-26-10 Main line into Dexter on Dexter-Chelsea Road taken out by dead tree 2 hours
8-14-10 Noon to 2:00 p.m. power out on Main Street Huron Camera block
2-18-11 see Dextech report 6:44 p.m.
3-20-11 see Dextech report 1:30 a.m.
5-5-2011 3:00 p.m. widespread outage, 1 minute
5-22-11 see Dextech report 12:50 a.m.
7-27-11 see Dextech report 1:26 a.m.
7-30-11 see Dextech report 12:37 p.m.
9-03-11 see Dextech report 7:18 p.m.
9-21-11 widespread outage 3-4 hours
10-11-11 Diamond Substation down for almost 2 hours
10-15-11 widespread outages 10 - 20 minutes due to high winds

2011 Upcoming Meetings

Board	Date	Time	Location	Website	Village Representative
Dexter Area Fire Board	10/20/2011	6:00 p.m.	Dexter Township Hall	http://dexterareafire.org/	Ray Tell/Jim Seta
Dexter Downtown Development Authority	10/20/2011	7:30 a.m.	Senior Center	http://www.villageofdexter.org	Shawn Keough
Healthy Community Steering Committee	10/20/2011	8:30 a.m.	Chelsea Hospital - White Oak Room		Paul Cousins
Dexter Village Council Town Hall Meeting	10/20/2011	6:30 p.m.	Dexter District Library		
Huron River Watershed Council	10/21/2011	5:30 p.m.	1100 N. Main, Suite 210, Ann Arbo	http://www.hrwc.org/	Paul Cousins
Dexter Village Council	10/24/2011	7:30 p.m.	Dexter Senior Center	http://www.villageofdexter.org	
Scio Township Planning	10/24/2011	7:30 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Scio Township Board	10/25/2011	7:00 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Western Washtenaw Area Value Express	10/25/2011	8:15 a.m.	Chelsea Community Hospital		Jim Carson
Website Committee	10/26/2011	3:00 p.m.	Dexter District Library	http://www.villageofdexter.org	Jim Smith/Donna Fisher
Southeast Michigan Council of Governments	10/27/2011	4:30 p.m.	Crystal Gardens - Howell	http://www.semcog.org	Shawn Keough
Dexter Village Arts, Culture & Heritage Committ	11/1/2011	7:00 p.m.	Dexter Senior Center	http://www.villageofdexter.org	Paul Cousins
Washtenaw County Board of Commissioners	11/2/2011	6:45 p.m.	Board Room, Admin Building	http://www.ewashtenaw.org/government/boc/	
Washtenaw Area Transportation Study-Technica	11/2/2011	9:30 a.m.	Road Commission Offices	http://www.miwats.org/	Rhett Gronevelt
Dexter Area Historical Society Board	11/3/2011	7:30 p.m.	Dexter Area Historical Museum	http://www.dextermuseum.org/	
Dexter District Library Board	11/7/2011	7:30 p.m.	Dexter District Library	http://www.dexter.lib.mi.us/	
Dexter Village Planning Commission	11/7/2011	7:30 p.m.	Senior Center	http://www.villageofdexter.org	Jim Carson
Scio Township Board	11/8/2011	7:00 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Dexter Area Chamber of Commerce	11/9/2011	8:00 a.m.	Copeland Board Room	http://www.dexterchamber.org/	Paul Cousins
Dexter Village Council	11/14/2011	7:30 p.m.	Dexter Senior Center	http://www.villageofdexter.org	
Scio Township Planning	11/14/2011	7:30 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Dexter Township Board	11/15/2011	7:00 p.m.	Dexter Township Hall	http://www.twp-dexter.org/	
Dexter Village Parks Commission	11/15/2011	7:00 p.m.	Village Offices	http://www.villageofdexter.org	Joe Semifero
Webster Township Board	11/15/2011	7:30 p.m.	Webster Township Hall	http://www.twp.webster.mi.us/	

AGENDA 10-24-11
ITEM H-1

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

2011 Sign Requests

	Name of Group	Dates	Number Approved	Approval Date	Locations
January	St. Andrews - Blood Drive	12/23-1/3	2 - 28" x 22"	12/9/2010	8, 22
	Friends of the Library - Book Sale	1/6-1/8	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
February	K of C - Rummage Sale	1/21-2/5	5 - 18" x 24"	1/7/2011	1, 5, 10, 6, 2
	St. Andrew's - Monthly Dinner	1/28-2/3	1 - 36" x 24"	12/9/2010	8
	Encore Theatre - Intermittent	1/20 - 2/20	2 - 36" x 24"	1/31/2011	15,16
	Friends of the Library - Book Sale	2/3-2/5	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
	Knights of Columbus - Fish Fry	2/12-2/26	5 - 18" x 24"	1/24/2011	1, 6, 5, 2, 10
	Community Band - Concert	2/14-2/27	2 - 2' x 4' 1 - 18" x 24"	1/31/2011	1,3,5
March	Community Orchestra - Concert	2/23-3/6	2 - 3' x 4'	1/3/2011	5, 9
	St. Andrew's - Monthly Dinner	2/25-3/3	1 - 36" x 24"	12/9/2010	8
	Friends of the Library - Book Sale	3/3-3/5	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
	Historical Society - Art Fair	3/7-3/19	2 - 5' x 6' 3 - 18" x 24"	12/15/2010	1, 2, 5, 7, 10
April	St. Andrew's - Festival of Hymns	3/21 - 4/4	1 - 36" x 24"	3/18/2011	8
	Friends of the Library - Book Sale	3/31-4/2	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
	St. Andrew's - Monthly Dinner	4/1-4/7	1 - 36" x 24"	12/9/2010	8
	St. Andrews - Blood Drive	4/11-4/18	2 - 28" x 22"	12/9/2010	8, 22
	American Legion - Dinner	4/25-4/29	1 - 18" x 24"	4/25/2011	1
May	Dexter High Drama - Play	4/18-5/1	1 - 4' x 8' 1 - 3' x 3' 1 - 18' x 24"	4/12/2010	3, 1, 19
	Community Band - Concert	4/18-5/1	2 - 2' x 4' 1 - 18" x 24"	1/31/2011	1,3,5
	Historical Scty. - Civil War meeting	4/23-5/2	5 - 22' x 14"	4/18/2011	1, 2, 9, 5, 4
	Encore Theatre - Intermittent	4/7 - 5/8	2 - 36" x 24"	1/31/2011	15,16
	Methodist Church - Rummage Sale	4/18 - 5/1	2 - 2' x 3' 3 - 18" x 24"	3/14/2011	5, 10, 1, 2, 3
	St. Andrew's - Monthly Dinner	4/29-5/5	1 - 36" x 24"	12/9/2010	8
	Relay for Life	5/2-5/16	5 - 18" x 24"	5/2/2011	1, 4, 5, 6 (2)
	St. Andrew's - Quilt Show	5/6-5/14	1 - 36" x 24"	12/9/2010	8
	Friends of the Library - Book Sale	5/5-5/7	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
	Historical Scty. - Civil War Dinner	5/6-5/20	1 - 4' x 8' 4 - 18" x 24"	5/2/2011	2, 6, 7, 21, 41
	St. Joseph - Plant Sale	5/7-5/15	2 - 18" x 24"	5/6/2011	1, 36
	Community Orchestra - Concert	5/11-5/22	2 - 3' x 4'	1/3/2011	5, 9
	Remodeled Home Tour	5/13-5/16	3 - 18" x 24"	5/4/2011	1, 15 (2), 20, 42
	Knights of Columbus-Chicken Broil	5/15-5/30	5 - 18" x 24"	5/6/2011	1, 2, 5, 6, 10
June	Encore Theatre - Intermittent	5/9-6/5	2 - 36" x 24"	1/31/2011	15,16
	Ice Cream Social	5/22-6/4	5 - 18" x 24"	5/3/2011	1, 2, 8, 7, 36
	Dexter Soccer Club - Registration	5/28-6/18	5 - 18" x 24"	5/2/2011	5, 10, 4, 32, 11
	Historical Scty. - Civil War Days	5/29-6/12	2 - 4' x 8'	5/2/2011	1, 10
	St. Andrew's - Rummage Sale	5/31-6/11	4 - 18" x 24" 1 - 36" x 24"	5/25/2011	2, 4, 5, 6, 36
	Friends of the Library - Book Sale	6/2-6/4	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20

	Name of Group	Dates	Number Approved	Approval Date	Locations
June	Community Orchestra - Concert	6/6-6/17	2 - 3' x 4'	1/3/2011	5, 9
	Boy Scouts - Rummage Sale	6/15-6/18	2 - 4' x 5'	6/1/2011	1, 7
	High School - Blood Drive	6/24-6/28	4 - 18" x 24"	6/24/2011	1, 4, 5, 10
July	Encore Theatre - Intermittent	6/23-7/31	2 - 36" x 24"	1/31/2011	15,16
	St. Joseph - Festival	7/4-7/18	1 - 4' x 4' 4 - 18" x 24"	6/24/2011	1, 2, 5, 6, 10
	St. Joseph - Flea Market	7/6-7/10	2 - 18" x 24"	7/6/2011	1, 9, 43
August	St. Andrews - Ice Cream Social	7/22-8/4	5 - 18" x 24"	7/8/2011	1, 2, 4, 5, 36
	Dexter Daze	7/31-8/14	5 - 18" x 24"	6/7/2011	1, 2, 4, 5, 36
	Friends of the Library - Book Sale	8/11-8/13	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
	Dexter Band - Car Wash	8/10-8/13	5 - 18" x 24"	8/12/2011	1, 7, 39, 21, 45
	High School - Blood Drive	8/23-8/30	5 - 18" x 24"	8/3/2011	1, 4, 5, 2, 44
September	Encore Theatre - Intermittent	8/18 - 9/18	2 - 36" x 24"	1/31/2011	15,16
	Community Orchestra - Concert	8/28-9/11	2 - 3' x 4'	8/26/2011	5, 9
	St. Andrew's - Monthly Dinner	9/2-9/8	1 - 36" x 24"	12/9/2010	8
	St James - 9/11 Service	9/3-9/12	5 - 18" x 24"	9/2/2011	1, 2, 4, 44, 10
	Cornerstone - Mom to Mom Sale	9/10-9/24	5 - 18" x 24"	8/18/2011	1, 4, 5, 44, 10
	Methodist Church - Rummage Sale	9/11-9/25	2 - 2' x 3' 3 - 18" x 24"	3/14/2011	5, 10, 1, 2, 3
	St. Andrews - Blood Drive	9/15-9/25	2 - 28" x 22"	12/9/2010	8, 22
	Touchdown Club - BBQ	9/13-9/18	5 - 18" x 24"	9/13/2011	1, 2, 10, 7, 21
October	Lion's Club - Apple Daze	9/19-10/1	5 - 18" x 24"	9/2/2011	1, 2, 4, 5, 10
	ABCD - Tailgate	9/24-10/1	5 - 18" x 24"	9/15/2011	1, 2, 4, 10, 44
	Friends of the Library - Book Sale	9/29-10/1	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
	Knights of Columbus - Dinner	9/19-10/3	5 - 18" x 24"	9/12/2011	1, 2, 4, 5, 10
	St. Andrew's - Monthly Dinner	9/30-10/6	1 - 36" x 24"	12/9/2010	8
	St. Andrew's - Sauerkraut Supper	10/5-10/19	5 - 18" x 24"	10/3/2011	1, 2, 4, 5, 36
	Community Players - Play	10/8-10/31	2 - 4' x 3'	10/1/2011	5, 2
	Remodelers Home Tour	10/21-10/23	5 - 18" x 24"	9/21/2011	1(2), 15, 42, 20
	Community Band - Concert	10/17-10/31	2 - 2' x 4' 1 - 18" x 24"	10/1/2011	1,3,5
November	Community Orchestra - Concert	10/23-11/6	2 - 3' x 4'	8/26/2011	5, 9
	St. Andrew's - Monthly Dinner	10/28-11/3	1 - 36" x 24"	12/9/2010	8
	Friends of the Library - Book Sale	11/3-11/5	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
	American Legion - Fundraiser	11/2-11/14	5 - 18" x 24"	10/6/2011	1, 2, 4, 5, 10
December	Dexter Lions - Tree Sale	11/25-12/24	2 - 3' x 5' 1 - 4' x 8'	10/5/2011	1, 10, 7
	St. Andrew's - Monthly Dinner	11/25-12/1	1 - 36" x 24"	12/9/2010	8
	Community Band - Concert	11/28-12/12	2 - 2' x 4' 1 - 18" x 24"	10/1/2011	1,3,5
	Friends of the Library - Book Sale	12/1-12/3	5 - 18" x 24"	11/19/2010	1,4,16, 19, 20
	Community Orchestra - Concert	12/4-12/18	2 - 3' x 4'	8/26/2011	5, 9

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 - Cornerstone, 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 2, 26-Warrior Creek Park Driveway, 27-Dexter Flowers, 28-Terry B's, 29-7795 Ann Arbor St, 30 - 7915 Fourth, 31 - 7651 Dan Hoey, 32 - Wylie, 33-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, 41 - Main/Jeffords, 42 - Third/Broad; 43 - 3rd/Dover; 44 - Ryan/Dexter Ann Arbor, 45 - Meadowview/Dexter Ann Arbor

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

Dexter Farmers Market will place up to 5 signs on Saturday and Tuesday to advertise for the market

AGENDA 10-24-11
ITEM H-2

AGENDA 10-24-11
ITEM H-3

THE VEHICLE

Washtenaw Area Transportation Study

705 N. Zeeb Rd | Ann Arbor, MI 48103
Ph 734-994-3127 | Fax 734-994-3129 | wats@miwats.org

OCTOBER 2011

INSIDE THIS ISSUE

TRANSPORTATION MANAGEMENT AREA

WATS provides continuing, cooperative and comprehensive transportation planning to guide the use of state and federal transportation funds in Washtenaw County

WATS Meetings

- Technical Committee 1st Wednesday 9:30 am
- Policy Committee 3rd Wednesday 9:30 am

WATS Products

- Long Range Transportation Plan
- Transportation Improvement Plan

Toyota Safety Project

On July 1, WATS began an innovative two-year program to collect post-crash data with Toyota Motor Company. WATS staff will collect video and other site data associated with motor vehicle crashes throughout Washtenaw County.

WATS will be investigating three primary crash types:

- Lane departure (including head-on lane departure crashes)
- Rear end
- Pedestrian/bicycle crashes.

TOYOTA

Traditional crash research is limited to the data provided by police reports completed by responding officers. This project aims to improve the process through on-site data and video collection, which Toyota will use in their crash prevention research. Toyota intends to improve features to make vehicles safer.

The Crash Data Video Archive will include:

- Roadway and roadside distractions
- Roadway conditions
- Other roadway phenomenon and data

WATS Special Interest Seats

The WATS Technical Committee is taking biennial applications for special interest seats including Environmental, Senior, Disabled, Freight and Non-motorized seats. Application forms for the special interest committee seats, along with more information on the functions and responsibilities of members, can be found at MIWATS.org.

Upcoming Meetings

- October 18 - SEMCOG Utility Summit 8:00am-Noon, Washtenaw County Road Commission, 555 N Zeeb, Ann Arbor - Must register at SEMCOG.org

New on MIWATS.org

- Washtenaw 2010 Annual Crash Report
- Technical Committee Special Interest Seat Applications

Complete Streets Update

WATS, along with an involved steering committee, have developed draft Complete Streets policies and identified corridors with Complete Streets needs. WATS is currently working on the following components of the Complete Streets plan for the county.

Did you Know?
The WATS Non-Motorized Plan for Washtenaw County, 2006 is the top ranked County plan by the National Complete Streets Coalition.

Complete Streets Toolkit - The toolkit will assist local agencies and the public by identifying a host of contextually appropriate Complete Streets treatments.

Complete Streets Checklist - The checklist is a tool that can be used in early phases of project planning to identify all potential travelers of a street, needs for treatments and opportunities for funding assistance and coordination.

Perspective Corners - Interviews with people who interact with the transportation network, from engineers and planners to system users, provide insight into what makes Complete Streets treatments functional and desirable.

A draft plan will be available this fall with a second series of public involvement opportunities (public meeting schedule will be announced on the WATS website). A graphically enhanced/interactive, online version of the plan and toolkit will be available this winter.

Transit Funding Report Released

In late August, TheRide released a draft Funding Options report for the Transit Master Plan (TMP). The report examines revenues currently available to Washtenaw County transit providers and potential sources of funding that may be explored to implement the TMP. The funding report reinforces only modest improvements in transit service can be completed under current funding levels with more substantive improvements requiring additional funding.

The Transit Master Plan provides service where none currently exists and improves the service in existing coverage areas.

Let your local leaders know what improvements are important to you!

Photo - Concentrate Media

The new Countywide Transit Board will benefit from a Financial Task Force which will identify the best options for providing funds to improve transit service. The Task Force held their first meeting September 16, and the unincorporated countywide transit board will hold their first meeting October 20.

Check MovingYouForward.org for updates on public meetings to discuss transit improvements in districts throughout the county.

Washtenaw Non-motorized Path Grand Opening

Originally conceived in 1999 and planned for in many subsequent years, the Washtenaw Ave Non-motorized path was constructed this past summer and now provides a non-motorized link between downtown Ann Arbor and the Arborland shopping center. The 10-foot wide, 1.1 mile path is situated on the north-east portion of Washtenaw between Glenwood and Tuomy. Project planning partners included WATS, MDOT, AATA, County Parks and the City of Ann Arbor. A special ribbon cutting ceremony to celebrate the path's opening was held September 7.

Non-motorized Updates

MDOT is planning additional non-motorized connections along Washtenaw Ave under US-23.

Additionally, Pittsfield Township recently completed a sidewalk gap-filling project along Washtenaw Ave.

WATS Annual Crash Report

WATS completed the 2010 Traffic Crash Report in September and it was approved in October 2011. The report includes data on:

- Crash locations throughout the county by community and police agency
- Types of crashes (single vehicle, angle, rear-end, head-on)
- Crash involvement (bike, pedestrian, truck, deer, etc.)
- Severity of crashes (property damage, injury, fatal injury)

Washtenaw County Crashes by Severity

Injury Severity	Total	Percent
Fatal Injury	20	0.2%
Incapacitating Injury	142	1.4%
Non-Incapacitating Injury	499	5.0%
Possible Injury	1,260	12.6%
No Injury or Unknown	8,050	80.7%
Total Injury Crashes	1,921	19.3 %
Total Crashes	9,971	100.0 %

Source: MighicanCrashFacts.org

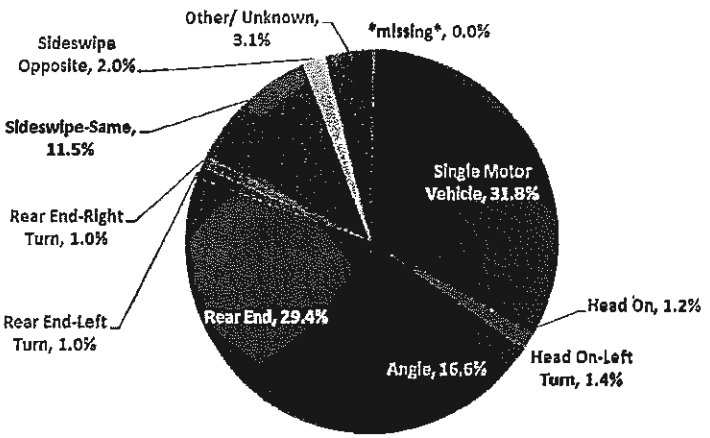
Driver Condition

Of the over 9,000 crashes that occurred in Washtenaw County in 2010, 96.9% of people were sober and 3.1% of people were intoxicated at the time of the crash.

Washtenaw County experienced an increase in traffic crashes of 3.2% from 2009 to 2010. All but four police agencies in the County experienced an increase in the number of reported crashes. There were a total of 10,023 crashes in Washtenaw County and southern Milan City in 2010. Alcohol related crashes account for 3.1% and fatal injury crashes account for 0.2% of total crashes. Nearly twelve percent of reported crashes involved deer.

For the complete 2010 Crash Report please visit:
http://bit.ly/nCsV93

Washtenaw County Crashes by Type

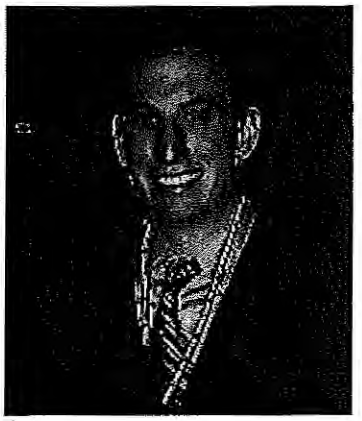


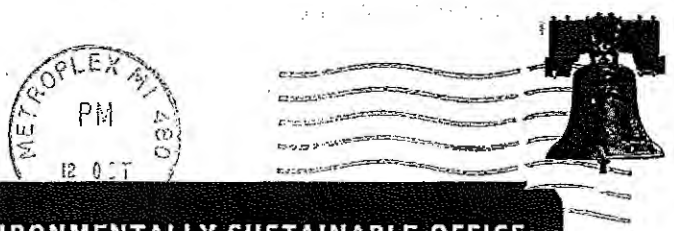
Mark Ferrall

Please join WATS in welcoming a new staff member, and Associate Transportation Planner, Mark Ferrall. Mark worked with WATS as an intern for a year before being hired to spearhead a joint data collection effort with Toyota. He graduated from Eastern Michigan University in 2010 with a Degree in Urban and Regional Planning. He likes to work with maps and data, and enjoys the opportunities for field work that his new position provides. In his spare time he enjoys board games, writing, and music. In September, Planetizen, a popular blog for planners, published an article Mark authored on board games and planning.

Brian Rakoritis

WATS also welcomes Brian Rakoritis, who recently graduated from Eastern Michigan University with a Bachelors in Political Science and Anthropology. Brian is currently pursuing a graduate certificate in land planning and development at EMU and expects to obtain a master's in planning. Brian joins WATS as an intern to assist with the joint crash data collection effort with Toyota. In the spring, Brian is an assistant track and field coach at Greenhills of Ann Arbor. Brian specializes in coaching pole-vault, hurdles and long-jump.





WATS IS COMMITTED TO AN ENVIRONMENTALLY SUSTAINABLE OFFICE.

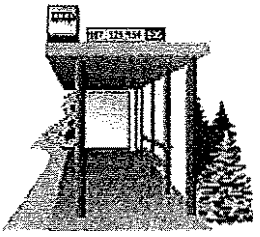
EMAIL WATS@MIWATS.ORG TO RECEIVE AN ELECTRONIC NEWSLETTER.

Washtenaw Area
Transportation Study (WATS)
705 North Zeeb
Ann Arbor, Michigan 48103-1560

Donna L. Dettling
Dexter Village
8140 Main St.
Dexter, MI 48130

48130$1092 C002

AGENDA 10-24-11
ITEM H-4



Help shape Transit in Dexter Village, Webster and Scio Townships! The time has come to talk about what transportation services would best serve growing needs in our community. If you are a commuter, a senior, or interested in shaping future transportation options please attend!

Nov. 10th at 5:30pm, Dexter Senior Center (7720 Ann Arbor St., Dexter)

This meeting will act as an "Advisory Committee" to a new countywide transit board that has recently been formed to explore near term transit improvements in Washtenaw County. There will be an opportunity to talk with your new regional transit board representative, David Read. Come tell him what you think!

AGENDA 10-24-11

ITEM I-1

VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Village Council and President Keough
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: REPORT
Date: October 18, 2011

Master Plan Update – I met with Carlisle Wortman to complete a review of the necessary revisions to the Master Plan. A revised copy will be provided to the Planning Commission at the November meeting. A presentation and public input session will be scheduled likely prior to the meeting for additional public input. Following the receipt of additional public comment we will schedule an extra public hearing for input prior to making a recommendation to Council for plan distribution. It is anticipated that the Master Plan will be before Council in December.

Capital Improvements Plan – Staff is starting to review the annual CIP. The Planning Commission will likely start their review of the plan in December with an anticipated completion and recommendation to Council in March.

Enforcement – Staff has been working through enforcement issues with the Washtenaw County District Court. During this process abatement has still been an issue. Staff is working on drafting an ordinance amendment that permits the Village to abate a violation and invoice the violator. If an invoice is not paid it will be proposed that the fines and costs be added to a violator's tax bill. I hope to have a draft before Council at the November meeting.

Northern United Brewing Company (NUBC)/Jolly Pumpkin – Staff has met with NUBC to discuss renovation plans for the Pilot/Martinrea site located at 7931 Grand Street. NUBC intends to purchase the building and occupy approximately 40,000 square feet on the west side of the building. The plan is to renovate the interior of the west side of the building for the brewery manufacturing for approximately 3 years. In approximately 3 years an existing lease that occupies the east side of the building expires at which time NUBC would expand their operations into the remaining 30,000 square feet of the building. NUBC plans to locate their headquarters, including offices, as a phased project and will eventually propose to rezone the project to a mixed use development with retail/restaurant components and possible residential. NUBC's Phase 1 plan is a change in tenant therefore no site plan will be required. At this time building department approval will be required to bring the renovated space up to code and NUBC intends to make functional improvements such as replacing siding, roof and door replacements. Upon changing the use to include retail, restaurant or residential, full site plan approval will be required. Staff has reviewed the existing infrastructure on site and water and sewer needs can be met. Additional sewer pre-treatment will be required as part of the manufacturing operations. NUBC has stated that they will be providing a broad concept that they will share with the Village detailing their vision and NUBC has indicated that they will be working with a consultant to come up with a concept for the future streetscape improvements. A formal application has not been made, however NUBC indicated that they will likely close on the property in the upcoming months.

Michigan Association of Planning – I will be attending the MAP conference this month.

Park Updates

Mill Creek Park – The contractor should be completed installing the rock vein structures by the end of next week. The stream diversion channel will be filled in following completion of the rock vein structures and the contractor will start moving north on the site. The site grading for the final plaza elevations will be completed within the next 2 weeks and installation of the pilings should be started within the next 3 weeks. The next few days of rain are delaying the project and an updated schedule will be provided when it is received from the contractor. The goal is to still have a majority of the project completed, including installation of the rock outcroppings, amphitheatre and pavers, concrete work and boardwalk completed by the end of November; however that could change given the weather and site conditions.

To date Cedroni has been paid $135,810.95 with another $173,942.60 currently being reviewed. No extras have been requested to date, however the design of the brick pavers has been changed to match the existing plaza. This change from the specifications may result in a $3,000 change order, however the information is in the process of being provided and reviewed and will be presented to Council upon final determination.

Border to Border – The concrete sidewalks within Westridge and Warrior Creek Park have been installed. The helical pile contractor has indicated that they should be completed within one week then the asphalt within Westridge can be completed. The boardwalk construction will be the last phase of the project, which will take approximately 1 month to complete. At this time the project completion date is likely around Thanksgiving.

Border to Border Segment D1 – Included in my report is the trail easement for Segment D1 of the B2B Trail that is partially located on the DPW Building property and along the RR Tracks. The agreement is a draft at this point; it has not been reviewed by the Village or County attorney, but will have been when it is officially presented at the next meeting. The County has bid the bridge portion of the project and will likely bid the remaining portion of the project into the Village over the winter for spring construction. The Village has met with the County to review the plans in detail specifically with regard to Village utilities in the project area.

5-Healthy Towns Grant – The Village and Washtenaw County Parks have been awarded $5,000 each ($10,000 total) for new playground equipment in Warrior Creek Park. Staff will organize a community build for installation of the equipment, likely next spring. The equipment is to meet the 5 Healthy Towns Initiative to move more.

Dexter United Methodist Church – Staff has coordinated volunteers from the church to stain the gazebo, clean up Monument Park, including raking leaves and installing fall decorations around the Village. The volunteers will be in town on October 30th.

Ice Rink – The ice rink installation has been schedule for December 5th, immediately following the Holiday Hustle. A new liner has been purchased. Donation requests will be distributed within the next few weeks to groups that have supported the rink in the past.

Tree City USA – Staff has submitted the Village's certification paperwork in order to receive our 4th year recognition as a Tree City.

Please feel free to contact me prior to the meeting.

Thank you.

NON-MOTORIZED RECREATION TRAIL EASEMENT

(River Terrace Trail – Segment D1)

This Non-Motorized Recreation Trail Easement (the "NRTE") is made this _____ day of _____, 2011, between the Village of Dexter, a Michigan general law village, with an address of 8140 Main Street, Dexter, MI 48130 ("Grantor") and Washtenaw County, by the Washtenaw County Parks and Recreation Commission, with an address of 2230 Platt Road, Ann Arbor, Michigan, 48104, ("Grantee").

RECITALS

A. Grantor is the owner of real estate located in The Village of Dexter, Washtenaw County, Michigan more particularly described on Exhibit A (the "Property").

B. Grantee wishes to establish and construct a non-motorized recreation trail easement across Grantor's Property.

C. The purpose of said NRTE will be to allow the public to enjoy non-motorized recreational activities such as walking, jogging and bicycling as well as the esthetic purposes that can result from such a pathway.

Now therefore in consideration of the following covenants, conditions, agreements and benefits, it is agreed as follows:

1 Purpose. It is the purpose of this NRTE to allow the public to enjoy non-motorized recreational activities such as walking, jogging and bicycling as well as the esthetic purposes that can result from such a pathway.

2 Grant of Easement. Grantor grants to Grantee an easement twenty-five (25) feet in width across the Property with an area fifty (50) feet in width as described in Exhibit A which easement is more fully described in Exhibit B (the "Easement Area"). Grantor represents and warrants that it has the right and authority to grant the easement described herein over the land described in Exhibit A.

3 Rights of Grantee Regarding Non-Motorized Recreation Trail Easement. To accomplish the purpose of this NRTE, the following rights are granted to Grantee:

3.1 Creation Of Trail. Grantee may create a walking, jogging, and bicycling trail (the "Trail") within the Easement Area not to exceed ten (10) feet in width which trail may have either an asphalt, boardwalk, or compacted, crushed limestone surface. The exact location of the Trail in the Easement Area may vary in between the edges of the overall easement as granted herein; provided, however, that the location of the Trail shall be in substantial compliance with the site plan approved by Grantor on March 28, 2011.

3.2 Grantee Obligations. Grantee shall be responsible at its sole cost and expense for the initial construction of the improved surfaces of the Trail and all future repair, replacement or reconstruction of these surfaces including, without limitation, resurfacing or replacing portions of the surface as may from time to time be required in order to keep the same in good, safe and navigable condition. Grantee shall undertake annual inspections of the Trail in order to assess the necessity of any resurfacing, repair or replacement activities. The results of all such inspections shall be promptly shared with Grantor.

3.3 Temporary Closings. Grantor or Grantee may close portions of the Trail on a temporary basis for repairs and maintenance including removal of storm damaged trees that may block portions of the Trail, natural hazards including flooding, resurfacing or repairing portions of the Trail, or to correct violations of prohibited uses or activities. Temporary closings may also occur when Grantor's maintenance, repair, or replacement of improvements on Grantor's adjacent property necessitate temporary closure of the Trail after reasonable prior notice to Grantee. In such event, Grantor shall be responsible for property closures within the Easement Area while such work is conducted.

3.4 Maintenance By Grantee. Grantee may mow or otherwise cut woody or herbaceous plants, weeds and grasses within the Easement Area as reasonably necessary to carry out its obligations under Sections 3.1 and 3.2 above.

3.5 Signs. Grantee and/or Grantor may erect public use signs that depict the boundaries of the Trail and may also erect incidental signs within instructions for where to park or gain access to the Trail.

4 Prohibited Uses. Any activity on or use of the Easement Area inconsistent with the purpose of this NRTE is prohibited without limit. Without limiting the generality of this provision, the following activities and uses are expressly prohibited:

4.1 Motor Vehicles. The use of any motorized vehicles or devices other than wheelchairs, except as necessary in connection with the initial construction and future modification, maintenance, repair, or replacement of the Trail;

4.2 Improvements. Improvements and construction within the Easement Area other than improvements which would enhance the purposes described herein;

4.3 Incompatible Use. Activities other than those that constitute passive recreation as may be defined by Grantee from time to time;

4.4 Public Enjoyment. Activities which interfere with the public's enjoyment and use of the Trail in conjunction with the purposes defined herein;

4.5 Signage. Signs other than those provided for in Section 3.5;

5 Rights and Obligations of Grantor. Grantor reserves and undertakes on behalf of itself and its personal representatives, heirs, invitees, successors, and assigns, the following:

5.1 Grantor's Use. Grantor may engage in all uses of the Property and the Easement Area that are not expressly prohibited herein and are not inconsistent with the purpose of this NRTE., including, but not limited to, the right to use such areas for maintenance, repair and installation of underground utility lines.

5.2 Entry By Grantor. Grantor may enter all areas, including the Easement Area any time.

5.3 Maintenance By Grantor. Grantor shall be responsible, at Grantor's sole cost and expense, for day-to-day routine maintenance of the Trail and Easement Area, including snow and ice removal, clearing leaves, removing minor debris, mowing, and otherwise maintaining the Trail and Easement Area in a clean and navigable condition.

5.4 Notice To Repair. Grantor shall promptly notify Grantee in writing when any portion of the Trail requires repair, replacement or reconstruction. If repair, replacement or reconstruction is found to be caused by Grantor's vehicles, equipment or implements, Grantor shall be responsible for costs incurred In such event, notice shall be sent to the following address:

Attention: Director
Washtenaw County Parks and Recreation Commission
2230 Platt Road
Ann Arbor, Michigan 48104

Notwithstanding anything to the contrary contained in this Agreement, if Grantee fails to complete the construction of or maintain and repair the NRTE as required hereunder, Grantor shall have the right, upon thirty (30) days written notice to Grantee, to undertake the same and submit an invoice to Grantee for the prompt payment thereof.

6 Grantee's Remedies.

6.1 Injunction. Grantee, its successors or assigns, jointly or severally, shall have the right to enforce the restrictions contained herein by injunction or other appropriate legal proceedings.

6.2 Right of Restoration. Grantee may require Grantor, its successors, heirs, assigns, agents or invitees, as the case may be, to correct any violations of this NRTE caused by any act of the Grantor, its successors, heirs, assigns, agents or invitees as the case may be, by restoring the Property to the extent feasible to the condition existing immediately prior to such violation.

6.3 Costs of Enforcement. In the event Grantee is required to enforce any of the terms and conditions contained in this NRTE, then the costs of such enforcement proceedings including reasonable attorney's fees shall be awarded to Grantee provided Grantee is the prevailing party. In the event Grantee does not prevail and Grantor is deemed to be the prevailing party, then Grantor shall be entitled to reasonable costs including reasonable attorney's fees.

6.4 Grantee's Discretion. Enforcement of the terms of this NRTE shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this NRTE in the event of any breach of any term of this NRTE

by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this NRTE. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

7 Grantor's Remedies.

7.1 Injunction. Grantor, its successors or assigns, jointly or severally, shall have the right to enforce the restrictions contained herein by injunction or other appropriate legal proceedings.

7.2 Right of Restoration. Grantor may require Grantee, its successors, heirs, assigns, agents or invitees, as the case may be, to correct any violations of this NRTE caused by any act of the Grantee, its successors, heirs, assigns, agents or invitees as the case may be, by restoring the Property to the extent feasible to the condition existing immediately prior to such violation.

7.3 Costs of Enforcement. In the event Grantor is required to enforce any of the terms and conditions contained in this NRTE, then the costs of such enforcement proceedings including reasonable attorney's fees shall be awarded to Grantor provided Grantor is the prevailing party. In the event Grantor does not prevail and Grantee is deemed to be the prevailing party, then Grantee shall be entitled to reasonable costs including reasonable attorney's fees.

7.4 Grantee's Discretion. Enforcement of the terms of this NRTE shall be at the discretion of Grantor, and any forbearance by Grantor to exercise its rights under this NRTE in the event of any breach of any term of this NRTE by Grantee shall not be deemed or construed to be a waiver by Grantor of such term or of any subsequent breach of the same or any other term of this NRTE or of any of Grantor's rights under this NRTE. No delay or omission by Grantor in the exercise of any right or remedy upon any breach by Grantee shall impair such right or remedy or be construed as a waiver

8 Property Taxes And Assessments. Grantee shall under no circumstances be obligated to pay taxes or assessments on the property subject to the NRTE. Grantee is a tax exempt entity. Grantee will cooperate with Grantor in the event Grantor seeks to exclude said property from taxation as a result of its public use as defined herein.

9 General Provisions.

9.1 Enforcement. Either Grantor or Grantee shall have the authority and power to enforce the terms of this NRTE with regard to any persons violating its terms and conditions. In such event, Grantor and Grantee to keep each other party notified of any activities or behavior which it considers to be in breach of the Agreement and any proceedings or activities that are initiated to restrain snch activities.

9.2 Successors and Assigns. The restrictions and limitations contained herein shall apply only to that portion of the Property dedicated to this NRTE which shall be construed as an easement in gross in perpetuity. The covenants, terms, conditions and restrictions of this easement shall be binding upon, and inure to the benefit of, the parties hereto and his/her respective representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property. No assignment of this NRTE shall be permitted with the prior written consent of Grantor.

9.3 Exclusive Use. Grantee agrees that it will hold this NRTE exclusively for public purposes and the establishment of a walking, jogging and bicycling trail. Should it assign its rights and obligations under this NRTE to a public agency or organization qualified at the time of the assignment as an eligible donee under applicable state and federal statutes, which donee has sufficient commitment, resources and ability to monitor and enforce this NRTE, then such assignment shall provide that the assignee assumes all obligations and responsibilities of Grantee hereunder. Grantee further agrees to obtain any donee's written commitment to monitor and enforce this NRTE at the time of the assignment.

9.4 Severability. If the application of any provisions in this NRTE or the applicants thereof to any person is found to be invalid, the remainder of the provisions of this NRTE or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected.

9.5 Reservation of Rights. Grantor reserve unto Grantor, his/her successors, heirs and assigns in title, all rights, privileges, powers and immunities in respect to the Property which is burdened by the NRTE including, without limitation, the rights of possession and enjoyment subject always to the covenants, terms and restrictions herein.

9.6 Perpetual Easement Running With the Land. The restrictions and easements contained herein shall run with the land, including each lot created hereafter, as an easement in perpetuity.

9.7 Interest in Property. Grantor hereby specifically warrants the interest herein conveyed to Grantee.

9.8 Notification of Transfer. The Grantor, and its successors and assigns in title to the Property, shall notify the Grantee prior to any transfer of all or any portion of the Property. The notification shall be in writing and shall set forth the name and address of the proposed Grantee. Upon transfer of any or all portions of the Property which are burdened by this NRTE, the subsequent deed shall include a specific reference to this NRTE including the Liber and Page where it is recorded.

10 Temporary Construction Easement. During the initial construction of the Trail or any subsequent modification, maintenance, repair, or replacement of the Trail surface, Grantee shall have a temporary easement over the Property to travel over and store materials for a limited period of time to the extent reasonably necessary to complete the required construction, maintenance, repair and replacement activities. Once said construction, modification, maintenance, repair, or replacement is complete, all vehicles, materials, and other property shall be removed from the Property and the condition restored to that which existed prior to the initiation of construction. At all times during the term of this Agreement, any contractors using or accessing the Property shall purchase and maintain the following insurance coverages:

(a) Commercial General Liability including premises/operations, broad form property damage, blanket contractual liability and personal injury coverage in an amount not less than Two Million Dollars ($2,000,000.00) per occurrence; such policy shall be an occurrence policy and not a claims-made policy. Grantor must be named as an additional insured, at no cost to Grantor.

(b) Automobile Liability including contractual liability coverage for all owned, hired, and non-owned autos.

(c) Workers' Compensation coverage with statutory limits.

Evidence of all insurance required shall be provided to Grantor prior to Grantee's contractors' use of or entry onto the Property.

11 Railroad Easement. The Grantor has an existing easement (Exhibit C) for access to the Village's DPW site. The Grantee is responsible for obtaining all necessary easements for the construction and maintenance of the NRTE.

GRANTOR:

Village of Dexter,
a Michigan general law village

By:_____
Name:_____
Its:_____

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

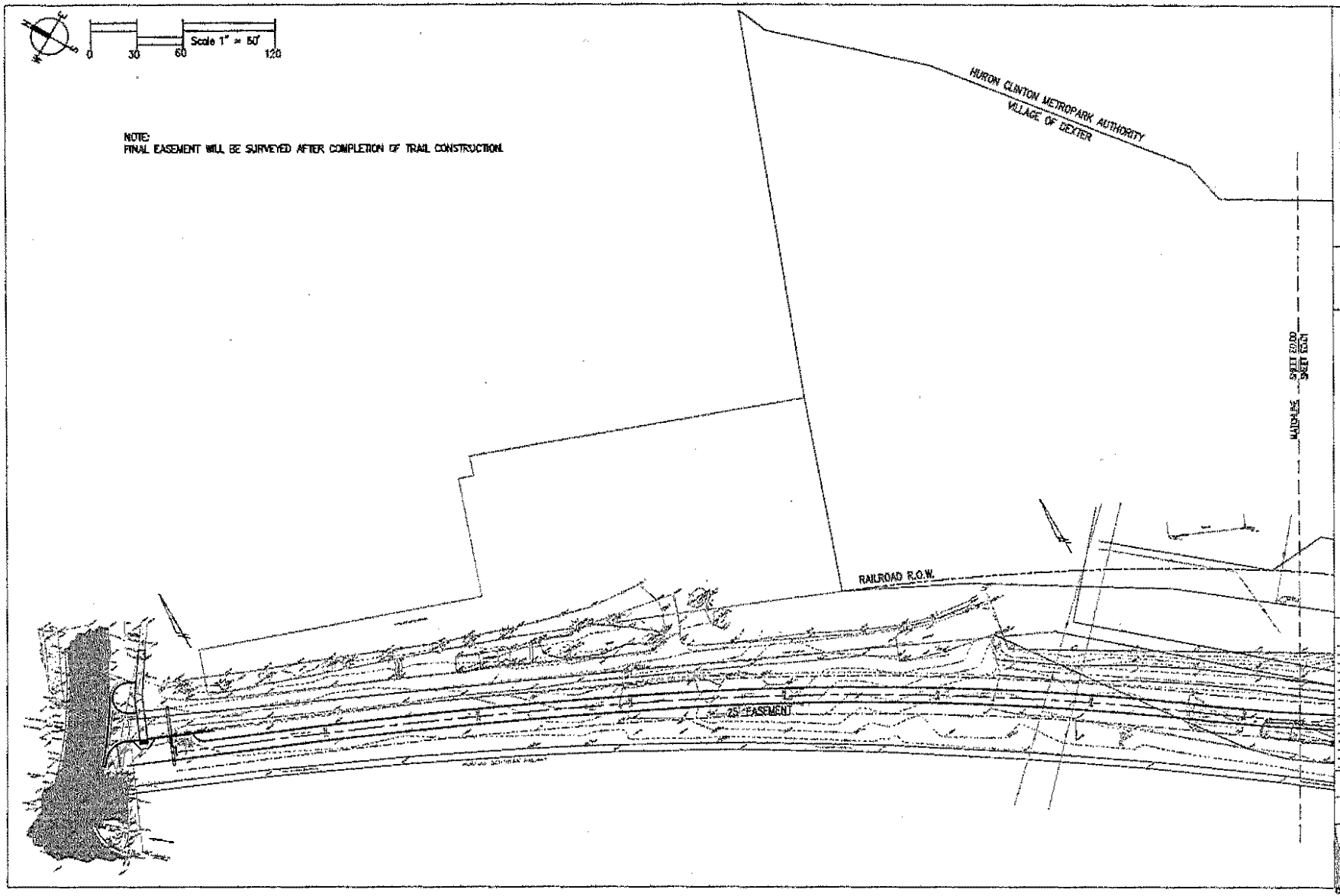
On this ____ day of _____, 2011, before me, a Notary Public in and for said County, personally appeared _____, who being by me duly sworn, did say that he is _____ of the Village of Dexter, a Michigan general law village and did represent that he was duly authorized to execute this document on behalf of said municipal corporation.

_____
_____, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County
My commission expires:_____

Washtenaw County, by the Washtenaw County
Parks and Recreation Commission

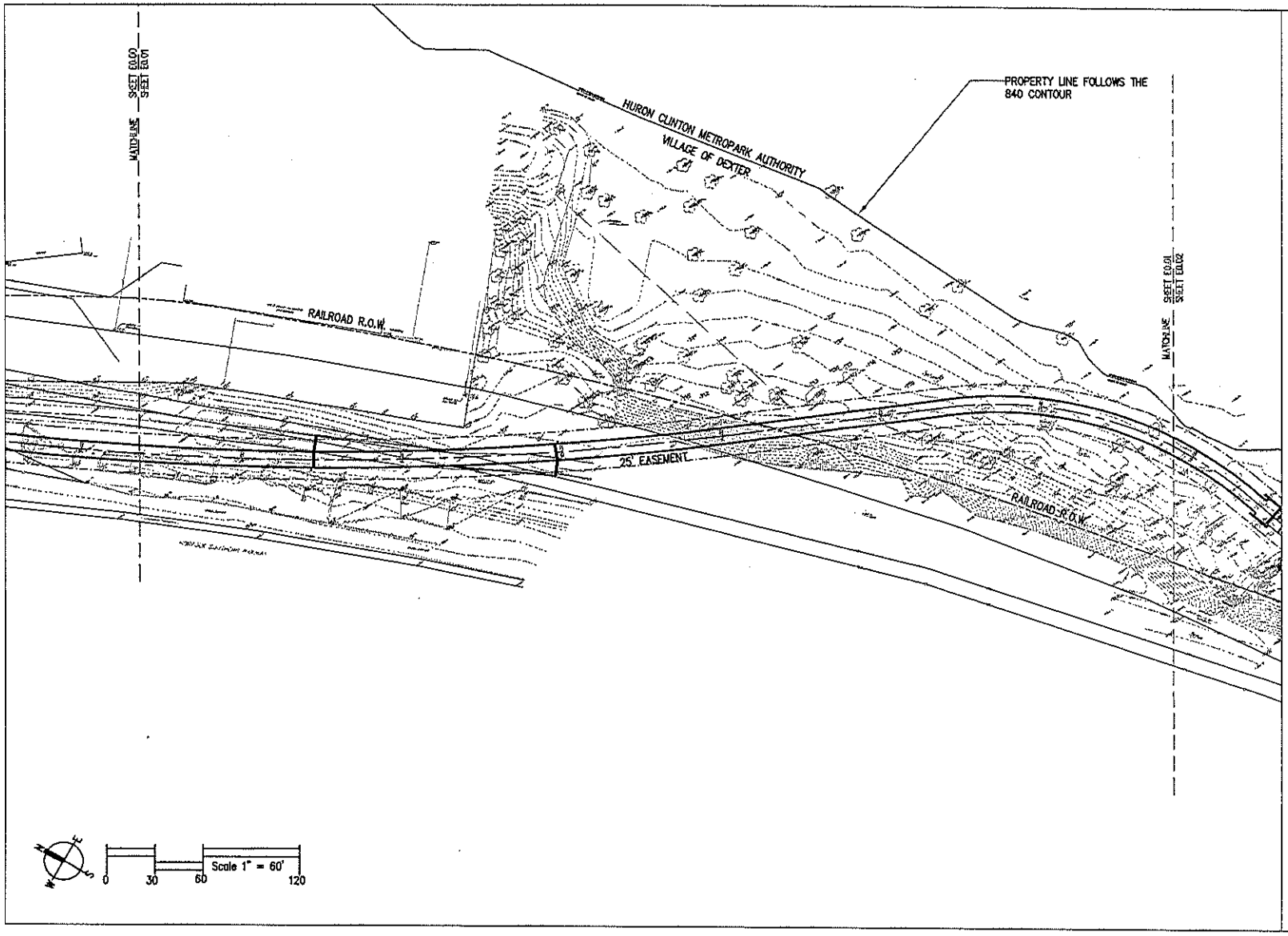
By:_____

P26



Washtenaw County River Terrace Trail
Easement Drawings - Exhibit B

E0.00



Landscape Architect:
Conservation Design Forum
375 West First Street
Elmhurst, Illinois 60126
630.359.2040 Phone
630.359.2050 Fax
www.cdfinc.com

Structural Engineer:
Fitzpatrick

Survey:
Washtenaw Engineering Company, Inc.

Client:
Washtenaw County

Washtenaw County River Terrace Trail
Easement Drawings - Exhibit B

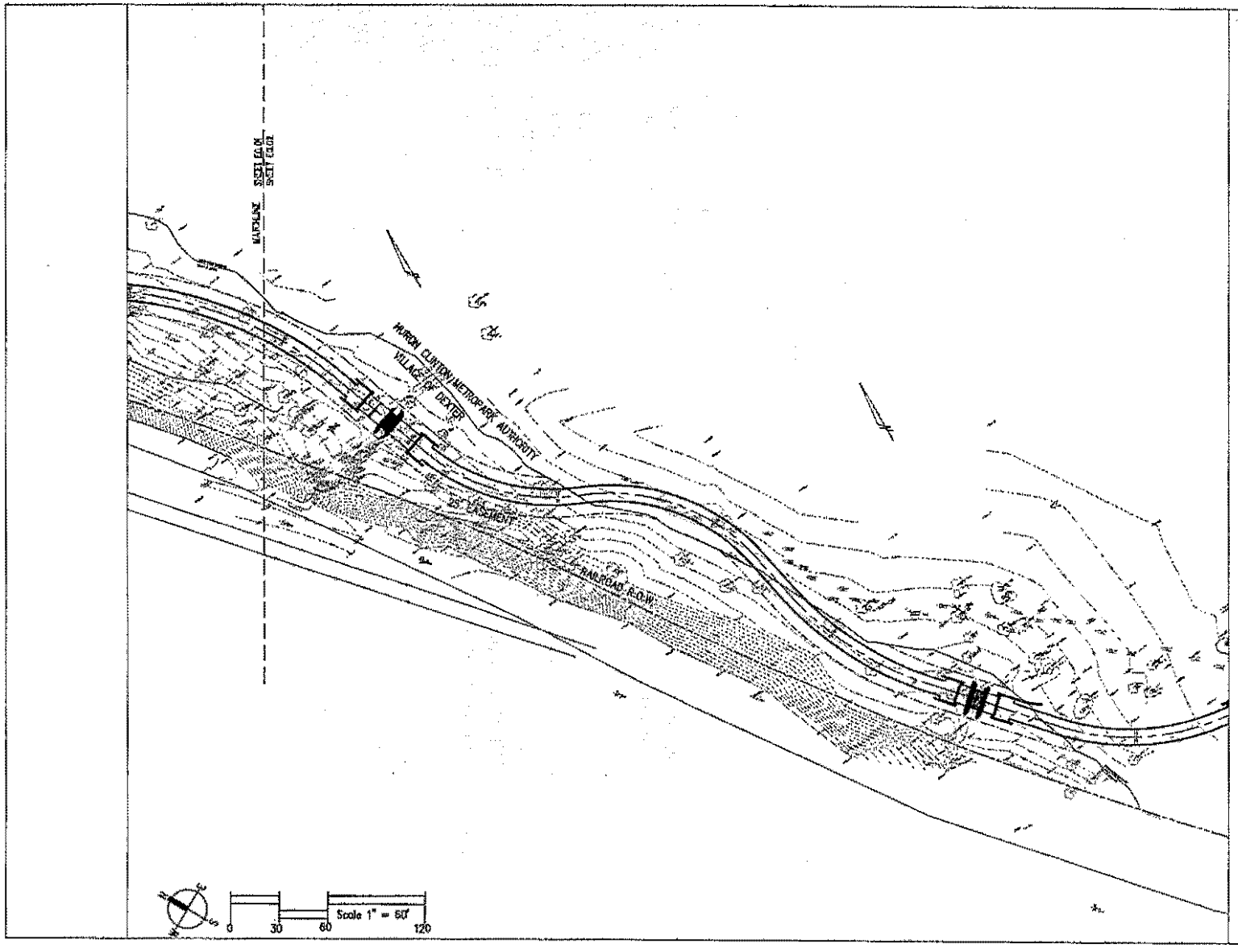
Issue/Revision

Status
Drawn by: D.R.V/W.H.O
Chkd by: F.J

Date
09-23-2011

Job No.
1004.00

E.01



Landscape Architect
Conservation Design Forum
375 West Fifth Street
Elmhurst, Illinois 60126
630.834.0091 Phone
630.834.0094 Fax
www.cdfinc.com

Structural Engineer
Fitzsimmons

Surveyor
Washtenaw Engineering Consultants, Inc.

Client
Washtenaw County

Washtenaw County River Terrace Trail
Easement Drawings - Exhibit B

Issue/Revision

Sign
Drawn by: AJ, KVW/BO
Checked by: FJ

Date
Job No.

E.02

October 14, 2011

Allison Bishop
Community Development Manager
Village of Dexter
8140 Main Street
Dexter, MI 48130

Dear Allison,

The Chelsea-Area Wellness Foundation is pleased to inform you that the Village of Dexter has been awarded a grant in the amount of $5,000.00 for the Warrior Creek Community Playground Installation. Please review the enclosed Agreement which outlines the conditions of this grant. Upon return of the signed Agreement, CWF will provide a check in the amount noted above.

The Chelsea-Area Wellness Foundation is a private foundation whose mission is to create a culture of wellness and foster sustainable improvements in community health. We hope this grant makes our community a better place for its citizens.

We encourage you to publicize your grant from CWF by submitting a press release to local media outlets and by mentioning the support you received in any of your organization's publications. The credit line "Made possible in part by a grant from the Chelsea-Area Wellness Foundation" may be appropriate. An electronic version of our logo is available at your request.

An Outcomes Report Form will be electronically sent on or around completion of the project. Please complete and return the report to us within 30 days of its receipt. If you have questions, do not hesitate to contact me at 734-433-4599. Congratulations and our best wishes to your organization.

Sincerely,

Amy Heydlauff, RN, MHSA
Executive Director

Enclosure

310 N Main
Suite 203
Chelsea, MI
48118

(734)433-4599

5healthytowns.org

AGENDA 10-24-11
ITEM I-3.

October 14, 2011 7:30 a.m.
Facility Committee Minutes

Shawn Keough, Jim Smith, Courtney Nicholls, & Donna Dettling

1. Forest Street Lots, plans following demolition

Soil Erosion fence will stay in place over the winter as per the permit. Vegetation must establish on the site. Allow for ground settling over the winter. Put out no parking signs on the site. Committee to evaluate site next spring for the possibility of a temporary fence to deter random parking. DPW will mow area next summer.

2. Updates to our property inventory

Make updates as suggested. Include copy of inventory loose in Council packet on 11x17.

3. Old DAPCO building, partial use for offices

Committee wants concept for partial use for village offices to stay on table for evaluation by Consultant, DAPCO Team and others. Committee supports Redevelopment Team effort to get some revenue from the site for at least one year while the plan for redevelopment of the site is being worked on. DDA to discuss keeping tenants at least one year to get some rent income off site, and allow time for analysis by consultant and team.

Understand next steps for Redevelopment Team:

- Waiting for formal Grant Approval Document from MEDC
- Approve Agreement with OHM/Bird Houk, possibly at 10-24-11 Council meeting
- Hold a Kick-Off with OHM/Bird Houk, Team, DDA, VC others possibly in November

4. Improvements to the back of 8140 Main (facing the park)

Find out from Richard Brother's how much it would cost to paint the back of 8140 Main Street. Look at cost for faux brick treatment similar to what Randy Willis did on his properties.

5. Other

Is there an interest in putting 7651 Dan Hoey farm house up for sale and requiring it be moved off the property? Donna will contact Elaine Webb and Cheryl Dunham to determine interest.

Work with DTE to evaluate our cumulative energy costs for all the properties listed on the inventory. Determine if there is a program through DTE/Michcon for energy cost reductions.

Possible locations for restrooms Downtown. There are 2 obvious locations, 1) old Cottage Inn building, most central spot in village and 2) Old DAPCO site, possible renovation for public restrooms.

AGENDA 10-24-11
ITEM I-4

VILLAGE OF DEXTER 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: October 19, 2011
Re: Assistant Village Manager &
Village Manager Report - Meeting of October 24, 2011

1. Meeting Review:
   - October 10th - SPARK Meeting introduction of Luke Bonner
   - October 11th - Recellular Meeting re: immediate space needs
   - October 13th – Water Main Project Update Meeting
   - October 13th – Jon Carlson of Northern United Brewery, see CDM Report
   - October 14th – Facility Committee Meeting, see subcommittee reports
   - October 14th – Impact 2011
   - October 18th – SRF Sludge Project kick off meeting
   - October 19th – Staff Review re: Engineering Standards Manual

2. Upcoming Meeting Review:
   - October 20th – DDA Meeting
   - October 20th – Townhall Meeting re: General Topics
   - October 21st – BS&A Software Demo
   - October 24th – Council Meeting
   - October 26th – Web Site Kick Off Meeting
   - November 4th – Gateways Initiative

3. Water Main Project Update. Staff met with OHM and a representative of Bricco Excavating for a project update on October 13, 2011. The contractor recognizes that they are 3-weeks behind schedule, but they plan to bring in 2 additional crews and possibly work Saturdays to help close the gap and meet the final completion mid November. An updated schedule is attached to my report, which shows completion in late November. Bricco said it could be a possibility that the asphalt work on the driveway approaches will not be completed this fall. Tree removal was also delayed, but Bricco plans to bring the tree removal contractor in at the end of the project and after the village reaffirms the trees for removal and can get letters out to residents. A draft of the letter being sent to keep the residents updated is attached to my report, along with copies of other letters used to communicate expectations with residents in the project area.

4. Grand Street Water and Sewer. Allison, Dan and I met with Jon Carlson and Gary Wilson of Northern United Brewery on October 13th. They are looking to renovate 40,000 SF of the interior of old PILOT property on Grand Street to establish their brewing operations in this location as quickly as possible. The plan is to move the Jolly Pumpkin operation currently located on Broad Street in Dexter and the North Peak Breweries operation currently located on Mission Peninsula in Traverse City to this location. Dan has confirmed that the current water and sewer services to this location

are adequate to accommodate their immediate needs. Dan is also working with them on sewer pre-treatment requirements. Attached to my report are two CIP worksheets for the Grand Street area. As I reported in the last packet this area continues to be looked at for redevelopment. A plan for providing water, sewer and storm utilities needs to be developed and I'd like to secure updated cost estimates for both of the CIP project worksheets to be able to bring a recommendation back to Council on timing and funding for these improvements. This effort could be coordinated with the future conceptual planning contemplated for the 7931 Grand Street site by NUBC. This infrastructure planning will also enhance our redevelopment efforts on Broad Street.

5. Engineering Standards Manual Revisions-Status Update. As an update from my last report Village staff and OHM met this week to review and make recommended changes to the draft document before the Manual is presented to Planning Commission. One of the suggestions that came from our staff review regarding sidewalk alignment is to look at each CIP "New Sidewalk" Project sheet (there are 5) and include preliminary engineering in the CIP for alignment. The draft manual will be provided to Council with the November 14th Council packet. It is still our goal to have the Draft document on the December Planning Commission Agenda. Staff recommends that this be followed by a Council Work Session to review the document in early 2012.

6. Recellular Meeting. David Kurtycz of MEDC, Valerie Christofferson of SPARK and I met with Jeff Kaisor, and James Wick of Recellular to discuss their immediate space needs. Recellular had moved their office staff, around 60 people to an Ann Arbor office location a few years ago and they must vacate this location by the end of November. They also shared that they will be hiring production staff and anticipate over parking in their lot through the winter. They were looking to submit a site plan to increase their parking, but they need to sort out their production and office space needs in order to ensure they are including enough parking for future growth.

7. Certification of Business Park. Attached is an email from Peter Fontana, MEDA Certified business Park Inspector. He inspected the Dexter Business and Research Park in August and provided this feedback. He suggests in the email, a plan to resurface the roadways should receive high priority from the Village, and I agree. Therefore, I will be placing this item in the Village's CIP.

8. Sidewalk Repair Project Update. Gary Koch Construction is finishing sidewalk repairs in Huron Farms and will move to Westridge. The cost estimate to upgrade the crossings at the intersection in compliance with ADA will be provided at meeting.

9. Community Garden Closed for Season. A work party was held on Saturday, October 15th to close the garden and prepare it for plowing. Melissa Kesterson will be providing a report that summarizes the activity for this season and I will include a garden budget update.

10. Forest Street Home Demolitions. Demolition of the houses started on Wednesday, October 19. It is expected to be a three day project.

11. Retiree Health Care. Staff received a draft of the Village's retiree health care actuarial. Some additional clarification was needed to several assumptions that were used. Due to the significant increase in the unfunded liability compared to our previous actuarial, Courtney will be meeting with Burnham & Flowers OPEB consultant on October 27th to go through the assumptions and results. Once this is complete the final version will be provided to Council.

12. Crack Sealing. National Highway Maintenance will be delivering the crack sealing equipment and providing the Department of Public Works with training on Thursday, October 20. Receipt of the equipment was delayed by the contractor due to the wet late summer/early fall. The Department of Public Works will be concentrating their efforts over the next several weeks on leaf pick-up and crack sealing.

13. Central Street. Central Street design plans were mailed to the railroad on Wednesday, October 19 with a letter clearly outlining our proposed construction schedule.

14. Debt Burden Comparison. At the last meeting Trustee Carson asked for a comparison of debt burden ratios across other communities. As the other dashboards were analyzed it revealed that other communities were only using their general obligation bond debt in this calculation, whereas we used all of our debt. The Village doesn't sell water/sewer services to outside customers, so in actuality all of the debt burden of both our general obligation and revenue bonds are born by only Village residents. Using only general obligation bond (general fund and Downtown Development Authority) debt the Village's per capita number is $ 1,700. It is unknown if other communities have included their DDA debt, however using the information provided on the dashboards shows Ann Arbor's number at $1,115, Chelsea's at $566, Manchester's at $380 and Saline's at $1731. If anyone is interested in seeing each of the community's debt schedules, staff can forward the information via e-mail.

VILLAGE OF DEXTER

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

Draft.

October 25, 2011

Re: Fourth, Fifth, Hudson, Dover, Edison Water Main Improvements
Project Schedule Update

Dear Village Resident:

As you are already aware, the Village's water main replacement construction project is underway in your neighborhood. Some of you have already seen the construction crews in front of your home, as construction crews have been replacing water main on Fourth Street. Next, the construction crews will continue the water main replacement on Fifth and Edison Streets, and finish up on Dover and Hudson Streets.

While the contractor is endeavoring to complete all the work as scheduled, the construction has been delayed approximately three weeks. Therefore, we now expect that construction will be completed by the end of November.

The contractor will make every effort to restore all the disturbed areas by the end of November; however, restoration work (seeding, paving, etc) is dependent on weather. If the weather does not cooperate, some areas may not be fully restored before winter. The contractor will revisit these locations as soon as possible in the spring of 2012 for final restoration and clean-up.

Should there be any questions; feel free to contact me or our Field Engineer, Chris Donajkowski, at (734) 891-2447. If things change, we will continue to keep everyone informed.

Sincerely,

_____

Donna Dettling, Village Manager

VILLAGE OF DEXTER

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

DRAFT

October 25, 2011

Resident
Address
Dexter, MI 48130

Re: Tree Removal or Landscaping Disturbance

Dear ___:

The Village has made every effort during the Water Main replacement project to reduce impacts on landscaping and limit tree removals. In some instances this is simply not possible. We committed to contacting residents where we identified specific areas of significant landscape disturbance or tree removal.

The contractor will be scheduling the removal after they have completed the water main installation. This letter is to inform you that a tree removal or landscape disturbance will occur in the right of way along your property.

Please contact me at 734-426-8303 if you have any questions.

Sincerely,

_____

Donna Dettling, Village Manager

placed on doors

VILLAGE OF DEXTER
CONSTRUCTION NOTICE

Dear Resident:

As you are aware, the Village is replacing the existing water main on your street. Weather permitting, the Contractor, Bricco Excavating, will start the water main replacement on Monday, October 17, 2011. If it rains, the construction will be pushed back until such time when the weather is dry again.

If the design calls for the water main to be placed under your driveway approach, the contractor will notify you of when it will be removed. Please note that your driveway will NOT be accessible for approximately two hours while the drive is removed, trench is dug, water main placed, and driveway temporarily restored. Gravel will be placed in your approach until the paving operation starts. The approach will be replaced in kind if it is asphalt or concrete, or replaced with asphalt if it is currently gravel, prior to project completion.

Thank you for your cooperation through this construction. Should you have any questions, please feel free to contact Chris Donajkowski at 734-891-2447.

Thank you.

placed on doors

TEMPORARY WATER SHUT OFF NOTICE

Dear Resident/Business Owner:

As we continue the water main replacement project, the next step is to make the final connection of new taps to the water main. To do this will require your water to be shut off:

Date and time

We appreciate your cooperation through this construction. Should you have any questions, please feel free to contact Dan Schlaff at 734-216-3810.

Thank you.

Dexter 2011 DWRF Water Main Upgades
Mon 10/17/11

ID	Task Name	Duration	Start	Finish	Resource Names	Au S
1	Precon/ start up Mobilize deliver materials	20 days	Mon 8/29/11	Fri 9/23/11		
2	saw cut/soil erosion.	1 day	Mon 9/26/11	Mon 9/26/11		
3	**Water Treatment Plant**	**5 days**	**Tue 9/27/11**	**Mon 10/3/11**		
4	GV / Hyd.	5 days	Tue 9/27/11	Mon 10/3/11	a	
5	**4th street**	**23 days**	**Tue 10/4/11**	**Thu 11/3/11**		
6	instal main	10 days	Tue 10/4/11	Mon 10/17/11	a	
7	Test	4 days	Tue 10/18/11	Fri 10/21/11		
8	Connections / Services	7 days	Mon 10/24/11	Tue 11/1/11	b	
9	Restoration	7 days	Wed 10/26/11	Thu 11/3/11	c	
10	**5th street**	**18 days**	**Tue 10/18/11**	**Thu 11/10/11**		
11	instal main	4 days	Tue 10/18/11	Fri 10/21/11	a	
12	Test	5 days	Mon 10/24/11	Fri 10/28/11		
13	Connections / Services	4 days	Wed 11/2/11	Mon 11/7/11	b	
14	Restoration	4 days	Mon 11/7/11	Thu 11/10/11	c	
15	**Dover street**	**18 days**	**Mon 10/24/11**	**Wed 11/16/11**		
16	instal main	4 days	Mon 10/24/11	Thu 10/27/11	a	
17	Test	5 days	Fri 10/28/11	Thu 11/3/11		
18	Connections / Services	2 days	Tue 11/8/11	Wed 11/9/11	b	
19	Restoration	4 days	Fri 11/11/11	Wed 11/16/11	c	
20	**Edison street** 10/18/11	**18 days**	**Fri 10/28/11**	**Tue 11/22/11**		
21	instal main	7 days	Fri 10/28/11	Mon 11/7/11	a	
22	Test	5 days	Tue 11/8/11	Mon 11/14/11		
23	Connections / Services	4 days	Thu 11/10/11	Tue 11/15/11	b	
24	Restoration	5 days	Wed 11/16/11	Tue 11/22/11	c	
25	**Hudson street**	**14 days**	**Tue 11/8/11**	**Fri 11/25/11**		
26	instal main	6 days	Tue 11/8/11	Tue 11/15/11	b	
27	Test	5 days	Wed 11/16/11	Tue 11/22/11		
28	Connections / Services	4 days	Wed 11/16/11	Mon 11/21/11	b	
29	Restoration	4 days	Tue 11/22/11	Fri 11/25/11	c	

2" Force Main

PROJECT NAME: Grand Street Sanitary Main Replacement

PROJECT ID: 02-8.0-2009 | **PRIORITY: IMPORTANT**
PROJECT TYPE: Utility Upgrades | **TOTAL COST: $135,000**
SUBMITTED BY: Village Staff | **YEARS IN CIP (Beginning year): 1 (2009)**

DESCRIPTION:

Replacement of the shallow sanitary main with a deeper, less steep sanitary sewer (approx 700 feet) to facilitate redevelopment in the Grand Street area, west of Baker Road. Lining of sewer in alley.

PROJECT JUSTIFICATION:

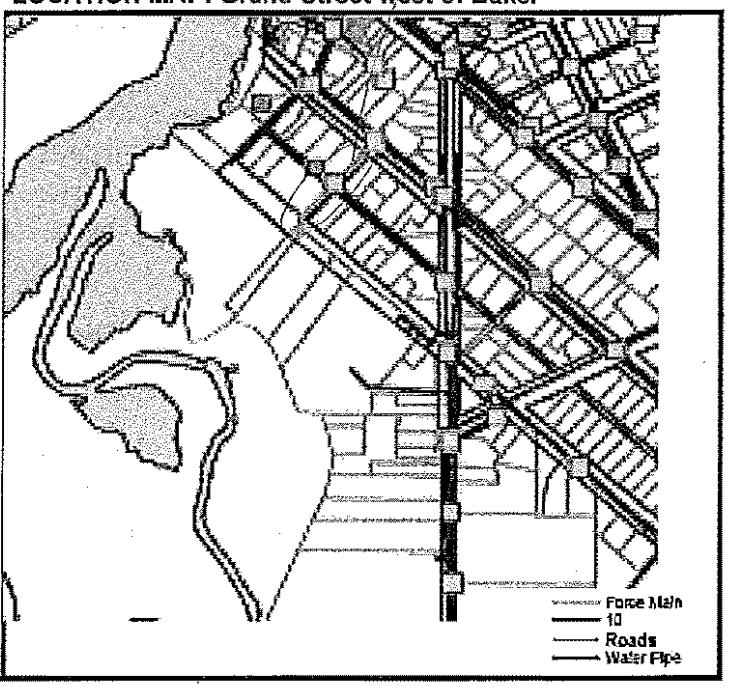
Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
11	TOTAL SCORE

BENEFICIAL IMPACTS:

May provide incentive for redevelopment along Grand Street.

LOCATION MAP: Grand Street west of Baker



MASTER PLAN AND/OR STUDY REFERENCE:

SRF Project Plan AND Master Plan

SCHEDULE:

	Start Month	Start Year	End Month	End Year
Study:		2008		2011
Design/Acquisition:		2011		2012
Construction:		2014		2015

SCHEDULE JUSTIFICATION:

Project is a priority due to potential redevelopment implications, however should be coordinated with water main installation and potential regional storm management plans. Not included in Project Plan for funding due to economic development relatedness.

PROJECT COST DETAIL:

Replacement of sanitary sewer	Sewer Fund	$135,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	Beyond FY16	TOTALS
Sewer Fund					$135			$135
								$0
								$0
								$0
TOTALS	$0	$0	$0	$0	$135	$0	$0	$135

PROJECT NAME: Grand Street NEW Water Main

PROJECT ID: 04-9.0-2009 | **PRIORITY: IMPORTANT**
PROJECT TYPE: Utility Construction | **TOTAL COST: $230,000**
SUBMITTED BY: Village Staff | **YEARS IN CIP (Beginning year): 2 (2009)**

DESCRIPTION:

Installation of new water main for the north side of the road to service potential redevelopment. Project should be coordinated with sanitary work and/or roadway work.

PROJECT JUSTIFICATION:

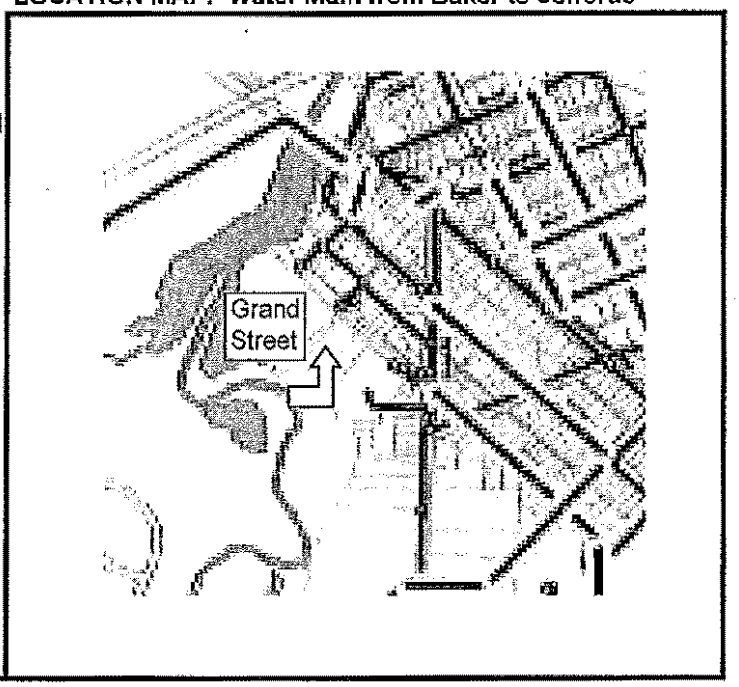
Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
12	TOTAL SCORE

BENEFICIAL IMPACTS:

May promote redevelopment, loops water main system.

LOCATION MAP: Water Main from Baker to Jeffords



MASTER PLAN AND/OR STUDY REFERENCE:

Water System Reliability Study (2005)

SCHEDULE:

	Start Month	Start Year	End Month	End Year
Study:		2005		2009
Design/Acquisition:		2013		2014
Construction:		2014		2015

SCHEDULE JUSTIFICATION:

Project a priority due to the area and the potential for redevelopment. Construction should be considered when development opportunity comes along, possibly public/private partnership.

PROJECT COST DETAIL:

New Water Main — $140,000 Baker to alley $90,000 alley to Broad — $230,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	Beyond FY16	TOTALS
Water Fund					$230			$230
								$0
								$0
								$0
TOTALS	$0	$0	$0	$0	$230	$0	$0	$230

EDC Services
Economic Development Communication Services
Michael R. Marcellino
Certified Business Park Inspector
19 Hidden Ridge Trail
Jackson, MI 49203-5172
517.787.2023

August 16, 2011

Ms. Cassandra Jorae
Administrative Coordinator
Michigan Economic Developers Association
P.O. Box 15096
Lansing, MI 48901-5096

Subject: Certified Business Park Visit Report

1. Dexter Business and Research Park

Visit Date: August 3, 2011, with Peter Fontana.

We met with Donna Dettling, Village Manager, Village of Dexter.

This park presents very well. Signage is in place. It is well maintained with good landscaping. The undeveloped lots are kept in "natural" vegetation and edges trimmed. High-speed Internet and fiber optics are available. The site is near Ann Arbor, and well located. There are asphalt roads with curb and gutters. This past winter has been exceptionally hard on the road surfaces. A plan to resurface the roadways should receive high priority from the L.D.F.A.

Recommend: **Re-certify**

Submitted by:

Michael R. Marcellino
MEDA Certified Business Park Inspector

Peter Fontana
MEDA Certified Business Park Inspector

Cc: John Avery, Executive Director, MEDA
Donna Dettling, village manager, Village of Dexter

AGENDA 10-24-11
ITEM I-5

Village President Report

Hello Residents and Fellow Council Members,

Here is a summary of my recent activities and future meeting schedule:

Activities Since my Last Report

October 12, 2011 – Spoke with Natalie Burg of the Ann Arbor Observer. She is working on an article covering the Village's effort to Incorporate which she anticipates to be printed in the November edition.

October 14, 2011 – Facility Committee Meeting with Trustee Jim Smith, Village Manager Donna Dettling, and Assistant Village Manager Courtney Nicholls

October 14, 2011 – Conference Call with Licensing and Regulatory Affairs Director Steve Hilfinger and Deputy Director, Shelly Edgerton. Please see Cityhood Next Steps Item K-1 for an additional summary. Please note that I have contacted John Kingsley of Webster Twp and am trying to set up a meeting date and time to meet with him. I will let everyone know when that meeting gets officially scheduled.

Future Activities

October 19, 2011 - Fire Department Committee meeting at 3:30 pm at Scio Township offices – we will be reviewing the attorney comments on the draft interlocal agreement at this meeting.

October 20, 2011 – Village Downtown Development Authority meeting

October 20, 2011 – Village Town Hall meeting

October 24, 2011 – Village Council meeting

October 25, 2011 – Economic Development Corporation Meeting

October 26, 2011 – Website Project Kick-off meeting

October 28, 2011 – I will be meeting with a potential applicant for the Arts, Culture and Heritage Committee opening.

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

Shawn Keough

Village President

skeough@villageofdexter.org

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

AGENDA 10-24-11
ITEM J-1

SUMMARY OF BILLS AND PAYROLL			24-Oct-11
Payroll Check Register	10/19/11	$34,112.90	Bi-weekly payroll processing
			Includes Council payment
Account Payable Check Register	10/24/11	$168,599.32	
		$202,712.22	TOTAL BILLS & PAYROLL EXPENDED ALL FUNDS
Summary Items from Bills & Payroll		Amount	Comments

ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS
DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED

Exceptions:

An amendment to Buildings and Grounds will be necessary to cover $2300 in property taxes for 8077 Forest

An amendment to General Fund, Capital Improvements, Property Acquisition will be necessary to cover the demolition of 8087 Forest

"This is the summary report that will be provided with each packet. Approval of the total bills and payroll expended, all funds will be necessary."

VENDOR APPROVAL SUMMARY REPORT

Date: 10/19/2011
Time: 3:16pm
Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ABSOLUTE COMPUTER SERVICES	ABSOLUTE C	TECH SUPPORT	35.00	0.00
ALEXANDER CHEMICAL CORPORATION	ALEXANDER	CHEMICALS	1,834.50	0.00
AMERICAN PLANNING ASSOCIATION	AMER PLANN	MEMBERSHIP	510.00	0.00
ANN ARBOR.COM	ANN ARBOR.	FARMERS MARKET	160.34	0.00
ARBOR CARE TREE SURGEONS	ARBOR CARE	TREE WORK	1,075.00	0.00
ARBOR SPRINGS WATER CO.INC	ARBOR SPRI	OFFICE	11.50	0.00
BARRETT PAVING MATERIALS INC	BARRETT PA	STREETS	135.30	0.00
BEAVER RESEACH COMPANY	BEAVER RE	SUPPLIES	227.53	0.00
ALLISON BISHOP	BISHOP	PC TRAINING	81.61	0.00
BRIDGEWATER TIRE COMPANY, INC.	BRIDGE TIR	LABOR AND SERVICE	1,525.00	0.00
CINTAS CORPORATION	CINTAS	SEPT INVOICES	803.65	0.00
COMCAST	COMCAST	DPW	143.95	0.00
CORRIGAN OIL COMPANY	CORRIGAN O	FUEL	1,297.13	0.00
COURTNEY NICHOLLS	COUR	SOIL EROSION PERMIT	160.00	0.00
CULLIGAN WATER CONDITIONING	CULLIGAN	WWTP	32.45	0.00
DOLLARBILL COPYING	DOLLARBILL	NEWS LETTER	1,591.04	0.00
DTE ENERGY	DET EDISON	AUG USAGE	5,007.77	0.00
EAST JORDAN IRON WORKS, INC.	E JORDAN	GRATE	476.15	0.00
ETNA SUPPLY CO	ETNA SUPPL	SUPPLIES	1,908.73	0.00
GARY KOCH CONSTRUCTION COMPANY	GARY	SIDEWALK	17,738.20	0.00
GRAINGER	GRAING	SUPPLIES	90.73	0.00
H.J. UMBAUGH & ASSOCIATES	H.J. UMBAU	DRINKING H20 REVOLVING FUND	11,950.00	0.00
HERITAGE NEWSPAPERS	HERITAGE N	LEGALS	117.00	0.00
HOPP ELECTRIC,INC.	HOPPS	SERVICE CHARGE	231.00	0.00
INDUSTRIAL TEST SYSTEMS, INC	INDUSTRIAL	WATER TESTING	316.34	0.00
KLAPPERICH WELDING	KLAPPERICH	LABOR	806.00	0.00
LESSORS WELDING SUPPLY	LESSORS	RENTAL	23.75	0.00
LINCOLN NATIONAL LIFE INS CO	LINCOLN LI	COVERAGE 11/1/12/1/11	444.45	0.00
LOWE'S BUSINESS ACCOUNT	LOWE S	SEPT INVOICES	63.54	0.00
MCNAUGHTON-MCKAY	MCNAUGHTON	WALL PACK	567.88	0.00
MICHIGAN ASSOC OF PLANNING	MICHIGAN A	seminar	350.00	0.00
MICHIGAN MUNICIPAL LEAGUE	MICH UNEMP		5.44	0.00
MILLER, CANFIELD, PADDOCK &	MILLER CAN	LEGAL SERVICE	19,100.00	0.00
MUNICIPAL CODE CORPORATION	MUNI CODE	ANNUAL	550.00	0.00
NATIONAL RECREATION AND PARK	NRPA	MEMBERSHIP	150.00	0.00
NEXTEL COMMUNICATIONS	NEXTEL COM	PERIOD 09/07-10/6	263.31	0.00
NORTH CENTRAL LABORATORIES	NCL	LAB	827.26	0.00
ORCHARD, HILTZ & MCCLIMENT INC	OHM	SEPT INVOICES	32,398.25	0.00
PARAGON LABORATORIES INC	PARA	LAB	40.00	0.00
PLANNING & ZONING CENTER, INC.	PLAN & ZON	SUBSCRIPTION	185.00	0.00
PNC	CREDIT CAR	POSTAGE	23.03	0.00
PRINTING SYSTEMS	PRINTING S		487.13	0.00
RITE-TECH ENTERPRISES INC.	RITE TECH	LABOR	1,792.50	0.00
MARIE A. SHERRY	SHERRY/MA	CONFERENCE	423.09	0.00
SIGNS IN 1 DAY	SIGNS	BANNER	120.00	0.00
SMALL BUSINESS ASSOC OF MICH	SBAM	coverage 11/1/11-11/30/11	15,462.48	0.00
STAPLES BUSINESS ADVANTAGE	STAPLES OF	SUPPLIES	441.70	0.00
SYLVESTER & COMPANY	SYLV	PAYROLL	952.00	0.00
TECH RESOURCES, INC.	TECH RESOU	MARIE COMPUTER	1,530.84	0.00
TRACTOR SUPPLY CREDIT PLAN	TRACTOR SU	CLOTHING	110.94	0.00
UIS PROGRAMMABLE SERVICES INC	UIS PROGRA	WWTP	4,974.91	0.00
URBAN FORESTER, INC	URBAN FORE	TREE PRUNING	450.00	0.00
WASTE MANAGEMENT	WASTE MANA	RESIDENTIAL	38,053.68	0.00
WASTE MANAGEMENT OF MICHIGAN	WASTE MGT	ROLL OFF	492.22	0.00
BRUCE WHITLEY	WHITLEY/BR	MISC	50.00	0.00
		Grand Total:	168,599.32	0.00

Fund / Department / Account	GL Number Abbrev	Vendor Name / Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: General Fund						
Dept: Village Council						
101-101.000-901.000	Printing &	SIGNS IN 1 DAY BANNER	0	21464	10/18/2011	120.00
101-101.000-901.000	Printing &	DOLLARBILL COPYING NEWS LETTER	0	DB-4588	10/17/2011	1,591.04
				Total Village Council		1,711.04
Dept: Village Manager						
101-172.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	1,859.76
101-172.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	116.38
				Total Village Manager		1,976.14
Dept: Finance Department						
101-201.000-802.000	Profession	SYLVESTER & COMPANY PAYROLL	0	6280	10/18/2011	952.00
				Total Finance Department		952.00
Dept: Village Clerk						
101-215.000-815.000	Ordinance	MUNICIPAL CODE CORPORATION ANNUAL	0	00211039	10/17/2011	550.00
101-215.000-901.000	Printing &	HERITAGE NEWSPAPERS LEGALS	0	450861	10/17/2011	72.00
101-215.000-901.000	Printing &	HERITAGE NEWSPAPERS LEGALS	0	449605	10/17/2011	45.00
				Total Village Clerk		667.00
Dept: Village Treasurer						
101-253.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	1,338.08
101-253.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	34.81
101-253.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE SUPPLIES	0	8019826505	10/18/2011	50.26
101-253.000-861.000	Travel & M	MARIE A. SHERRY CONFERENCE	0	10/17/11	10/17/2011	423.09
101-253.000-977.000	Equipment	TECH RESOURCES, INC. MARIE COMPUTER	0	10982	10/18/2011	1,530.84
				Total Village Treasurer		3,377.08
Dept: Buildings & Grounds						
101-265.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE SUPPLIES	0	8019826505	10/18/2011	196.04
101-265.000-727.000	Office Sup	ARBOR SPRINGS WATER CO.INC OFFICE	0	1295720	10/17/2011	11.50
101-265.000-728.000	Postage	PNC POSTAGE	0	10/17/11	10/17/2011	23.03
101-265.000-803.000	Contracted	ABSOLUTE COMPUTER SERVICES TECH SUPPORT	0	63384	10/17/2011	35.00
101-265.000-920.000	Utilities	DTE ENERGY AUG USAGE	0	10/17/11	10/17/2011	73.75
101-265.000-935.000	Bldg Maint	CINTAS CORPORATION SEPT INVOICES	0	10/18/11	10/18/2011	129.33
				Total Buildings & Grounds		468.65
Dept: Village Tree Program						
101-285.000-803.000	Contracted	ARBOR CARE TREE SURGEONS TREE WORK	0	10/18/11	10/18/2011	1,075.00
101-285.000-803.000	Contracted	URBAN FORESTER, INC TREE PRUNING	0	31836	10/18/2011	450.00
				Total Village Tree Program		1,525.00
Dept: Planning Department						
101-400.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	1,338.08
101-400.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	33.14
101-400.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE SUPPLIES	0	8019826505	10/18/2011	18.67
101-400.000-955.000	Miscellane	ALLISON BISHOP PC TRAINING	0	10/18/11	10/18/2011	81.61

Fund / Department / Account	GL Number Abbrev	Vendor Name / Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: General Fund						
Dept: Planning Department						
101-400.000-958.000	Membership	PLANNING & ZONING CENTER, INC. SUBSCRIPTION	0	10/18/11	10/18/2011	185.00
101-400.000-958.000	Membership	NATIONAL RECREATION AND PARK MEMBERSHIP	0	10/17/11	10/17/2011	150.00
101-400.000-958.000	Membership	AMERICAN PLANNING ASSOCIATION MEMBERSHIP	0	166106-1187	10/17/2011	510.00
101-400.000-960.000	Education	MICHIGAN ASSOC OF PLANNING seminar	0	10/17/11	10/17/2011	350.00
				Total Planning Department		2,666.50
Dept: Department of Public Works						
101-441.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	1,257.29
101-441.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	35.68
101-441.000-740.000	Operating	STAPLES BUSINESS ADVANTAGE SUPPLIES	0	8019826505	10/18/2011	67.98
101-441.000-740.000	Operating	LESSORS WELDING SUPPLY RENTAL	0	211517	10/17/2011	23.75
101-441.000-740.000	Operating	KLAPPERICH WELDING LABOR	0	150	10/17/2011	60.00
101-441.000-740.000	Operating	BEAVER RESEACH COMPANY SUPPLIES	0	0170480	10/17/2011	99.00
101-441.000-745.000	Uniform Al	CINTAS CORPORATION SEPT INVOICES	0	10/18/11	10/18/2011	321.80
101-441.000-745.000	Uniform Al	TRACTOR SUPPLY CREDIT PLAN CLOTHING	0	10/18/11	10/18/2011	110.94
101-441.000-751.000	Gasoline &	CORRIGAN OIL COMPANY FUEL	0	5583064	10/17/2011	509.96
101-441.000-920.000	Utilities	DTE ENERGY AUG USAGE	0	10/17/11	10/17/2011	1,192.00
101-441.000-920.000	Utilities	COMCAST DPW	0	10/17/11	10/17/2011	143.95
101-441.000-920.001	Telephones	NEXTEL COMMUNICATIONS PERIOD 09/07-10/6	0	10/17/11	10/17/2011	131.66
101-441.000-935.000	Bldg Maint	MCNAUGHTON-MCKAY SUPPLIES	0	11668540-00	10/17/2011	14.77
101-441.000-935.000	Bldg Maint	MCNAUGHTON-MCKAY WALL PACK	0	11650727	10/17/2011	311.45
101-441.000-955.000	Miscellane	BRUCE WHITLEY MISC	0	10/18/11	10/18/2011	50.00
101-441.000-970.001	Cap Sidewa	GARY KOCH CONSTRUCTION COMPANY SIDEWALK	0	10/18/11	10/18/2011	15,538.20
				Total Department of Public Works		19,868.43
Dept: Downtown Public Works						
101-442.000-730.000	Farmers Ma	ANN ARBOR.COM FARMERS MARKET	0	4206723	10/17/2011	160.34
101-442.000-740.000	Operating	MCNAUGHTON-MCKAY	0	11639533-00	10/19/2011	64.54
101-442.000-740.000	Operating	HOPP ELECTRIC,INC. SERVICE CHARGE	0	3807	10/17/2011	231.00
101-442.000-802.000	Profession	KLAPPERICH WELDING LABOR & MATERIAL	0	149	10/18/2011	746.00
101-442.000-920.000	Utilities	DTE ENERGY AUG USAGE	0	10/17/11	10/17/2011	383.02
				Total Downtown Public Works		1,584.90
Dept: Engineering						
101-447.000-830.000	Engineerin	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	781.50
				Total Engineering		781.50
Dept: Solid Waste						
101-528.000-805.000	Solid Wast	WASTE MANAGEMENT COMMERCIAL	0	7163691	10/18/2011	19,491.09
101-528.000-805.000	Solid Wast	WASTE MANAGEMENT RESIDENTIAL	0	7162636	10/18/2011	18,562.59
101-528.000-806.000	Contracted	WASTE MANAGEMENT OF MICHIGAN ROLL OFF	0	7165611-1389-6	10/18/2011	492.22

Fund / Department / Account	GL Number Abbrev	Vendor Name / Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: General Fund						
Dept: Solid Waste						
101-528.000-901.000	Printing &	PRINTING SYSTEMS	0	70809	10/18/2011	162.38
				Total Solid Waste		38,708.28
Dept: Parks & Recreation						
101-751.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	202.79
101-751.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	5.76
				Total Parks & Recreation		208.55
Dept: Insurance & Bonds						
101-851.000-719.000	Unemployme	MICHIGAN MUNICIPAL LEAGUE	0	10/17/11	10/17/2011	5.44
101-851.000-721.001	Retiree He	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	360.35
				Total Insurance & Bonds		365.79
Dept: Capital Improvements						
101-901.000-975.011	Property A	COURTNEY NICHOLLS SOIL EROSION PERMIT	0	10/17/11	10/17/2011	160.00
				Total Capital Improvements		160.00
					Fund Total	75,020.86
Fund: Major Streets Fund						
Dept: Storm Water						
202-445.000-740.000	Operating	EAST JORDAN IRON WORKS, INC. GRATE	0	3422217	10/17/2011	476.15
				Total Storm Water		476.15
Dept: Contracted Road Construction						
202-451.000-974.009	Central St	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	9,756.00
				Total Contracted Road Construction		9,756.00
Dept: Routine Maintenance						
202-463.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	1,054.51
202-463.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	29.93
202-463.000-740.000	Operating	BEAVER RESEACH COMPANY SUPPLIES	0	0170480	10/17/2011	78.53
202-463.000-740.000	Operating	BARRETT PAVING MATERIALS INC STREETS	0	130946	10/17/2011	65.45
202-463.000-802.000	Profession	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	290.00
				Total Routine Maintenance		1,518.42
Dept: Traffic Services						
202-474.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	324.46
202-474.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	9.21
				Total Traffic Services		333.67
Dept: Winter Maintenance						
202-478.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	648.93
202-478.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	18.42
				Total Winter Maintenance		667.35
					Fund Total	12,751.59
Fund: Local Streets Fund						
Dept: Storm Water						
203-445.000-803.000	Contracted	GARY KOCH CONSTRUCTION COMPANY SIDEWALK	0	10/18/11	10/18/2011	2,200.00

Fund / Department / Account	GL Number Abbrev	Vendor Name / Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: Local Streets Fund						
Dept: Storm Water						
				Total Storm Water		2,200.00
Dept: Routine Maintenance						
203-463.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	324.46
203-463.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	9.21
203-463.000-740.000	Operating	BEAVER RESEACH COMPANY SUPPLIES	0	0170480	10/17/2011	50.00
203-463.000-740.000	Operating	BARRETT PAVING MATERIALS INC STREETS	0	130946	10/17/2011	69.85
				Total Routine Maintenance		453.52
Dept: Traffic Services						
203-474.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	81.12
203-474.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	2.30
				Total Traffic Services		83.42
Dept: Winter Maintenance						
203-478.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	162.23
203-478.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	4.60
				Total Winter Maintenance		166.83
					Fund Total	2,903.77
Fund: Municipal Streets						
Dept: Administration						
204-248.000-721.001	Retiree He	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	658.21
				Total Administration		658.21
					Fund Total	658.21
Fund: Equipment Replacement Fund						
Dept: Department of Public Works						
402-441.000-939.000	Vehicle Ma	RITE-TECH ENTERPRISES INC. LABOR	0	7076	10/18/2011	1,792.50
402-441.000-939.000	Vehicle Ma	BRIDGEWATER TIRE COMPANY, INC. LABOR AND SERVICE	0	57832	10/17/2011	1,525.00
				Total Department of Public Works		3,317.50
					Fund Total	3,317.50
Fund: DWRF Project Fund						
Dept: Water Project Phase 2						
404-906.000-802.000	Profession	MILLER, CANFIELD, PADDOCK & LEGAL SERVICE	0	1131593	10/17/2011	19,100.00
404-906.000-802.000	Profession	H.J. UMBAUGH & ASSOCIATES DRINKING H2O REVOLVING FUND	0	126213	10/17/2011	11,950.00
404-906.000-830.000	Engineerin	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	6,883.75
				Total Water Project Phase 2		37,933.75
					Fund Total	37,933.75
Fund: Sewer Enterprise Fund						
Dept: Sewer Utilities Department						
590-548.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	3,244.63
590-548.000-721.001	Retiree He	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	1,337.86
590-548.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	87.01

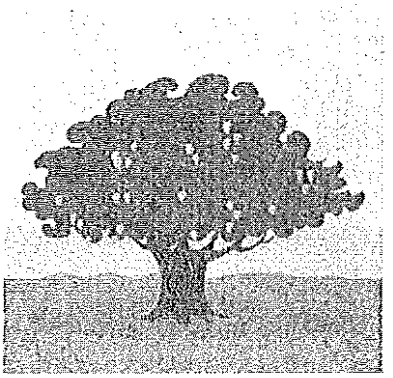
Fund Department Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: Sewer Enterprise Fund						
Dept: Sewer Utilities Department						
590-548.000-740.000	Operating	STAPLES BUSINESS ADVANTAGE SUPPLIES	0	8019826505	10/18/2011	54.38
590-548.000-740.000	Operating	MCNAUGHTON-MCKAY SUPPLIES	0	11668540-00	10/17/2011	177.12
590-548.000-742.000	Chem Plant	ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0461642	10/17/2011	675.00
590-548.000-742.000	Chem Plant	ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0461439	10/17/2011	1,159.50
590-548.000-743.000	Chem Lab	NORTH CENTRAL LABORATORIES LAB	0	293721	10/17/2011	827.26
590-548.000-743.000	Chem Lab	CULLIGAN WATER CONDITIONING WWTP	0	08920982	10/17/2011	32.45
590-548.000-745.000	Uniform Al	CINTAS CORPORATION SEPT INVOICES	0	10/18/11	10/18/2011	107.24
590-548.000-751.000	Gasoline &	CORRIGAN OIL COMPANY FUEL	0	5583064	10/17/2011	787.17
590-548.000-802.000	Profession	UIS PROGRAMMABLE SERVICES INC WWTP	0	530338184	10/18/2011	877.50
590-548.000-802.000	Profession	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	432.50
590-548.000-901.000	Printing &	PRINTING SYSTEMS	0	70809	10/18/2011	162.38
590-548.000-920.000	Utilities	DTE ENERGY AUG USAGE	0	10/17/11	10/17/2011	94.00
590-548.000-920.001	Telephones	NEXTEL COMMUNICATIONS PERIOD 09/07-10/6	0	10/17/11	10/17/2011	78.99
590-548.000-935.000	Bldg Maint	CINTAS CORPORATION SEPT INVOICES	0	10/18/11	10/18/2011	84.42
590-548.000-937.000	Equip Main	UIS PROGRAMMABLE SERVICES INC WWTP	0	530338185	10/18/2011	3,454.41
				Total Sewer Utilities Department		13,673.82
					Fund Total	13,673.82
Fund: Water Enterprise Fund						
Dept: Water Utilities Department						
591-556.000-721.000	Health & L	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	811.15
591-556.000-721.001	Retiree He	SMALL BUSINESS ASSOC OF MICH coverage 11/1/11-11/30/11	0	10/19/11	10/19/2011	458.57
591-556.000-722.000	Life & Dis	LINCOLN NATIONAL LIFE INS CO COVERAGE 11/1/12/1/11	0	10/19/11	10/19/2011	58.00
591-556.000-740.000	Operating	STAPLES BUSINESS ADVANTAGE SUPPLIES	0	8019826505	10/18/2011	54.37
591-556.000-740.000	Operating	LOWE'S BUSINESS ACCOUNT SEPT INVOICES	0	10/17/11	10/17/2011	63.54
591-556.000-745.000	Uniform Al	CINTAS CORPORATION SEPT INVOICES	0	10/18/11	10/18/2011	160.86
591-556.000-802.000	Profession	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	1,060.00
591-556.000-824.000	Testing &	PARAGON LABORATORIES INC LAB	0	68213	10/17/2011	40.00
591-556.000-824.000	Testing &	INDUSTRIAL TEST SYSTEMS, INC WATER TESTING	0	1024519	10/17/2011	316.34
591-556.000-901.000	Printing &	PRINTING SYSTEMS	0	70809	10/18/2011	162.37
591-556.000-920.000	Utilities	DTE ENERGY AUG USAGE	0	10/17/11	10/17/2011	3,265.00
591-556.000-920.001	Telephones	NEXTEL COMMUNICATIONS PERIOD 09/07-10/6	0	10/17/11	10/17/2011	52.66
591-556.000-937.000	Equip Main	GRAINGER SUPPLIES	0	9647252841	10/17/2011	30.43
591-556.000-970.000	Capital In	GRAINGER SUPPLIES	0	9644664832	10/17/2011	60.30
591-556.000-977.000	Equipment	UIS PROGRAMMABLE SERVICES INC WWTP	0	530338183	10/18/2011	643.00
591-556.000-977.000	Equipment	ETNA SUPPLY CO SUPPLIES	0	100234392.002	10/17/2011	1,908.73
				Total Water Utilities Department		9,145.32

Fund Department Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: Water Enterprise Fund						
					Fund Total	9,145.32
Fund: Trust & Agency Fund						
Dept: Assets, Liabilities & Revenue						
701-000.000-253.054	Dexter Sch	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	4,058.25
701-000.000-253.059	LaFontaine	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	3,223.75
701-000.000-255.004	Forest Str	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	756.25
701-000.000-255.006	Mill Creek	ORCHARD, HILTZ & MCCLIMENT INC SEPT INVOICES	0	1017/11	10/17/2011	5,156.25
				Total Assets, Liabilities & Revenue		13,194.50
					Fund Total	13,194.50
					Grand Total	168,599.32

AGENDA 10-24-11
ITEM S-2

Arbor Day Proclamation

Celebrate Arbor Day



Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our communities, and

Whereas, trees wherever they are planted, are a source of joy and spiritual renewal,

Now, Therefore, The Village of Dexter Council, in conjunction with the State of Michigan, does hereby proclaim the last Friday in April (April 27, 2012) as Arbor Day in the Village of Dexter, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, We urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 24th day of October 2011.

Village President, Shawn Keough _____

Village Clerk, Carol Jones _____

AGENDA 10-24-11

ITEM K-1

VILLAGE OF DEXTER

cnicholls@villageofdexter.org
8140 Main Street Dexter, MI 48130-1092 Phone (734)426-8303 ext 17 Fax (734)426-5614

MEMO

To: **President Keough and Council Members**
From: **Courtney Nicholls, Assistant Village Manager**
Date: **October 18, 2011**
Re: **Cityhood Update**

On Friday, October 14, President Keough, Tom Ryan and I participated in a conference call with the Director of Licensing and Regulatory Affairs, Steve Hilfinger and his Deputy, Shelly Edgerton. President Keough explained our steps through the cityhood process, ending with the recent finding of legal insufficieney. He expressed our overall concern that the recent decision has left us without a clear path to move forward.

Before the document is signed the Deputy Director is completing a review of the documents and what they referred to as "fact-finding". They encouraged us to meet with Webster Township in the interim, to determine if there is a way to resolve the situation.

Following the phone call we sent an e-mail thanking the Director and Deputy for their time and providing them with some additional documentation that we felt would be useful, including the staff review of our first petition, which didn't list the 425 as an area of concern.

Tom also reviewed several of the documents that were provided by the State in our FOIA request and provided an update that he expects an appeal to Circuit Court to take 4 to 6 months.

The Village's next steps will be meeting with Webster Township while awaiting the results of the Deputy Director's review.

AGENDA 10-24-11
ITEM L-1

VILLAGE OF DEXTER

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: October 24, 2011
Re: Proposal for Professional Services
Redevelopment of Broad Street Site

Attached is a proposal for professional services for the redevelopment of the 3045 Broad Street, the old Dapco Industrial site. The formal MEDC Planning Grant approval is dated 10-____-11 and provides for reimbursement of 50% of the planning project costs.

Please authorize entering into the agreement for professional services for the planning phase of the redevelopment of Broad Street, the Old Dapco site not to exceed $26,500 as outlined in May 25, 2011 Fee Proposal and summarized in the September 19, 2011.

Staff will be creating a new general fund 101.728 Department for Economic Development type expenses. A budget amendment will be made to this department to cover the total cost of the project and the grant proceeds will be deposited into the general fund. This new department in the general fund can also be used for other expenses related to economic development like advertising that promotes the village and the gateways initiative funding Council approved.

OHM

est.1962

September 19, 2011

Village of Dexter
8140 N. Main Street
Dexter, Michigan 48130

Attention: Ms. Donna Dettling
Village Manager

Regarding: Village of Dexter - Proposal for Professional Services
Redevelopment of DAPCO Property

Dear Ms. Dettling:

Orchard, Hiltz & McCliment, Inc. (OHM) is pleased to submit this proposal for professional services to assist with the evaluation of the DAPCO property redevelopment. OHM responded to the Request for Qualifications distributed by the Village in April of this year. Based the Village's review of the responses, the Village requested a fee proposal from OHM/Bird Houk. We understand that you are recommending the Village engage the OHM/Bird-Houk staff to assist with this project. OHM's qualifications submittal was dated April 25, 2011, and our subsequent fee proposal was dated May 25, 2011. We have made reference to these documents in preparing this letter for your authorization.

PROJECT UNDERSTANDING

The Village of Dexter will take ownership of the former DAPCO property in September of 2012. The DAPCO building is roughly 40,000 square feet and is located on approximately 1.45 acres of land. The building is predominantly a one-story block building with a small attached metal framed structure. The property lies within the Downtown Development Authority District, two blocks south of Main Street, adjacent to the Mill Creek. The creek corridor is currently being developed into the Mill Creek Park and River Walk which will contain trails, nature areas, and other community amenities. Tenants currently occupy the building, and the Village would like to retain these businesses within the downtown area.

The Village currently owns a property southeast of Broad Street and has discussed acquiring additional property in the same vicinity that could become part of a redevelopment plan for the area.

The Village has established a redevelopment committee to lead the planning process. It is expected that we will work with the redevelopment authority to evaluate the current property, study various alternatives, and develop a vision for the area.

34000 Plymouth Road | Livonia, MI 48150
p. (734) 522-6711 | f. (734) 522-6427
www.ohm-advisors.com

SCOPE OF SERVICES

The details of our proposed work plan, the schedule, and estimated fees are as outlined in the attached May 25, 2011 letter when we submitted a fee proposal prior to the Committee's interview process.

Services will be provided on an hourly to maximum basis. The Village will be invoiced monthly for the value of services completed to date, in accordance with OHM's current hourly rate schedule.

CONTRACT TERMS AND CONDITIONS

The attached Standard Terms and Conditions, dated March 2003 and as shown as Exhibit 1, are incorporated into this proposal by reference. Section No. 7 is omitted per request of the Village.

We thank you for this opportunity to assist the Village with this project. Please do not hesitate to contact us if you have questions. Should you find our proposal acceptable, please send us a signed copy of this letter.

Very truly yours,
ORCHARD, HILTZ & McCLIMENT, INC.

Rhett Gronevelt

Rhett Gronevelt, P.E.
Principal in Charge

DAPCO REDEVELOPEMENT PROPOSAL
VILLAGE OF DEXTER

Accepted By:_____

Printed Name:_____

Title:_____

Date:_____

Attachments: Exhibit 1 – Standard Terms and Conditions

BIRD HOUK
A DIVISION OF OHM

May 25, 2011

Village of Dexter
8140 N. Main Street
Dexter, Michigan 48130

Attention: Ms. Donna Dettling
Village Manager

RE: Building Redevelopment Evaluation – DAPCO Property
Village of Dexter, Washtenaw County, Michigan

Dear Ms. Dettling,

We very much appreciate the opportunity to submit our Fee Proposal for the Redevelopment Study of the DAPCO Property. As you are aware from our previous correspondence, our Planning and Architecture division of Bird Houk has extensive experience in the design of mixed-use redevelopment projects and public private partnerships used to redevelop these properties. You will also note that we have added Jim Chacohnas as a local Market Specialist to our team for this project. Jim will help us better understand the local real estate market and fine tune our approach toward success in the market place.

After reviewing your latest May 13 correspondence regarding a "Fee Proposal", we think there might be a slightly different approach that will help the Village accomplish their goals more effectively. Therefore, you will find that the approach we have chosen to provide is a slightly alternative response from what was requested in the May 13th request. With all due respect to the Village, we believe the proper approach is to provide the Village with a feasibility analysis of the existing structures on site before moving ahead with preparing any alternative concepts. This analysis will allow us to determine the physical and economic feasibility of redevelopment before spending the Village's dollars to prepare concept plans. This will also allow the Village and team to prepare concept plans that are more focused on the market place and will have a higher probability of market success. In addition, the Village will be able to explore the feasibility of retaining the existing tenants, which will modify the approach and potentially allow for the increased marketability of the property.

Our proposed approach was outlined in our submittal dated April 25, 2011 to the Request for Qualifications for Design & Consultation Services. It has been modified slightly due to the Fee Proposal request of May 13, 2011. OHM, with our Bird-Houk team, proposes to provide a preliminary evaluation of the site and building. With those findings, we would then study the reuse potential of the building and prepare concept plan alternatives accordingly. This will allow us to determine the preliminary cost of renovation and balance that against the market and rental rates to determine the viability of retaining some of the building for redevelopment. We will then prepare concept design alternatives and renderings to assist the Village and potential development partners in understanding the "vision" for the site. Finally, a narrative will be prepared and we will meet with your team to discuss our findings and make recommendations as to the "highest and best use" for the property and building, whether that involves complete site redevelopment or reuse of the building and site restoration. We will also assist the Village in identifying an approach to marketing the proposed development and addressing the requirements of a potential public private partnership. A breakdown of our proposed process and the associated fees is as follows:

34000 Plymouth Road | Livonia, MI 48150
p. (734) 522-6711 | f. (734) 522-6427
www.ohm-advisors.com

SCOPE OF SERVICES

I. **Building and Site Evaluation**

- Code compliance
- Accessibility (Site & Building)
- Mechanical, Electrical & Plumbing considerations
- Structural analysis
- Flexibility for alternative uses
- Existing infrastructure constraints
- Highest and best use
- Meeting with Village to present findings

Time frame to complete: 4 weeks

II. **Design Concept Alternatives** (to be completed after Step I - based on results)

- Site development alternatives (redevelopment of existing building (if feasible) and/or new building or land use)
- Building reconfiguration (if re-used)
- Building architectural treatments (if reused)
- Landscape/ Urban Design treatment
- Public infrastructure improvements
- Access and parking
- Color rendered site plan(s) and artist rendering of alternative(s)

Time frame to complete: 4 weeks

III. **Economic/ Market Feasibility Analysis**

- Cost / budget analysis (building modifications, infrastructure rework, site work)
- Market overview and lease revenue expectations
- Preliminary economic Pro-Forma
- Highest and best use analysis
- Recommendations on use
- Meeting with Village to present recommendations

Time frame to complete: 2-3 weeks
(Concurrent with Steps I & II)

IV. **Narrative Recommendations/ Implementation**

- Narrative overview of options
- Recommended redevelopment approach
- Recommended marketing approach
- Public/ private partnership recommendations
- Presentation to Village

Time frame to complete: 3 weeks

COMPENSATION

OHM proposes to provide the above outlined professional services on a time and materials basis not to exceed budgets provided below. No new task will be undertaken without the consent of the Village. Our 2011 Rate Schedule is also attached.

Task I:	Building and Site Evaluation:	$9,500
Task II:	Design Concept Alternatives:	$6,000 (per building reuse option) $4,000 (per non reuse alternative)
Task II:	Economic/ Market Feasibility:	$3,500
Task IV:	Narrative Recommendations:	$3,500

We are excited for the opportunity to evaluate a significant property in your downtown development area. We look forward to presenting our approach to your committee on June 8th. If we can answer any questions, please feel free to give either of us a call.

Very truly yours,
ORCHARD, HILTZ & McCLIMENT, INC.

Rhett Gronevelt

Rhett Gronevelt, P.E.
Principal-in-Charge

James M. Houk, ASLA, AICP
Project Manager

AGENDA 10-24-11

ITEM C-2

VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To:	Village Council and President Keough Donna Dettling, Village Manager
From:	Allison Bishop, AICP, Community Development Manager
Re:	Dexter Ann Arbor Road Curb Cuts – MAV Development Property
Date:	October 18, 2011

Attached is information for discussion per Trustee Semifero's request on September 24, 2011 regarding the two (2) existing curb cuts along Dexter Ann Arbor Road east of Meadowview Drive and west of United Bank and Trust.

Excerpts from Article 15B, Ann Arbor Road Corridor regulations, have been provided, however please note that amendments to Article 15B have been recommended by the Planning Commission for approval and are on the agenda for consideration. Please also note Article 5, Parking and Loading Standards, revisions have also been recommended by the Planning Commission for Council consideration. Article 5 also addresses access management.

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

InSite Design Studio, Inc.
Landscape Architecture

150 South Fifth Avenue
Ann Arbor, Michigan
48104-1911

734.995.4194 Phone
734.995.3408 Fax

8 September 2000

Mr. Scott Westover
Orchard, Hiltz & McCliment, Inc.
34935 Schoolcraft Road
Livonia, MI 48150

Re: Boulder Park, Dexter MI.
Submission for Curb Cut Permit

Mr. Westover,

As requested by MAV Development, we are submitted 3 sets of plans as required for obtaining a Curb Cut Permit. In addition to locating and detailing two proposed curb cuts, these drawings locate and detail the sidewalk as proposed by MAV Development to connect the proposed UNBC Bank site with the existing Medical Building site. At your direction we have sent one copy of these plans to the Village of Dexter.

If you have any questions or need any further information regarding this submission package, please give me a call.

Yours truly,

Andrea S. Kevrick, RLA
InSite Design Studio, Inc.

Cc Rob Aldrich, MAV Development Co.
Kaz Zeitkalns, Village of Dexter

ORCHARD, HILTZ & MCCLIMENT, INC.

34935 Schoolcraft Road
Livonia, MI 48150

p: (734) 522-6711
f: (734) 522-6427
w: ohm-eng.com

March 29, 2001

Village of Dexter
8140 Main Street
Dexter, Michigan 48130

Attention: Mr. Kas Zeitkains
Village Zoning Administrator

Regarding: **Boulder Park Sidewalk and Curb Cuts**
Preconstruction Arrangements

Dear Mr. Zeitkains:

The combined site plan for the United Bancorp, Inc., has been reviewed for conformance with the requirements of the Village of Dexter Engineering Standards Manual. The plans are found to be in substantial compliance with the standards, pending incorporation of the revisions noted in this letter. A copy of the conditionally approved plans has been included with this letter for your files. A brief description of the project, the permits, additional approvals, insurance and bonding requirements, and the preconstruction arrangements is provided below.

The project consists of an 11.80 acre site located along Dexter-Ann Arbor Road just east of Meadow View Drive. The project will include construction of concrete sidewalk and installation of two bituminous pavement curb cuts along the Dexter-Ann Arbor Road frontage.

The following permits and additional reviews will likely be required for development:

- A soil erosion and sedimentation control permit must be secured from the Washtenaw County Environmental Services Division.
- A Village of Dexter right-of-way construction permit.

Is this really necessary?

Three (3) additional complete sets of the approved plans shall be submitted to the OHM Construction Division, attention Dennis Hassell, prior to scheduling the preconstruction meeting. The inspection deposit shall be submitted by the Proprietor to the Village of Dexter at least forty-eight (48) hours prior to the start of construction. The deposit is based on the construction cost of all paving and sidewalks that require engineering inspection. The construction cost will be defined as either the signed contract for the work or a sealed engineer's itemized estimate for the work. Either of these documents must be submitted to the Village Engineer for review and approval. The amount of the deposit shall be based on the deposit schedule, enclosed as Exhibit 1. This is a deposit, not a fee. Unused portions of the deposit will be returned to the Proprietor at the conclusion of the project. However, if the deposit is exhausted prior to the conclusion of the project, the Proprietor will be required to place additional funds with the Village of Dexter to cover the estimated cost of the inspection on the remaining work. OHM and the Village of Dexter retain the right to stop ongoing construction activities until additional funds are deposited to the Village by the Proprietor.

mckenzie

The Contractor shall submit insurance certificates in the limits and types of coverage shown on Exhibit 2. All insurance coverage must be in place and the certificates received by OHM prior to the start of construction. The Contractor will arrange for a preconstruction meeting for the project. The preconstruction meeting must be arranged at least ten (10) working days in advance of the scheduled start of work. The meeting will be held at least five (5) working days prior to the start of work. The Contractor shall invite representatives, including the Village Engineer, utility companies that will be involved or that will have potential conflicts with the proposed construction, local officials and other agencies that have jurisdictional authority, have issued a permit or a general interest in the project, to the preconstruction meeting.

The Contractor shall provide copies of all permits and letters from any agencies waiving any required permits to the OHM Construction Division prior to the start of work. No work will be allowed until all necessary insurance certificates and permits are received by the OHM Construction Division.

Final acceptance of the work for this project is contingent upon the approval of record plans (as constructed) and the payment of all review and inspection fees. The Proprietor will provide the record plans of the project. The type and format of the record plans will be on Mylar sheets after the plans have been reviewed and approved by the OHM Construction Division.

Should there be any questions regarding this matter, please call this office at (734) 522-6711.

Very truly yours,

ORCHARD, HILTZ & McCLIMENT, INC.

Scott D. Westover, P.E.

Enclosure
SDW/sdw

cc: Mr. Tom Daily, Village Manager
Mr. Pat McKillen, Village DPW Director
Mr. Dean McComb, P.E., OHM
Mr. Rob Aldrich, MAV Development Company, 303 N. Fifth Avenue, Ann Arbor, Michigan 48104
Ms. Andrea Kevrick, Insite Design Studio, Inc., 150 S. Fifth Avenue, Ann Arbor, Michigan 48104
Mr. John Niemiec, E.T. MacKenzie Company, 6400 Jackson Road, Ann Arbor, Michigan 48108
File

G:\RISDON\DEXTER\SITE\2000\13000031\BOULDERPARKPRECON.DOC

Washtenaw County Department of Environment & Infrastructure Services
Soil Erosion Control Program
4101 Washtenaw Ave., P.O. Box 8645
Ann Arbor, MI 48107-8645
(734) 971-1441 http://www.co.washtenaw.mi.us

Grading Permit Application

(Act 451 of 1994, Natural Resources and Environmental Protection Act Part 91, Soil Erosion & Sedimentation Control
Washtenaw County Grading/Soil Erosion & Sedimentation Control Ordinance, 1997 as amended)

♦ IDENTIFICATION

Property Tax ID Number HD 0805300031 City/Village/Twp DEXTER
(list all numbers associated with this project)

Property Address 7200 DEXTER ANN ARBOR RD. City DEXTER Zip 48130

Owner Name DEXTER, LLC Billing Address 303 DETROIT STREET, SUITE 305

City ANN ARBOR State MI Zip 48104 Phone(734) 930-6700

Is this a request for an extension of a current permit? Yes ☐ No ☒ If yes, provide permit number _____

Size of grade change (including area cleared, foundation, well, septic, driveway and final grade) in acres 2

Total site size, in acres 13.8 Nearest type of water: stream, pond, wetland, lake, catch basin, ditch, detention area
(circle one or more)

Distance to nearest surface water, in feet 420 Name of water, if known _____

♦ EARTH CHANGE DESCRIPTION

a. Category & Type(s) of Earth Change

MINOR	MAJOR (Performance Guarantees or RRF will be required)	
☐ single family residential	☒ new commercial/industrial	☐ road
☐ single family residential addition/alteration	☐ commercial/industrial addition/alteration	☐ school
☐ pond	☐ residential development (subdivision, site condo, multifamily)	☐ hospital
☐ pole barn		☐ wetland mitigation
☐ garage	☐ pipeline (gas, water, sanitary sewer)	☐ recreation structure
☐ other _____	☐ golf course	☐ other _____

b. Features of Earth Change (check all that apply)

☐ driveway	☐ septic field	☐ well
☐ detention/retention pond	☐ road	☐ culvert
☐ stormwater structure	☐ wastewater structure	☐ utilities
☐ underground storage tank	☐ bridge	☐ pond
☒ other CURB CUTS & SIDEWALK	☐ other _____	☐ other _____

c. Additional Earth Change Information (check Yes or No to the Following)

Has earth-moving activity started?	Yes ☐	No ☒	
Will fill be brought on-site?	Yes ☐	No ☒	Amount in cubic yards _____
Will material be removed from the site?	Yes ☐	No ☒	Amount in cubic yards _____
Is the earth-moving activity over 5 acres?	Yes ☐	No ☒	If yes, a NPDES permit may be required from DEQ
Will work be occurring in a waterway/floodplain?	Yes ☐	No ☒	If yes, permit(s) may be required from DEQ
Will work be occurring in a wetland?	Yes ☐	No ☒	If yes, permit(s) may be required from DEQ
Will de-watering occur?	Yes ☐	No ☒	If yes, special requirements may apply
Is the project affecting a designated county drain?	Yes ☐	No ☒	If yes, contact the Washtenaw County Drain Office
Will chemicals be used, stored or mfg. on-site?	Yes ☐	No ☒	If yes, Pollution Prevention review may be necessary

SOIL EROSION PERMIT

WASHTENAW COUNTY DEPARTMENT OF ENVIRONMENT
AND INFRASTRUCTURE SERVICES
4104 WASHTENAW AVE., P.O. BOX 8645
ANN ARBOR, MICHIGAN 48107-8645
Building Inspection & Soil Erosion (734) 971-1441
Environmental Health (734) 971-4542

GRADING/S.E.S.C. PERMIT

Part 91, Soil Erosion & Sedimentation Control of the Natural
Resource & Environmental Protection Act 451 of 1994

PROJECT #: 21-0254
PERMIT #: 01-02391
ISSUE DATE : 03/27/01

LOCATION OF PROJECT
Address : 7200 DEXTER ANN ARBOR RD
Township : DEXTER VILLAGE
Contact : JOHN NIEMIEC 734-761-5050/734-216-0995

APPLICANT
Name : E.T. MACKENZIE COMPANY Phone : 734/761-5050
Address : 6400 JACKSON RD, ANN ARBOR, MI 48103

PROPERTY OWNER OF RECORD
Name : DEXTER LLC Phone : 734/930-6700
Address : 303 DETROIT ST-#305, ANN ARBOR, MI 48104

PROPOSED EARTH CHANGE
COMMERCIAL

PERMIT REQUIREMENTS

Plans & permit are required to be kept on site. Disturbed earth needs to be stabilized within 15 days. Any existing conditions at the site that are NOT consistent with the plans for GRADING/SESC may result in a STOP WORK ORDER AND revocation of the GRADING/SESC permit.

PERMIT CONDITIONS

SEE ATTACHED CONDITION SHEET FOR OTHER COMMENTS. KEEP SOIL OFF OF THE STREET. INSTALL SILT FENCE AS NEEDED. USE STONE CHECK DAMS IN DRAINAGE DITCHES AND GRASSED WATERWAYS. STRAW BALES ARE NOT ACCEPTABLE. JK- 03/27/2001 - MARLENE -

Bev Barton/mt
Soil Erosion Control Officer

WASHTENAW COUNTY MICHIGAN 1826

P72

930-6700

DEPARTMENT OF PUBLIC WORKS
VILLAGE OF DEXTER
DEXTER, MICHIGAN 48130

FOR OFFICIAL USE ONLY
Application/Permit # _____
Date of Issuance _____
Date and Reason for Denial: _____

APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, OR REPAIR WITHIN; OCCUPY; USE; AND/OR MAINTAIN VILLAGE OF DEXTER STREET RIGHT-OF-WAY (INCLUDING CURB CUTS AND/OR ROAD CUTS)

I ERIC C. MILES (Individual) on behalf of DEXTER, LLC - MANAGED BY MAV DEVEL. (Contractor, Corporation, Utility/Government, Individual)

request a permit to CONSTRUCT SIDEWALK AND CURB CUTS (operate repair construct, use, occupy and/or maintain -- list all those applicable)

within the established right-of-way of DEXTER ANN ARBOR RD Street(s) in

the Village of Dexter for the purpose of ESTABLISHING A PEDESTRIAN WALKWAY FROM (indicate any curb/road cuts, or street closure/blockages required)

MEADOW VIEW TO NEW BANK. The approximate location of work pertinent to this application is 7200 DEXTER ANN ARBOR RD., Village of Dexter, Washtenaw County, Michigan.

AS PART OF THE APPLICATION AND APPROVAL PROCESS HERETO, THE UNDERSIGNED APPLICANT AGREES TO COMPLY FULLY WITH EACH OF THE PROVISIONS AND SPECIFICATIONS ENUMERATED (1-8) ON THE REVERSE SIDE OF THIS FORM.

Eric C. Miles DEXTER, LLC - MANAGED BY MAV DEVELOPMENT
Applicant's Signature

303 DETROIT ST, ANN ARBOR MI 48104
Applicant's Address

Date: 4/2/01

Recommended for Issuance:	
Dan A. McKeever	4/5/01
Superintendent of Public Works	Date
J. A. Daily	4-4-01
Village Manager	Date

A permit, as requested in the foregoing application subject to the terms and conditions established herein, is hereby granted for a period commencing: _____ and ending: _____.

By: J. A. Daily
Village Manager

Note: This permit does not relieve applicant from complying with any and all requirements of law established by public bodies, governments, or agencies other than the Village of Dexter.

Inspection: In all cases the permit holder shall notify the Superintendent of Public Works as to specific time of commencement so that, if necessary an inspector can be present while work is in progress. The permit holder shall be billed for the expenses associated with the provision of an inspector.

Permit: The on-site foreman responsible for activities subject to the permit issued, shall maintain a complete copy of the permit on the job site at all times.

ORCHARD, HILTZ & McCLIMENT, INC.

34935 Schoolcraft Road
Livonia, MI 48150

p: (734) 522-6711
f: (734) 522-6427
www.ohm-ang.com

Fax Transmittal Cover Sheet

Date: April 6, 2001

No. Pages w/Cover Sheet: 2

To: Eric Miles

Firm: MAV Development Company

Fax Number: (734) 930-6701

Copy To: Kas Zeitkains, Village of Dexter fax: (734) 424-0003

From: Scott D. Westover, P.E. SDW

Original: ☐ **Will be forwarded** ☒ **Will not be forwarded**

Subject: Boulder Park Sidewalk
Village of Dexter

Comments: Please see the attached sheet and the estimated inspection escrow deposit calculations. Call with any questions.

If you did not receive the indicated number of pages please call:
(734) 522-6711

Boulder Park
Contract
February 28th, 2001
Page 3 of 4

Attachment A

Scope of Work / Schedule of Values

Soil Erosion Control	$ 600.00	
Traffic Control	$ 1,000.00	
Road Demolition and Repair	$ 980.00	*
Clearing and Grubbing	$ 4,740.00	
Mass Grading	$ 8,784.20	
Fine Grading	$ 2,625.00	
Roadwork (Asphalt Drives)	$ 11,435.80	*
4" Sidewalks	$ 13,947.50	*
6" Sidewalks	$ 1,243.00	*
Shoulder Maintenance	$ 1,760.00	*
Storm Sewer	$ 3,151.50	*
Landscaping	$ 3,787.00	
Total Contract	**$ 54,054.00**	

* ITEMS TOTAL $32,517.80

INSPECTION ESCROW
$2,500 + ($32,517.80 − $25,000) × 7%
$2,500 + ($7,517.80) × 7%
$2,500 + $526.25
$3,026.25

InSite Design Studio, Inc.
Landscape Architecture

150 South Fifth Avenue
Ann Arbor, Michigan
48104-1911

734.995.4194 Phone
734.995.3408 Fax

3 October 2000

Mr. Scott Westover and Ms. Danielle M. Pagan
Orchard, Hiltz & McCliment, Inc.
34935 Schoolcraft Road
Livonia, MI 48150

Re: Boulder Park, Dexter MI.
Response to Engineering Review

Mr. Westover,

Thank you for your comments regarding the proposed sidewalk extension along Dexter-Ann Arbor Road from the United Bancorp site to the East side of Meadow View Drive. In response to your engineering review, the Owner will accommodate drainage from the proposed culverts and pave the area between driveway appraaches as necessary with future development. We thank you for your assistance in the preparation of these plans.

Yours truly,

Andrea S. Kevrick, RLA
InSite Design Studio, Inc.

Cc Rob Aldrich, MAV Development Co.
Kaz Zelikains, Village of Dexter

ORCHARD, HILTZ & McCLIMENT, INC.
34935 Schoolcraft Road
Livonia, MI 48150
p: (734) 522-6711
f: (734) 522-6427

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 3

To Eric	From Lorelei
Co.	Co.
Dept.	Phone #
Fax #	Fax #

VILLAGE OF DEXTER
ATTN: JIM GRAHAM, VILLAGE MANAGER
8140 MAIN STREET
DEXTER, MI 48130

INV. DATE : 06/08/01
INVOICE # : 079122
PROJECT # : 0130-01-0053

S A L A R Y & E X P E N S E D E T A I L

PROFESSIONAL SERVICES

	HOURS	RATE	AMOUN'
Professional Engineer II	2.75	82.00	225.5(
Professional Engineer I	.50	75.00	37.5(
Engineering Technician II	11.00	60.00	660.0(
	14.25		923.0(

** Total Project 0130-01-0053 923.0(

ORCHARD, HILTZ & MCCLIMENT, INC.

34835 Schoolcraft Road
Livonia, MI 48150

p (734) 522-6711
f (734) 522-6427

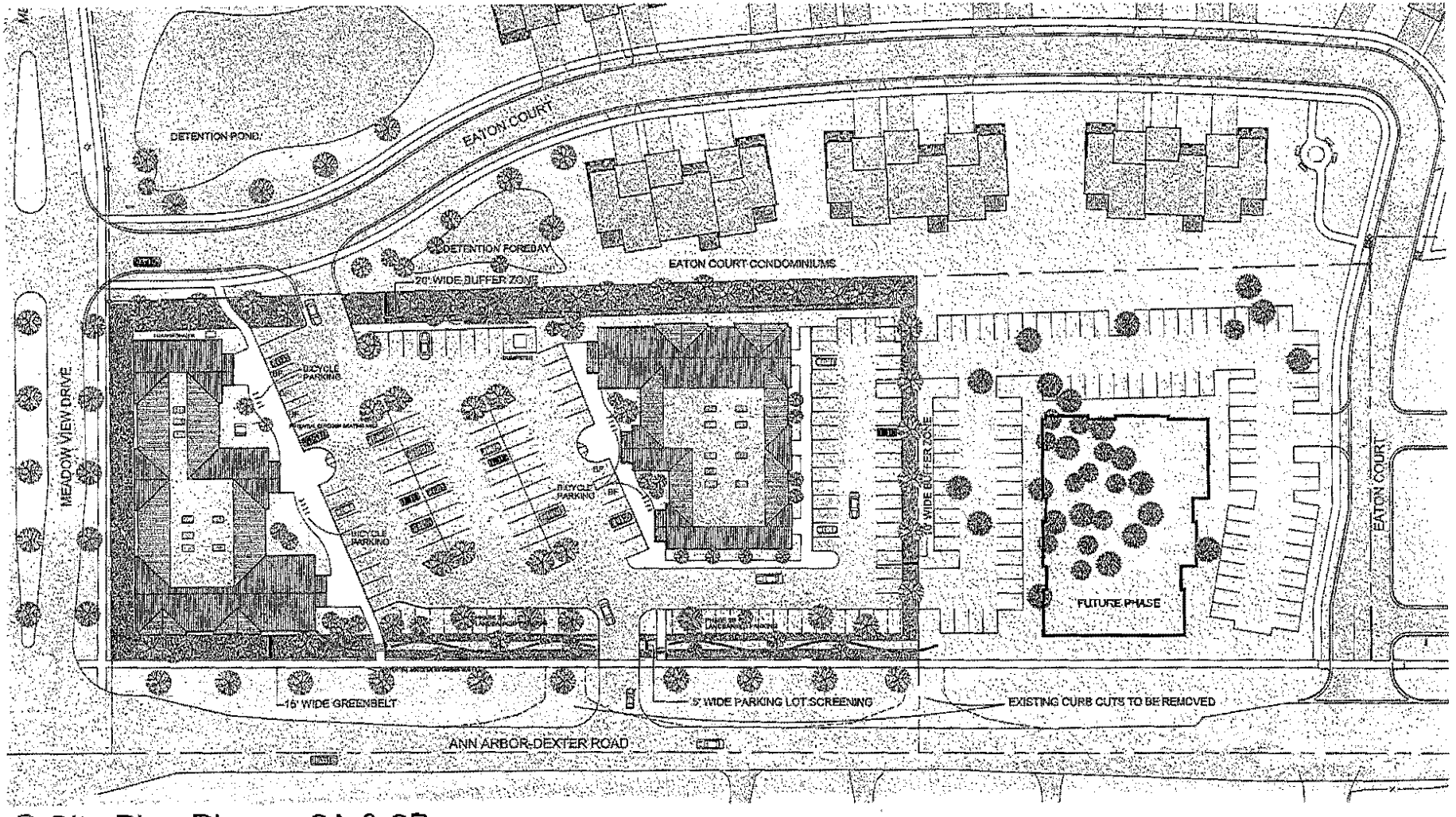
VILLAGE OF DEXTER
ATTN: JIM GRAHAM, VILLAGE MANAGER
8140 MAIN STREET
DEXTER, MI 48130

INV. DATE : 06/08/01
INVOICE # : 079122
PROJECT # : 0130-01-0053

Boulder Park Sidewalk Inspection

FOR PROFESSIONAL SERVICES RENDERED THROUGH 05/26/01

SALARIES AT FIXED RATES (Detail attached)	923.00
OTHER DIRECT CHARGES	.00
AMOUNT DUE THIS INVOICE	923.00



Site Plan-Phases 2A & 2B

Potential Future Phase Shown for Reference

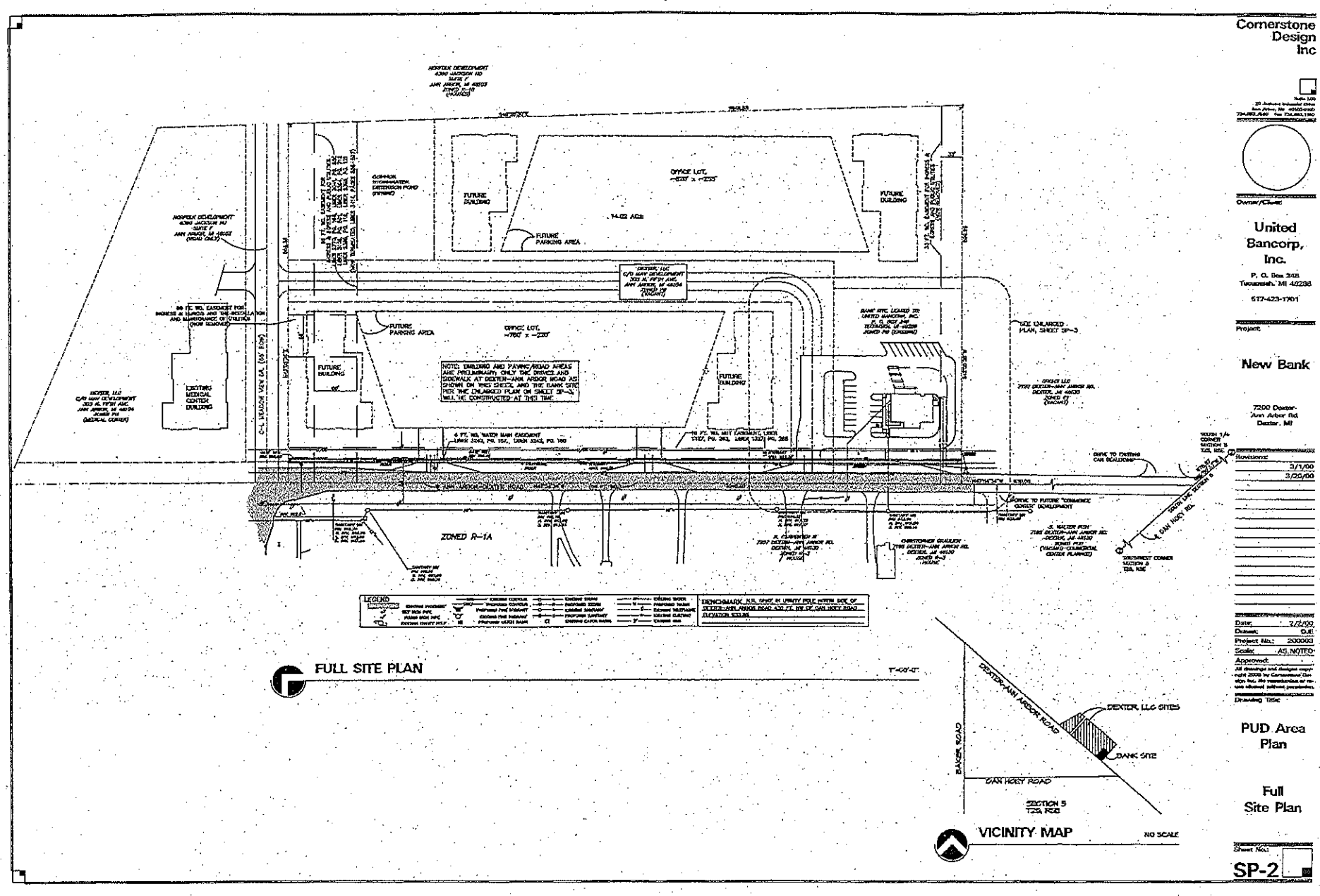
Boulder Park of Dexter

0 30' 60' 120'

02.09.05

MAVD

MAVDevelopment



Cornerstone Design Inc

Owner/Client:

United Bancorp, Inc.

P. O. Box 300
Tecumseh, MI 49286

517-423-1701

Project:

New Bank

7200 Dexter-Ann Arbor Rd
Dexter, MI

Revisions:

3/1/00
3/20/00

Date: 2/2/00
Drawn: DJE
Project No.: 200003
Scale: AS NOTED
Approved:

Drawing Title:

PUD Area Plan

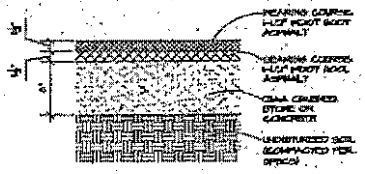
Full Site Plan

Sheet No.:

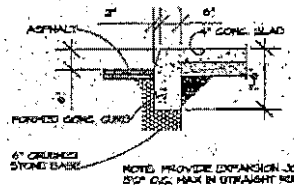
SP-2

P80

SITE LEGEND

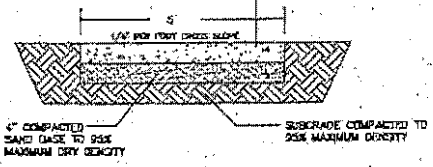


PAVEMENT DETAIL 1-1/2" = 1'-0"

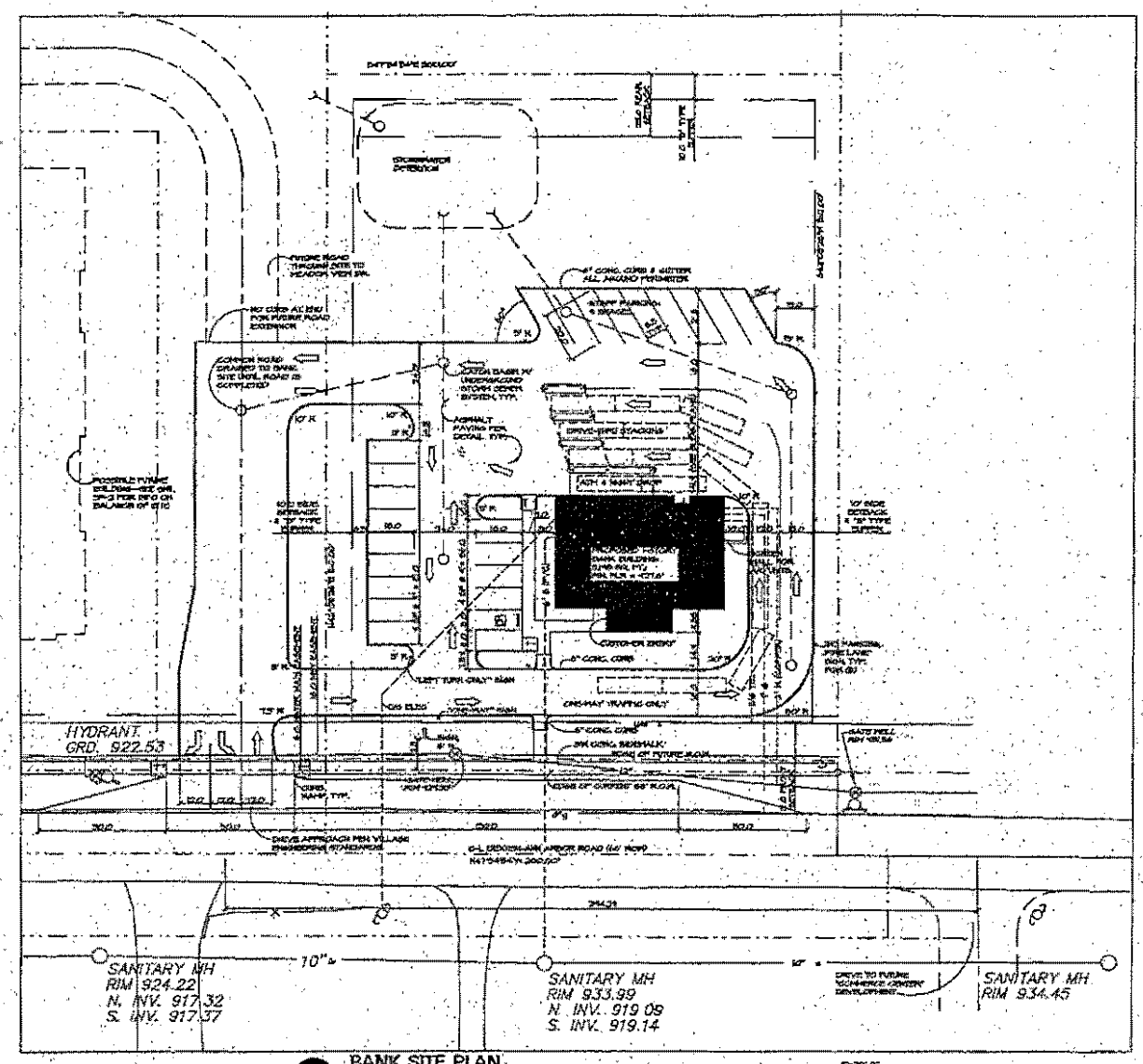


CURB @ SIDEWALK 3/4" = 1'-0"

CONCRETE SIDEWALK
NOT TO SCALE



SIDEWALK SECTION 3/4" = 1'-0"



BANK SITE PLAN 1"=20'-0"

NOTE: EXISTING HYDRANT AND DRIVE LOCATIONS ARE PRELIMINARY, TO BE CONFIRMED BY THE SURVEYOR PRIOR TO FINAL SITE PLAN SUBMITTAL. NO HYDRANTS ARE PROPOSED TO BE REMOVED, RELOCATED, OR ADDED

Cornerstone Design Inc

Owner/Client

United Bancorp, Inc.

Project

New Bank

7200 Dexter
Ann Arbor Rd.
Dexter, MI

Revisions: 9/1/00, 9/30/00

Date: 7/31/00
Drawn: D.K.
Project No.: 2000-00
Scale: AS NOTED

Drawing Title

PUD Area Plan

Site Plan

Drawing No.: SP-3

Section 15(B).03 ARCHITECTURAL STANDARDS

The architectural standards contained in this section are intended to integrate the ARC District into the existing fabric of the Village, contributing to the cohesive historic identity of Dexter. All proposed development within the ARC District shall visually relate to the majority of buildings in the Central Business District and the Village Commercial District . However, because of the planned lower density of development along the corridor, structures shall possess architectural quality and variety to establish its own identity and create a positive image for the Village's ARC District.

Development in the multiple family, commercial and professional office districts, including new buildings, additions and renovations, shall be designed to preserve or complement the intended design character of corridor development, provide visual harmony between old and new buildings, and protect the investment of adjacent landowners. These structures shall be reviewed by the Planning Commission under the following criteria:

A. **Building Orientation:** The intent of the ARC is to contribute to the desirability of pedestrian activity within the Dexter-Ann Arbor Road area and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale described in this section. The following shall be considered:

   1. Buildings shall front towards and have their primary pedestrian entrance facing onto the public street. The Planning Commission may permit buildings which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face the public street.

   2. Blank walls may not face a puhlic street and buildings must have windows and architectural features commonly associated with the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.

B. **Building Scale:** The intent is to create a streetscape that is compatible with the older buildings in the Village by encouraging narrow facades, and discouraging single, large scale buildings.

   1. Building facades shall be subdivided, through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings.

   2. The height to width ratio of these subdivided facades of single story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two story buildings shall not exceed 1:1.

C. **Defined Streetscape:** Buildings shall be located to create a defined streetscape along the corridor utilizing the following guidelines. The Planning Commission may require a perspective drawing or a scale model of the proposed structure.

1. New building setbacks shall be uniform with adjacent lots in the C-1 Commercial and PB Professional Business Districts.

2. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes, windows and doors.

3. The location, size and number of windows shall be oriented towards Dexter-Ann Arbor Road and maintain similar proportions with existing buildings.

4. All new development, additions or renovations shall provide sidewalk connections to adjacent properties.

D. **Building Materials and Design:** The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor. This shall be accomplished by the following:

1. Variety in building design shall be provided by architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.

2. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.

3. Roof shape and materials shall be architecturally compatible with the District and enhance the predominant streetscape. Gable, hip and gambrel roofs are encouraged as the predominant shapes along the corridor.

4. The predominating surface plane of all building walls over forty (40) feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.

5. Where the side or rear facade(s) of a building will be visible from a residential zoning district or public land, or the rear or side of the site will be used for public access or parking, such facade(s) shall be constructed to a finished quality comparable to the front facade.

6. Building located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at the discretion of the Planning Commission.

7. All mechanical equipment shall be shielded from public view.

8. Exterior building materials and treatment shall maintain a consistent overall appearance within the ARC. Any side of a principal building, at least fifty percent (50%) of the facade shall be constructed of, or covered with, one or more of the following materials:

   a. Brick: smooth, hard, inform, red, dark-red, or brown brick

   b. Cut stone: carved and smooth finish limestone

   c. Siding: wood clapboard or single siding, or high quality vinyl

   d. Glass windows and/or doors: non-reflective, clear or slightly tinted

   e. Other materials similar to the above as determined by the Planning Commission.

9. The first floor of front facade(s) for non-residential structures shall include at least thirty percent (30%) non-reflective windows (clear or slightly tinted). The approximate size, shape, orientation and spacing shall match that of non-residential buildings on adjacent lots. The remainder of the structure shall meet the above standards in Section 15(B).03(D)(7) in addition to the 30 % window on the front facade(s).

10. Any concrete block that may be utilized for the remainder of the building facades shall be a decorative block such as split faced or single scored and shall contain an integral color. Painted block is prohibited.

E. **Other Site Elements:** Signs, landscaping, walls, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with the intended character of the District.

Section 15(B).04 PARKING REQUIREMENTS

A. ARC District uses shall provide parking and loading in accordance with the provisions set forth in Article 12.

B. Off street parking shall be located in the side or rear yard and in no case shall be located in the required front yard. On lots where parking requirements can not be met in the side and rear yards, the Planning Commission may permit off street parking in a portion of the non-required front yard.

C. Planning Commission may approve a reduction in parking requirements of up to 25 percent if the applicant can demonstrate the use would be sufficiently served by the proposed amount of parking. Applicant shall demonstrate that the required parking could

AGENDA 10-24-11

ITEM C-3

VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To:	Dave Hughes, Vantson OBrien DAPCO Industries
CC:	Planning Commission Village Council
From:	Allison Bishop, AICP, Community Development Manager
Re:	DAPCO Addition 2500 Bishop Circle East
Date:	September 28, 2011 October 18, 2011

BACKGROUND

The applicant Vanston OBrien has requested site plan approval for an 8,500 square foot building addition to the west side of the existing building located at 2500 Bishop Circle East. DAPCO was established in the Village of Dexter in 1952 and specializes in the manufacturing of component parts to the small engine industry. DAPCO was the first company to locate within the Dexter Business and Research Park (DBRP) in the late 80's and has continued to grow since then. In 1994 an addition to the building was constructed and DAPCO is now requesting approval to add additional space to accommodate new and modernized equipment for the changing industry.

Pursuant to Article 21, Section 21.05, an applicant can request combined site plan approval. Combined site plan approval is permitted, at the applicant's risk, for projects that are less complex. The Zoning Administrator has the authority to grant approval of combined site plan requests and approval has been granted for the DAPCO Addition. Approval was granted based on the projects complexity and constraints due to an existing building. Stormwater management is also addressed on a regional level in the DBRP.

SITE PLAN REVIEW

The applicant is proposing to add 8,500 square feet to the existing 91,550 square foot building for a total building size of 100,050 square feet.

Build Layout

The proposed addition is on the west side of the building adjacent to the pond located at the entrance to the DBRP. The addition conforms to the setback standards in Article 20, Schedule of Regulations for the Research and Development (RD) District zoning.

RD DISTRICT ZONING	Required	Proposed
Front Setback	50 feet	57 feet
Side Setback	22.5 feet	235 feet
Rear Setback	35 feet	38 feet
Lot Coverage	35%	23.4%

Floor Plans

A floor plan has been provided in the site plan submittal. The proposed addition will include manufacturing, office and break room space. The applicant has been requested to add the REU calculation to the site plan. The calculation is as follows:

Manufacturing – 7750 sq. ft. – 7.75 x 0.5 = 3.775
Office/ Break Room – 750 sq. ft. - .75 x 0.4 = 0.3
TOTAL = 4.075 REU or $32,600

Exterior Renovations

Article 17, RD District requires conformance with Section 17.03(4), Required Conditions which states that all building fronts shall be 50% or more masonry surface including the glass. The applicant has revised the plan to meet this requirement.

Parking and Loading
The applicant's existing parking meets the standards in Article 5, Parking and Loading. The standards states:

1.5 spaces per 1,000 sq. ft of gross floor area, or
1.2 spaces per employee at peak shift, whichever is less; plus 1.0 space for each corporate vehicle.

1.5 spaces per 1,000 = 150 spaces or 1.2 space per 98 employees = 118 spaces; therefore the applicant would be required to provide 118 parking spaces + parking space for corporate vehicles. The applicant must provide additional parking information on corporate vehicles to determine compliance with the numerical parking requirements.

Landscaping
The applicant is proposing to provide buffer landscaping for the 8,500 square foot addition. In accordance with Article 6, Landscaping Standards the applicant is proposing to install Buffer D along the frontage of Dan Hoey Road.

Per Section 6.03, Special Provisions for existing sites, the applicant is not required to bring the entire site into conformance with the landscaping standards due to the less than 10% building size increase, however the applicant is proposing to improve the landscaping buffer along the properties frontage. Buffer D requirements are as follows and are shown on the site plan:

Buffer D	20 Feet	8 foot high continuous wall, fence or 4 foot high planted berm	1 ornamental tree, 1 evergreen tree AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward

Because the applicant is not required to bring the site into conformance with the landscaping standards the applicant shall not be required to install a wall, fence or berm. It would also not be recommended that a wall, fence or berm be installed given the existing landscaping on the site and the front yard location.

Existing landscaping, six (6) existing evergreens on the site will also be relocated to increase the landscaping along the frontage. Street trees also exist along the sites frontage in addition to existing evergreens shown on the site plan.

The applicant should provide details in accordance with Section 6.15 of the landscaping Standards, Tree Protection during Construction.

Site Lighting
The applicant has not shown any new site lighting. If proposed the applicant shall show the lighting detail and cut sheets on the site plan.

Signage
The applicant is not proposing any additional signage.

Waste Collection
The applicant is not proposing any changes to existing waste collection.

Sidewalk
A new 900 foot sidewalk is proposed along the Dan Hoey Road frontage of the site. See engineering comments from OHM Review #1. Also refer to applicants email requesting deferral of the sidewalk

construction. The Planning Commission discussed the deferral but moved to recommend the plan and let Village Council take action on the deferral request.

Stormwater

Regional stormwater management is provided within the DBRP. The Village's engineering consultant has requested additional information on site grading. The applicant should provide the information as requested.

Additional Reviews

The applicant has also been provided with reviews from the Village's engineer and Dexter Area Fire Department. All requirements within the reviews must be addressed.

CONCLUSION

Based on the information presented by the applicant it is recommended that the site plan for DAPCO, 2500 Bishop Circle East be approved following additional consideration of the following:

1. Payment of the required additional REU's for water and sewer usage.
2. Additional information on the corporate vehicles located on the site.
3. Addition of tree protection standards to the site plan.
4. Addressing all other review comments from DAFD and Village Engineers.

ACTION REQUESTED

On October 3, 2011 the Planning Commission recommended approval of the DAPCO Properties, 2500 Bishop Circle East, site plan with the above four (4) conditions. Following the Planning Commission's recommendation for approval the plans were revised to address review comments. A response letter from the applicant is attached and the following items remain outstanding.

1. Note #14 on the site plan refers to no mud track pad however one is shown on the site plan on the northeast side of the building. The applicant should clarify what is accurate.
2. Four (4) corporate vehicles are parked at the site. Numerical parking requirements continue to be met, no additional parking required.
3. Tree protection details have been added to the site plan.
4. DAFD has provided an approval letter for the site plan.
5. OHM review comments shall be addressed.
6. Sidewalk construction deferral has been requested by the applicant (see attached email and response letter). The Planning Commission briefly discussed the deferral request, including but not limited to, deterioration of the sidewalk until connections can be made, creation of a sidewalk island, potential deferral agreement/performance or warranty bond), potential crosswalk hazards given location near schools, special assessment of sidewalk, no other sidewalks in RD Park, sidewalk not required upon construction of building or past additions, Council waiver of sidewalks upon creation of RD Park in late 1980's, Council action required on deferral.

SUGGESTED MOTIONS

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 DAPCO Addition, 2500 Bishop Circle East, combined site plan dated 10-4-11 **(meets / fails to meet)** the requirements to recommend the combined site plan.

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

1. Payment of the required additional REU's for water and sewer usage.
2. Addressing all Village Engineer review comments dated October 17, 2011.
3. _____

OR

Move to **postpone** the action on the DAPCO Addition, 2500 Bishop Circle East, combined site plan dated 10-4-11 until _____**(date)**_____, to allow the applicant and Village Council time to address the following items:

1. Addressing the outstanding engineering comments.
2. _____

Please feel free to contact if you have any questions.

Thank you.

Allison Bishop, AICP
Community Development Manager
Village of Dexter

September 23, 2011

OHM

est. 1962

VILLAGE OF DEXTER
8140 Main Street
Dexter, MI 48130

Attention: Ms. Allison Bishop
Community Development Manger

Regarding: **DAPCO Building Addition – Review #1**
OHM Job # 0130-11-1041

Dear Ms. Bishop:

The design plans dated September 6, 2011 for the above-mentioned project have been reviewed for conformance with the requirements for combined site plans, as indicated in the Village of Dexter Engineering Standards Manual. The plans cannot be recommended for approval at this time. The following comments should be addressed prior to approval:

1. The following information should be added to the plans:
   a. Any existing easements
   b. Water and sewer service leads
   c. Existing and proposed grades
2. The change in the number of REUs from the site due to the building addition needs to be provided. The applicant should discuss any proposed tap fees with the Village of Dexter.
3. It appears that the public water main on site extends under the building. The location of the existing water main shown under the building needs to be clarified. In addition, the water main in the northeast corner of the site extends to the Dan Hoey Rd right-of-way. This should be shown on the plans.
4. The Engineering Standards require that sidewalks be placed within 1 foot of the right-of-line. A sidewalk should be proposed along Dan Hoey Road.
5. It should be confirmed that the existing and proposed facilities (concrete patio) meet ADA standards.
6. The following permits need to be obtained prior to holding the pre-construction meeting:
   a. Soil Erosion and Sedimentation Control Permit from Washtenaw County Water Resources Commission
   b. Building Permit from the Washtenaw County Building Department
7. A detailed, itemized construction cost estimate for all water main, sanitary sewer, paving, and drainage improvements must be submitted. The estimate shall be signed and sealed by a professional engineer licensed to practice in the State of Michigan.

Should there be any questions or comments, please contact this office at (734) 522-6711.

Sincerely,
ORCHARD, HILTZ & McCLIMENT, INC.

Christine M Phillips

Christine Phillips, PE
Project Engineer

cc: Ms. Donna Dettling, Village Manager
Mr. Dan Schlaff, Utilities Foreman
Mr. Kurt Augustine, Village Streets Administrator
DAPCO Industries, 2500 Bishop Circle East, Dexter, MI 48130
Mr. Gregory Heim, Vanston/O'Brien, Inc. 2375 Bishop Circle West, Dexter, MI 48130

October 17, 2011

OHM

est.1962

VILLAGE OF DEXTER
8140 Main Street
Dexter, MI 48130

Attention: Ms. Allison Bishop
Community Development Manger

Regarding: **DAPCO Building Addition – Review #2**
OHM Job # 0130-11-1041

Dear Ms. Bishop:

The design plans dated October 4, 2011 for the above-mentioned project have been reviewed for conformance with the requirements for combined site plans, as indicated in the Village of Dexter Engineering Standards Manual. At this time, we *Take No Exception* to the engineering plans *contingent* upon the following engineering items being addressed prior to construction.

1. We note that there are no easements of record against this property. It is recommended that a 20-ft wide easement be provided to the Village for the sanitary sewer along the south property line.
2. The following comments are regarding the existing water main on site:
    a. It is noted that a water main easement is proposed for the 8-inch water main extending across the site and around the building. This is appropriate. In addition, it is recommended that an agreement be established between the Village and the property owner indicating that should anything detrimental happen to the existing water main under the existing building, the water main would be relocated outside the influence of the building at the property owner's expense.
    b. It is recommended that the applicant consider installing gate valve and wells on the existing water main under the building on both sides of the building. Presently, if anything detrimental were to happen to the water main under the building, the water would be shut off to the building at Dan Hoey Rd and Bishop Circle East. Installing these two gate valve and wells would allow water service to be maintained to the building until the water main under the building was relocated.
3. Descriptions of the water main and sanitary sewer easements should be provided to the Village for review and approval prior to recording with the Washtenaw County Register of Deeds.
4. We note that sidewalk is shown on the plans along Dan Hoey Rd. To meet ADA standards, the sidewalk should extend through the two driveways on Dan Hoey Rd.
5. We note that the applicant acknowledges the need for the following permits, and will provide a copy to the Village and OHM once they have been received.
    a. Soil Erosion and Sedimentation Control Permit from Washtenaw County Water Resources Commission
    b. Building Permit from the Washtenaw County Building Department

No work shall be allowed until the OHM Construction Division has received all necessary insurance certificates and permits. The Contractor shall provide copies of all permits and letters from any agencies waiving any required permits to the OHM Construction Division prior to the start of work.

Please note that final acceptance of the work for this project is contingent upon the payment of all review and inspection fees, provision of as-built drawings, and verification of easements recorded with the County.

The above comments shall be addressed through an administrative review prior to construction. Should there be any questions or comments, please contact this office at (734) 522-6711.

Sincerely,
ORCHARD, HILTZ & McCLIMENT, INC.

Christine AC Phillips

Christine Phillips, PE
Project Engineer

cc: Ms. Donna Dettling, Village Manager
Mr. Dan Schlaff, Utilities Foreman
Mr. Kurt Augustine, Village Streets Administrator
Mr. Ron Tupper, DAPCO Industries, 2500 Bishop Circle East, Dexter, MI 48130
Mr. Gregory Heim, Vanston/O'Brien, Inc. 2375 Bishop Circle West, Dexter, MI 48130

Dexter Area Fire Department

October 13, 2011

Allison Bishop
Community Development Manager
Village of Dexter
8140 Main St.
Dexter, MI 48130

Re: Plan review of: DAPCO
Plans Dated: October 4, 2011

Dear Mrs. Bishop:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to this department. We have reviewed these plans with Fire Safety and Prevention in mind. Our resources are the Fire Protection Ordinance (FPO) and Village Standards. Below are our comments.

DAFD Comments: none

Village of Dexter Engineering Standards (DAFD only reviews and comments on above ground fire hydrants, fire department connections and the water mains that will service these items): Provide a Storz Connection for fire hydrant located at loading dock

Fire Protection Ordinance: Requirements of this ordinance will need to be incorporated in future plans before approval is granted: **Knox Box, Addressing, Fire Alarm Systems and Fire Suppression Systems, Fire Lane Widths:** Plans are Within Ordinance

DAFD Recommendations: DAFD supports approval of this project.

The Dexter Area Fire Department stands ready to assist you or any member of your team. Should you have questions or comments, please feel free to contact the Fire Chief or the Fire Inspector.

Donald Dettling
Fire Inspector

cc/
Loren Yates Fire Chief

8140 Main Street • Dexter, MI 48130 • (734) 426-4500 Department • (734) 426-8537 Fax • dexterareafire@aol.com

DESIGNERS
Vanston/O'Brien, Inc.
BUILDERS

October 10, 2011

Ms Allison Bishop, AICP,
Community Development Manager
Village of Dexter
8140 Main Street
Dexter, MI 48130

Re: Dapco Industries Plant Expansion
Final Site Plan Approval

Dear Ms Bishop:

Please find attached 11 copies of revised site plan documents for the project referenced above. These documents have been revised to address comments set forth in your plan review letter of September 28, 2011 and OHM's review letter of September 23, 2011.

The following is a summary of plan revisions and/or our response to these comments.

OHM Review Comments

1a. There are no existing easements of record against this property, however the plans now show (on sheet C-1) a proposed 30' wide water main easement corresponding to the existing 8" water main location except where this water main is located under the building slab.
1b. Water and sewer service leads are now shown on sheet C-1.
1c. Existing and proposed grades are now shown on sheet C-2.
2. REU calculations are shown on sheet C-1.
3. The water main extending to the Dan Hoey ROW is now shown on sheet C-1. See 1a above for additional response to this comment.
4. A 5' wide sidewalk is now shown on the plans along the Dan Hoey ROW.
5. A note has been added on sheet C-1 stating that the proposed patio and sidewalk shall comply with ADA standards.
6. Permit application is under review by WCWRC. Building permit has not yet been applied for. Copies of these permits, when obtained, shall be forwarded to the Village.
7. An itemized cost estimate of work as requested shall be submitted under separate cover.

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Village of Dexter Review Comments

1. Dapco Industries understands and agrees to pay for the additional 4.075 REU's associated with this building expansion. See REU calculations on sheet C-1.
2. There are four (4) corporate delivery trucks that are parked in the east side loading areas or inside the existing parking garage. A note has been added under "Parking Data" on sheet C-1.
3. Tree protection fencing at three (3) existing evergreen is now shown and detailed on sheet C-2
4. The DAFD has granted approval of the Site Plan documents.

Please distribute these revised plans as necessary and advise as soon as possible if there are any further revisions required.

Sincerely,

David Hughes
Vanston/O'Brien, Inc.

cc Ron Tupper –
Dapco Industries

DESIGNERS
Vanston/O'Brien, Inc.
BUILDERS

October 10, 2011

Ms Christine Phillips, PE
Orchard, Hiltz & McCliment, Inc.
34000 Plymouth Road
Livonia, MI 48150

Re: Dapco Industries Plant Expansion
Engineers Estimate of Construction Costs

Dear Ms Phillips:

The following is an itemized estimate of construction costs for underground utilities, roads and walkways for the project referenced above. This estimate of costs is divided into two categories; 1) sidewalk construction and 2) all other work. Should the sidewalk work be allowed to be deferred by the Village Council, inspection fees related to this work would also be deferred.

Estimated costs for these separate categories are set forth below.

1. *Sidewalk @ Dan Hoey ROW*

1 lot – demo concrete curb @	$	220
140 cy – strip topsoil/redistribute @ $8/cy		1,120
90 ton – Class 2 sand subbase @ $15/ton		1,350
4075 sf – 4" conc sidewalk, unreinforced @ @2.50/sf		10,187
1 ea – ADA compliant ramp @ road		192
1777 sy – lawn restoration @ $1.20/sy		2,132
TOTAL	$	15,201

2. *All other building addition related work*

222 sy – mud track road @ $9/sy	$	1,998
140 lf – 6" RWC (HDPE N-12) @ $10/lf		1,400
TOTAL	$	3,398

NOTE: No new sanitary, water or parking lot drainage proposed.

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The estimate of costs presented above represents actual contract amounts to be paid by Dapco Industries for the work. The amounts listed above have been calculated and presented by David Hughes, project administrator for Vanston/O'Brien, Inc. and confirmed as accurate by Greg Heim, Project Engineer of record.

David Hughes
Vanston/O'Brien, Inc.

Greg Heim
Vanston/O'Brien, Inc.

cc Ron Tupper -
Dapco Industries

Allison Bishop

From: Ron Tupper [rtupper@dapcoind.com]
Sent: Monday, October 03, 2011 4:30 PM
To: Allison Bishop
Cc: Dave Hughes
Subject: Building Expansion - Sidewalk Construction Deferral Request.

Allison

I Just spoke to Dave Hughes and he informed me that the planning commission meeting is schedule for tonight and our plan is on the agenda. It is DAPCO's intention to request a deferral on the installation of the sidewalk along Dan Hoey road until such time that the properties on either side of Dapco are scheduled to install the connecting sidewalk. To add this cost to our project at this time will change the scope of our plans. We also feel that it would be more cost effective to install a continuous side walk on all three properties at one time. Thank you in advance for you consideration.

Thank you,
Ron Tupper
Dapco Industries
734-426-8900 ext. 320
www.dapcoind.com

AGENDA 10-24-11

ITEM L-4

VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To:	Village Council and President Keough
	Donna Dettling, Village Manager
From:	Allison Bishop, AICP, Community Development Manager
Re:	Zoning Ordinance Amendments
	Article 7, Sign Regulations
Date:	October 18, 2011

PLANNING COMMISSION DECISION

The Planning Commission held the required public hearing for the proposed ordinance amendments to Article 7, Sign Regulations on September 6th, however action was postponed until October 3rd. On October 3, 2011 the Planning Commission recommended approval of the proposed ordinance 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 September 6, 2011, the Planning Commission **recommends** that the Village Council amend Article 7, Signs based on input from the Zoning Board of Appeals and other items deemed appropriate by the Planning Commission to promote the implementation of the goals and objectives of the Master Plan.

At the public hearing there was no public present to comment. The Planning Commission briefly discussed questions related to the proposed sign amendments, including those presented by Commissioner Schmid (attached). Attached you will find a memo detailing the discussion over the last 6 months of review by the Planning Commission.

Following action by the Planning Commission it was discovered that an additional amendment was necessary in conjunction with the proposed amendment to permit temporary garage sale signs within the public right of way. Due to the recommendation that garage sale signs be permitted within the right of way an additional amendment is being presented to Council as follows:

Section 7.02(O) and 7.09(6) – Garage Sale Signs subject to the provisions of the ordinance – which has been added to the text of the draft included for your review.

As proposed garage sale signs are to be permitted within the right of way and being exempt from a permit, which is simply clarified in the above text and additional amendments.

CRITERIA FOR AMENDMENT TO THE ZONING ORDINANCE TEXT

When considering an amendment to the zoning ordinance text, Section 21.07 states 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

Please take action on the Planning Commission's recommendation.

SUGGESTED MOTIONS

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, recommendation of the Planning Commission and based on the information presented, the Village Council approves the proposed recommendations to **(Article 7, Sign Regulations)**, due to factors deemed appropriate by the Planning Commission and ZBA, including the clarification and consistency in standards throughout the Village, promotion of better design, including signage to compliment the historical and architectural design criteria required by Village ordinances and as supported to promote the implementation of the goals and objectives of the Master Plan.

OR

Based on the information presented at the meeting, the Village Council moves to **postpone** the action on the proposed amendments to 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.

Allison Bishop

From: marni@dexterpharmacy.com
Sent: Saturday, September 10, 2011 7:53 PM
To: Allison Bishop
Subject: [FWD: My comments related to the sign ordinance]

Hi Allison,

I just realized I needed to add you to the distribution. I sent this out Friday about 6:30, I'm sorry I didn't get it out sooner.

Also, I just happened upon an email you sent in March telling me that they needed to conform to the 30% ordinance. I apologize, I know I responded to the comments related to putting window displays in, but I honestly forgot about the first part of the email.

So, when I say here that I didn't realize the decals were a violation, you had informed me, I did not retain it.

I'm sorry, I will clarify with the commission if I need to.

Marni

Marni Schmid
Dexter Pharmacy, Village Pharmacy II
Director of Operations
office: 734-929-8688 (mobile/direct to me)
fax: 815-642-4358 (direct to me)

> -------- Original Message --------
> Subject: My comments related to the sign ordinance
> From: <marni@dexterpharmacy.com>
> Date: Fri, September 09, 2011 6:35 pm
> To: "Jim Carson" <jcarson@aiserv.net>, "Derk Wilcox" <derkwilcox@comcast.net>, "Kim Klugston" <kclugston@boaa.com>, "Mary Kimmel" <mikimmel@aol.com>, "Matt Kowalski" <MKowalski@ci.ann-arbor.mi.us>, "M Osiris" <Osiris.mk@gmail.com>, "Molly Wade" <meowlyw@gmail.com>, "Scott Bell" <sbell@limno.com>, "Tom Phillips" <tphillips@hobbs-black.com>
>
> I'm sorry I didn't get this to you sooner. I had assumed, after the August meeting, that the proposed changes to the sign ordinance were mostly a done-deal. As I get more familiar with the process and as things come up, I will be much better prepared to comment at that moment rather than so late in the game. I apologize for the length of this email.
>
> With that said, I think everyone is aware that there are certain parts of the sign ordinance that, as a retail business owner (essentially the owner), I struggle with (specifically, "Temporary Signage" and "Building Signs").
>
> As it relates to temporary signs, I was not aware that our window decals were a violation of the ordinance until just a couple of weeks ago. I had interpreted a conversation last September as approval to move forward and hadn't taken the follow-up as an indication that we are in violation and needed to remove them, but that there are individuals who would prefer to see the windows handled differently.

Many customers tell us, on a daily basis, how much they love our windows. Several customers told us, the first few weeks we were open (when the windows were blank), that they hated the blank windows and asked when we were going to do something with them. We had specific complaints that people couldn't tell we were open (in a general sense) and that the windows looked cold and uninviting.

I've read the ordinance several times trying to understand what we're trying to encourage and what we're trying to prevent. It's very clear to me that we want to encourage attractive, useful, beneficial signs (all aspects that are difficult to define because they are subjective) and, I think, we want to prevent blocking visibility because a sign is inappropriately sized, but I am not positive that I am interpreting correctly. However, these are the assumptions I used when I was formulating what I wanted to say about the ordinance.

If my interpretation is correct, than my suggestion for the ordinance would be to distinguish between windows that allow an interior view to the main operation of the business and windows that don't.

Windows that allow an interior view to the main operation of the business should be subject to either the 15% rule covered on page 14, Section 5 (A) (the section may be numbered incorrectly) or the 30% allowed for temporary signs in Section 7.08 – I, personally, think, if there is going to be a restriction, that it should be consistent (30%) but do not understand why they are different now and there is likely a compelling reason why they are.

Windows that do not allow an interior view to the main operation of the business should, in my opinion, not be subject to coverage restrictions. There is no benefit to keeping these windows free of coverage when what people will see if the current ordinance is followed is nothing anyhow. I think, covering a window that does not offer an interior view to the main operation of the business partially would look like someone made a cutting mistake or that the "sign" is not scaled properly to the window. I know we don't want to over-scale but under-scaling is equally jarring from a design/aesthetic perspective.

The intent of the ordinance is clearly stated and indicates that we want to "maintain and enhance the esthetic environment" and that we want to "allow a variety of types of signs." The feedback I have gotten from so many of our customers is that our decals do exactly that. I have not heard one complaint, except secondhand from the Village Council.

The ordinance also acknowledges how important signage is as a "means of creating a unique image for an area within a community…" and suggests that all signage should "conform to the character of the context area and buildings in which they are intended to serve." Section 7.01 (2) goes on to state, "When signs are graphically inventive, respectful of their surroundings, and contain appropriate materials, they become intrinsic parts of the identity of a business and add to the ambience of the entire commercial district. When signs use inappropriate materials, are over-scaled and/or poorly illuminated, customers take note." I agree with all of this but I would also add that when they are "under-scaled" they also have a negative impact.

The original requirements state that signs:

A. "Do not create a nuisance to persons using the public right-of-way.
B. Do not constitute a nuisance to occupancy of nearby property by their brightness, size, height, or movement.
C. Are not detrimental to land or property values.
D. Establish reasonable and improved standards for business/event identification."

I would suggest that our window decals abide by all four of those requirements, without question. In fact, I believe our window decals fulfill all of the requirements stated in Section 7.01: Intent and are representative of a reasonable interpretation of that intent.

1. They are graphically inventive
2. They are respectful of their surroundings

3. They contain appropriate materials (well, they don't contain inappropriate materials, as far as I've interpreted)
4. They are an intrinsic part of the identity of our business
5. I feel, and many customers feel, they add to the ambiance of the area
6. I also feel, as do many of our customers, that they enhance the appearance and economic value of the landscape:
    a. They do not create a nuisance to persons using the public right of way
    b. They do not constitute a nuisance to occupancy of nearby property by their brightness, size, height or movement
    c. They are not detrimental to land or property values
    d. They establish, I think, reasonable and improved standards for business/event identification
        i. The American Cancer Society (the National organization) wants to use them during their paint the town purple event – that is health-related, is good for the community, fits with our activities (Rachel is on the planning committee and has been for two years) and will be beautiful on those windows.
        ii. The alternative is to have 20 blank windows across Baker Road. I can't believe that having blank windows, with no graphic or appealing image is preferred over these decals. I can't tell you how many complaints I got before the first round of decals went up. People complained they didn't know we were open, they complained the windows were dark and lifeless. They complained, a LOT.

Total Smiles has walls dividing their windows facing Baker Road. Am I to believe that is preferred to graphically inventive, aesthetically pleasing, window decals that cover windows that don't provide visibility to anything except a very nicely dry walled and painted wall?

I also am not sure I understand why we limit temporary signs to 30 days. If it's a weathering issue, signs can be treated so that they last longer than 30 days – the last and current sets of decals that we have are reusable and weather-resistant. I have a feeling this restriction also has to do with promotional and sale signage, but not all temporary signs are related to a sale or specific promotion.

The American Cancer Society decals would be related to a specific event, but not one that benefits the pharmacy, one that benefits our community.

I was surprised to hear how many sign ordinance violations Allison had to address in the month prior to the August meeting. It made me wonder if the ordinance (outside of any issues I have with it personally) is simply too restrictive. I can't imagine any business owner would want to be offensive in their appearance and I would think that their signage would be a direct reflection of the image they want to project and the perception they want people to have of them. It wouldn't make sense for a restaurant to cover their windows because they want people to see other people inside enjoying themselves, so they, naturally, shouldn't cover their windows. Many other businesses have security issues and they either want to be able to see out or they don't want people to be able to see in, just as a matter of their business. We should be flexible enough to allow business owners to manage their business and their identity in the ways that are most appropriate for them. I believe that most business owners, given the freedom to do so, would use signage to their advantage and in a way that enhances the appearance and economic value of the surrounding landscape.

If they don't, their customers will complain and they will lose business so they will have to do it right from the beginning or adapt quickly in order to create a successful business. It may seem Pollyanna-ish but I believe that it is in the nature of business owners to want to be successful and to understand all of the things that can impact their success.

Besides, I'm sure there are many more valuable things Allison could be working on than enforcing restrictions that maybe don't add the value to the community that other tasks and projects she could work on would.

Second, Section 7.04 Building Signs. I see a contradiction in requiring a two-story building yet only allowing signage on the first floor. We, presumably, want businesses in Dexter to be successful (because it helps everyone) and we understand the importance of appropriate signage (stated in "Intent") but we only allow signage on the first floor.

In our case, if I'm understanding correctly, the businesses on the second floor should not even be allowed a sign, but, if they have one, it can only be on the first floor.

On our building, that is going to look aesthetically unpleasing VERY quickly and it is very confusing to the public when they come in the pharmacy and don't understand why the businesses with signs on the first floor aren't on the first floor. Customers aren't going to get mad at the Village, they're going to be mad at the businesses involved that they had to take extra steps or go through a business they may have had no intention of going through to get where they want to go – that only reflects poorly on the business they have to go through and it is no fault of that business. As the ordinance says in Section 7.01, customers take note.

In addition, it seems that building signs are only allowed on the wall facing Baker Road – the only direction that once people see the sign it is too late to know that they're where they're supposed to be. All businesses at 2820 Baker Road would benefit from the visibility of (attractive, visible) signs on the East- and West-facing walls, yet those aren't allowed (as far as I've been told).

The monument sign is a good start but you can't see it from Dan Hoey Road and you can't see it from Grand and even sometimes Hudson. If people can't see where the business is until it's too late, there will be traffic problems and they will use adjacent driveways and parking lots to turn around or they simply will go to another business. Again, customers take note. They need things to be simple, visible and easy to access and I don't believe we've accomplished these things by this ordinance.

I would allow appropriate signage on the first and second floor that allows for easy identification of the business(es) and puts the signage in context (Section 7.04). This would relieve the clutter that we are going to have on the first floor as other businesses move in and will create a context that makes sense to everyone.

I would also allow signage on all appropriate facings. No one wants a tacky-looking building; we all want to be seen by our customers and potential customers in an aesthetically pleasing way.

When we were designing our sign, I had to balance the requirements of Health Mart (the independent pharmacy franchise we belong to) and the requirements of the Village. I wanted nothing more than to be told, in no uncertain terms, that I could not put that ugly Health Mart logo on my building – but that ugly logo was not a violation (even though I think it is aesthetically unpleasing) and I had to put it up. That Health Mart logo has no context in Dexter and, I would suggest, it detracts from the ambiance of the area. It looks like a chain drugstore moved in to me. I wish the intent of the ordinance had enough standing that, even if the other parameters of the sign were acceptable, that that alone would have been enough to deny us use of that sign. Our heart logo very much represents our identity and I think that would have been preferable to the community than what we have.

I heard a rumor that Village officials (I don't know what committee) did not care for the Total Smiles logo so it was not allowed. I don't understand this (I understand my perception of the denial may be incorrect.) It doesn't seem consistent and it doesn't seem like the ordinance is accomplishing what we want it to, for either temporary signs or building signs.

In summary (I know, FINALLY), I would suggest, for temporary signs that we distinguish between windows that provide a view to the interior, main operation of the business and windows that do not provide a view to the interior, main operation of the business; and that we allow full coverage on windows that do not provide a view to the interior, main operation of the business.

I would also suggest that, as it relates to building signs that if we are going to mandate a second floor

and there will be separate businesses operating on the first and second floor, then we allow signage in context to where the business is located in the building and on multiple facings depending on traffic flow.

I understand this is very long and I know I have a hard time making a long story short; it is something I work on constantly. I appreciate the time you have taken to read this and I look forward to a thoughtful and thought-provoking discussion on October 3.

Thank you for your time,
Marni

Marni Schmid
Dexter Pharmacy, Village Pharmacy II
Director of Operations
office: 734-929-8688 (mobile/direct to me)
fax: 815-642-4358 (direct to me)

VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To:	Planning Commission Donna Dettling, Village Manager
From:	Allison Bishop, AICP, Community Development Manager
Re:	PUBLIC HEARING Zoning Ordinance Amendment Article 7 – Sign Regulations
Date:	August 31, 2011

The Planning Commission has been reviewing Article 7, Signs since March 2011. The discussion of Article 7 was initiated by the ZBA following a variance request submitted by Total Smiles Dentistry to permit signage on the second story. The ZBA requested that the Planning Commission consider amendments to the ordinance that promote better design and encourage signage to compliment the historical and architectural design criteria that is required within the Baker Road Corridor (BRC) District. The ZBA discussed the need for more consistent sign standards and multi-tenant building signage requirements. The ZBA and Planning Commission continued discussion and provided recommendations on the following:

1. Permitting garage sale signs/casual sales signs
2. Incorporation of the ARC District Sign regulations into Article 7, Signs.
3. Adequate signage permitted for multi-story, multi-tenant buildings.
4. Ground signage allowances, more or less.
5. Division of multi-tenant building and ground signage.
6. Signage required on site plans, signage Master Plan for building.
7. Efforts to educe the strip mall effect of first floor signage.
8. "Per tenant" square footage for more conformity amongst signage.
9. Provisions for text font, letter sizes and styles on multi-tenant office buildings.
10. Equal signage for first and second story tenants.
11. Encourage/require signage that does not detract from the historic façades. Ordinance requires historic character buildings with architectural details similar to historic buildings downtown; signage however is not required to conform to the same design standard.
12. Language to encourage sign users to acknowledge the function of signs.
13. Language to encourage the architectural theme of signage within the historic Village, varied architectural styles, scale and proportion of signs.
14. Explanation of signs as a method of creating a unique image.
15. Reduction in sign setbacks.
16. Distance of signs from intersections in the CBD.
17. Addressing multi-tenant, multi-story signage, to address ZBA and PC concerns.
18. Language reinforcing the importance of image and design.
19. Master Sign Program – requires comprehensive, consistent signage to avoid clutter and create uniform signage on a singular building.

20. Sandwich Board Signs – clarify language and eliminate redundant annual permitting requirements.
21. Sign specifications – "All internally illuminated ground signs and box wall signs must have faces constructed out of .125" aluminum with the copy routed out and backed with translucent acrylic. The background of the faces must be opaque with only the copy being illuminated". An example of this type of signage is the Dexter Plaza signage (Stucchis, Movie Planet, Busch's). Requiring this type of signage would be consistent with the Master Plan by requiring consistent signage throughout the Village. This type of signage weathers well, illuminates well in the evening and is a quality sign design consistent with the Village's image.
22. Section 7.04(3) Wall Signs –prohibit channel letter and box signs, typical of commercial strip centers, from the CBD and VC Districts. This prohibition is intended to promote and create the historic downtown character as stated within the Master Plan.

RECOMMENDATION

At the August 1, 2011 the Planning Commission set a public hearing for consideration of the proposed amendments to Article 7, Signs.

Included in the packet is a draft of proposed amendments to Article 7, Signs, based on Planning Commission discussion, ZBA recommendations, ARC/BRC Subcommittee recommendations and staff review and recommendations. The ordinance was also provided to the Chamber of Commerce Board for consideration. The Chambers only comments were regarding some of the guidelines, not regulations. The amendments have been drafted to provide more concise standards for review and improve the quality and enforceability of the Sign Ordinance, as well as addressing some of the issues raised in the discussion over the past few months. The proposed revisions also include formatting revisions to make the ordinance information easier to find.

At the August meeting it was requested that staff look into party signs, such as graduation party signs. Temporary signs are not permitted in the right-of-way and may be removed by the Village without notification. Signs of this nature are typically not permitted in any community; however enforcement of this type of sign is not aggressive. It is not recommended that we make accommodations for this type of signage at this time.

CRITERIA FOR AMENDMENT TO THE ZONING ORDINANCE TEXT

When considering an amendment to the zoning ordinance text, Section 21.07 states 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

Please hold the public hearing. The Planning Commission may recommend Council approve the amendments or postpone the amendments for further discussion or consideration.

SUGGESTED MOTIONS

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Public Hearing held by the Planning Commission on September 6, 2011, the Planning Commission **recommends** that the Village Council amend Article 7, Signs based on input from the Zoning Board of Appeals and other items deemed appropriate by the Planning Commission to promote the implementation of the goals and objectives of the Master Plan.

OR

Based on the information presented at the meeting and September 6, 2011 Public Hearing the Planning Commission moves to **postpone** the recommendation for the proposed amendments to Article 7, Signs 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.

Article VII
SIGN REGULATIONS

Section 7.01 INTENT.

(1) It is the intent of this section to ensure the effective use of signs as a means of communication in the Village; to maintain and enhance the esthetic environment; to improve pedestrian and traffic safety; to minimize the adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign restrictions. This section is intended to allow a variety of types of signs in commercial and industrial zones, a limited variety of signs in other zones, and other incidental signs.

(2) Sign Design - Signs are one of the most effective means of creating a unique image for an area within a community, thus signs should conform to the character of the context area and building in which they are intended to serve. When signs are graphically inventive, respectful of their surroundings, and contain appropriate materials, they become intrinsic parts of the identity of a business and add to the ambience of the entire commercial district. When signs use inappropriate materials, are over-scaled and/or poorly illuminated, customers take note.

The architectural theme recommended for Dexter is the promotion and development of a vibrant, yet traditional Main Street character. With the Village's current mix of architectural styles, and its pedestrian-friendly scale and proportions, the signs that comprise the Village need to continue to foster and promote this theme.

(3) In the application of this Ordinance, it is the intent to protect the public welfare and to enhance the appearance and economic value of the landscape by providing that signs:

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A. Do not create a nuisance to persons using the public right-of-way.

B. Do not constitute a nuisance to occupancy of nearby property by their brightness, size, height, or movement.

C. Are not detrimental to land or property values.

D. Establish reasonable and improved standards for business/event identification.

(4) A sign may be established or maintained in the Village only in conformance with the standards, procedures, exemptions, and other requirements of this ordinance.

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Section 7.02 GENERAL CONDITIONS.

(1) **LOCATION/PLACEMENT:**

A. All signs must direct attention to a business or profession conducted on the premise or to a commodity, service, or entertainment primarily sold, offered, manufactured, processed, or fabricated thereon unless specified elsewhere in these regulations. Signs should be located to provide their functional purpose of communication, and not dominate the building, the site design, or the adjacent streetscape.

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B. To minimize irreversible damage to masonry, all mounting and supports shall be inserted into mortar joints and not into the face of the masonry.

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(2) **ILLUMINATION:**

A. No sign shall be illuminated by other than electrical means.

B. The light from illuminated signs shall be directed in a manner that will not interfere with vehicular traffic or with the enjoyment or use of adjacent properties, nor directly shine onto adjacent or abutting properties. Illuminated signs adjacent to residentially zoned or used property shall be designed and maintained such that illumiuation levels do not exceed 0.1 foot-candle along the adjacent property line. All externally illuminated signs shall have a shielded light fixture.

C. No sign shall have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color, or which are so constructed and operated as to create an appearance or illusion of writing or printing, except that movement showing the date, the time and the temperature exclusively may be permitted.

D. No exposed reflective type bulbs and no strobe lights or incandescent lamps shall be nsed on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property.

E. The illumination provisions above shall not apply to sign lighting systems owned or controlled by any public agency for the purpose of directing traffic.

F. Neon lighting is prohibited outside of the sign structure and shall not be permitted as accent lighting along a building wall or window.

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(3) **PROHIBITED SIGNS:** All signs not expressly permitted under this Ordinance are prohibited in the Village. Such prohibited signs include, but are not limited to, the following:

A. Beacons;

B. Pennants;

C. Portable Signs, except as otherwise permitted by ordinance;

D. Roof Signs;

E. Inflatable signs and tethered balloons.

F. Animated signs including: signs containing flashing, intermittent or moving lights or with moving or revolving parts. This provision is not intended to exclude those signs which give the time or temperature, provided no other animated messages are displayed.

G. Signs affixed to trees, rocks, shrubs or natural features, provided, signs denoting a site of historic significance may be allowed.

H. Signs which imitate traffic signals, traffic direction signs, or similar traffic control devices or signs which make use of words such as "Stop", "Look", "Danger", or any other words, phrases, symbols or characters, in such a manner as to interfere with, mislead or confuse traffic.

I. Permanent signs (other than those erected by a public agency) which are located within or overhang the public right-of-way or on public property unless specified elsewhere in these regulations.

J. Any strobe, flashing, or oscillating lights either from the interior or exterior of a building.

K. Moving signs. Except as otherwise provided in this section no sign or any portion thereof shall be permitted which moves or assumes any motion constituting a non stationary or fixed condition except for the rotation of barber poles, and except currently licensed vehicles and trailers which have painted upon them in a permanent manner the name of the product which they deliver and/or the name and address of the owner.

L. Abandoned signs. Signs that advertise an activity, business, product or service no longer conducted or available on the premises on which the sign is located shall be prohibited.

M. Signs which emit audible sound, odor or visible matter.

N. Exterior string lights used to advertise a commercial premises.

O. Any sign erected on a tree or utility pole except signs of any political subdivision of this state.

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(4) EXEMPT FROM PERMITS

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A. Incidental signs or directional signs which are intended to direct the flow of pedestrian and vehicular traffic on private property. Incidental signs shall not exceed two (2) square feet in area per side and four (4) feet in height, shall contain no advertising other than the name of the business and may be illuminated.

B. Signs erected for traffic safety purposes by public road agencies.

C. Federal, State, County, or Local required signs on private property not to exceed six (6) square feet.

D. Real estate signs subject to the provisions of this ordinance.

E. Changing of advertising copy or message on a theater marquee or similar approved signs which are specifically designed for the use of replaceable copy.

F. Painting, repainting, cleaning, and other normal maintenance and repair of a sign or any sign structure unless a structural change is made.

G. Integral signs, not to exceed a maximum area of six (6) square feet.

H. Paper notices placed on kiosks as approved by the Village.

I. Authorized signs of the state or a political subdivision of the state.

J. Flags bearing the official design of a nation, state, municipality, educational institution, church or fraternal organization. Flags bearing the official seal or emblem of a company or corporation including related slogans, messages or graphics. Zone lots shall be limited to four (4) of the above flags (one (1) flag per one (1) flag pole). When the site plan review is required, the location of flag poles shall be indicated on the site plan and shall meet the minimum fifteen (15) foot setback required for all signs to adjacent property lines. Flags shall be limited to 40 square feet each.

K. Permanent signs on vending machines or ice containers indicating only the contents of such devices and no commercial message provided that such devices must be located within ten (10) feet of the building.

L. Business signs containing information on credit cards, business affiliations, hours of operation, open/closed, etc. The combined area of all

such signs shall not exceed four (4) square feet and shall be included in the maximum window coverage calculation.

M. Menu and/or order board for a drive-thru facility.

N. Political Signs subject to the provisions of this ordinance.

O. Garage Sale Signs subject to the provisions of this ordinance.

Section 7.03 GROUND SIGNS.

(1) GENERAL REQUIREMENTS:

A. See "Table A" for specific size requirements.

B. SETBACKS

1. Ground signs shall be set back a minimum of ten (10) feet from all road rights-of-way and shall be located no closer than fifteen (15) feet from the edge of the principal entrance driveway and all property lines.

2. Ground signs within the Central Business District (CBD) and the Village Commercial District (VC) may be setback a minimum of five (5) feet from all road rights-of-way to promote the pedestrian scale, visual consistency and the historic character of the districts and given of visibility limitations from the on street parking and shall be no closer than fifteen (15) feet from the edge of the principle entrance driveway and all property lines.

C. Within all non-residential zoning districts, only one (1) ground sign shall be permitted per zoning lot. If the frontage of a zoning lot exceeds four hundred (400) linear feet along a single street frontage two (2) such ground signs may be permitted. One (1) additional ground sign may be permitted at a secondary entrance if it is not located on the same street as the primary entrance.

D. Within all residential zoning districts, only one (1) ground sign shall be permitted at the primary entrance for the purpose of identifying a subdivision, site condominium, multiple family development, or mobile home park.

E. Within all residential zoning districts, only one (1) ground sign shall be permitted per zoning lot for the purpose of identifying a non-residential special land use. One (1) additional ground sign may be permitted at a secondary entrance if it is not located on the same street as the primary entrance. Size and location shall be determined during site plan review. Maximum area is provided in "Table A" below.

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E. One Building Center identification sign stating the name of a business center and major tenants therein may be erected for a shopping center, office park, industrial park or other integrated group of stores, commercial buildings, office buildings or industrial buildings. The sign area shall not exceed one (1) square foot per front foot of building or buildings for which it is erected; however, such signs shall not exceed sixty (60) square feet in area. Such signs may be up to ten (10) feet in height. If the lot fronts on two (2) or more collector or arterial streets one (1) such sign may be permitted for each frontage.

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G. Within all PUD Districts, the number and size and location of ground signs shall be determined by the intended use of the premises, subject to the review and approval of the Village during PUD plan review.

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H. All internally illuminated ground signs shall have a background darker than the lettering. If a ground sign has an opaque background and only the letters are illuminated a ground sign may have a non-illuminated light background. Back-lit, halo-lit illumination, or reserve channel letters with halo illumination are highly encouraged for lighting purposes.

I. Sign Base – Monument signs shall have a brick or decorative masonry block base that complements the materials and architecture of the buildings. The support structure/base for a ground sign shall not exceed twenty five (25) percent of the maximum permissible area of the sign measured by viewing the elevation of the sign perpendicular to the sign face, unless otherwise approved during the site plan review process.

J. Up to two (2) incidental business signs (menu boards) shall be permitted for businesses with a drive-through component. Such signs shall not exceed fifteen (15) square feet in area per sign, per face or six (6) feet in height and shall be located only on internal drives to serve the drive-thru portion of the development.

Deleted: F. Ground signs shall be set back a minimum of ten (10) feet from all road rights-of-way and shall be located no closer than fifteen (15) feet from the edge of the principal entrance driveway and all property lines. Ground signs within the Central Business District (CBD) and the Village Commercial District (VC) may be setback a minimum of five (5) feet from all road rights-of-way to promote the pedestrian scale, visual consistency and the historic character of the districts and given of visibility limitations from the on street parking. ¶
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(2) **MAXIMUM HEIGHT AND AREA REQUIREMENTS FOR GROUND SIGNS SHALL BE APPLIED WITHIN EACH ZONING DISTRICT ACCORDING TO THE FOLLOWING SCHEDULE.** The maximum height and area for ground signs within business centers are pursuant to paragraph (E) above:

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Table A - Ground Signs.

District	Max. Height (ft.)	Maximum Area (sq. ft.) Per Side	Total
R-1A	4 ft	20 s.f.	40 s.f.
R-1B	4 ft	20 s.f.	40 s.f.
R-3	4 ft	20 s.f.	40 s.f.
VR	4 ft	20 s.f.	40 s.f.
C-1	6 ft	42 s.f.	84 s.f.
VC	6 ft	25 s.f.	50 s.f.
CBD	6 ft	25 s.f.	50 s.f.
PB	6 ft	42 s.f.	84 s.f.
RD	4.5 ft	48 s.f.	96 s.f.
I-1	4.5 ft	48 s.f.	96 s.f.
PP	4 ft	32 s.f.	64 s.f.

Section 7.04 BUILDING SIGNS.

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(1) **GENERAL REQUIREMENTS:**

A. Within all non-residential zoning districts, a combination of building signs may be established not to exceed the maximum sign area per "Table B" for each zoning lot (for a single business).

A. Signs help reinforce the image created by the design standards of the ordinance and architecture of the development. Signage shall be visually consistent with the architectural design of the building. Signs which incorporate the materials used on site are better integrated into a development. Signs should use materials or textures that are complimentary to those used in the building or project being signed. Visual consistency between signs and the character, historic or otherwise, of the district iu which they are located should be considered. No sign shall be erected in any manner that will obstruct any architectural details of a building.

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B. Building Marker, Integral or Building Identification Sign: Non-illuminated signs identifying the entire structure by a building name may be permitted above the first floor in accordance with the following:

1. The scale, color, texture, and materials of the sign being used will identify the business succinctly, and will enhance the building in which it is located, as well as the immediate neighborhood.

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2. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.

3. The sign is neither confusing or distracting, now will it create a traffic hazard or otherwise impact public safety.

C. Internally illuminated channel letter signs or box signs are permitted only when the signs have a background darker than the light colored message. If a sign has an opaque background and only the letters are illuminated a sign may have a non-illuminated light background.

D. Pursuant to Section 7.05 a master sign program must be submitted for all multi-tenant buildings during site plan review. Wall signs shall only be permitted on a designated first floor sign band. Signage design, including logos and design elements shall be a maximum of 36 inches in height. Maximum area shall not exceed that provided in Table B.

E. Within all PUD Districts, the number and size of wall signs shall be determined by the intended use of the premises, subject to the review and approval of the Village, during PUD plan review.

F. Building signs are not permitted above the first floor. Signs are permitted in the second story windows only in the Central Business District (CBD).

(2) MULTI-TENANT BUILDINGS:

b. Separate Entrances: Signs for multiple tenant shopping centers with each unit having a separate or unique entrance, shall not exceed one (1) square foot of sign area per one (1) lineal foot of building frontage per tenant. Building frontage shall be that part of the first floor tenant space that faces either a public street or the parking lot for the development.

b. Shared or Common Entrances: Signs for multiple tenant mixed use, office and/or professional buildings where all businesses share a common building entrance or entrances, (for example, an office building or other type of building where access to individual tenant space is off an interior common hallway or atrium), shall divide the total permitted wall signage area between all first floor tenants. Signage for first floor tenants is permitted only when tenant space faces a public street or parking lot.

c. **TENANT DIRECTORY SIGNS:** Multiple-tenant buildings shall be permitted one wall directory sign at each shared entrance, intended to identify all of the building occupants. The total area of this directory sign shall not exceed twelve (12) square feet, with

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each tenant limited to one square foot. This sign shall be non-illuminated and shall be mounted on the entrance door or on the wall next to the entrance. Consistent letter style and color shall be considered when designing tenant directory panels. Tenants on the second floor or above shall be identified on a directory sign located at or below the first floor sign band. Refer to Section 7.05, Master Sign Program requirements.

(2) PROJECTING SIGNS:

A. Projecting signs shall be oriented to pedestrians passing on the sidewalk in front of the buildings rather than to automobiles. Projecting signs shall be affixed to the building in a perpendicular manner and project more than 6 inches from the wall surface of the building and maintaining a projection of 36 inches from the building face.

B. One (1) projecting sign may be permitted for each first-floor business. The projecting sign may be a maximum of eight (8) s.f. in area (each side) and shall be included in the total amount of signs permitted for the subject building.

C. Projecting signs must provide a clear distance of nine (9) feet from the sidewalk to the bottom edge of the sign. Projecting signs may extend over abutting sidewalk, but shall not extend over public or private roadways, or parking areas. The maximum height of a projecting sign shall be fifteen (15) feet from the street to highest part of the sign.

D. Changeable copy shall not be permitted as a part of projecting signs.

(3) WALL SIGNS:

A. Shall not project more than 12 inches from the face of the building wall.

B. Internally lit plastic letters, channel letter or plastic box signs are prohibited in the Central Business District (CBD) or Village Commercial District (VC) to conform and harmonize with the existing historic character or the downtown and existing building facades. Signs in the CBD and VC district should be constructed using high quality materials such as metal, stone, hard wood or brass plated materials.

C. Externally illuminated gooseneck light fixtures are encouraged.

(4) CANOPY & AWNING SIGNS:

A. Sign lettering and/or logo/graphics shall comprise no more than 30% of the total exterior surface of an awning or canopy.

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B. Within all PUD Districts, the number and size of wall signs shall be determined by the intended use of the premises, subject to the review and approval of the Village, during PUD plan review.¶
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C. . One (1) projecting sign may be permitted for each first-floor business within the CBD Central Business District. The projecting sign may be a maximum of eight (8) s.f. in area (each side) and shall be included in the total amount of signs permitted for the subject building. Changeable copy shall not be permitted as a part of projecting signs. Projecting signs must provide a clear distance of nine (9) feet from the sidewalk or private drive or parking lot to the bottom edge of the sign. Projecting signs may extend over abutting sidewalk, but shall not extend over public or private roadways, or parking areas unless approved by the Village as a part of the sign permit. The leading edge of a projecting sign shall not extend more than four (4) feet from the face of the building that it is attached to. The maximum height of a projecting sign shall be fifteen (15) feet from the street to highest part of the sign.¶
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D. . Within the CBD (Central Business District) and the VC (Village Commerci ... [8]

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B. Awnings or canopies must be permenantly attached to the building.

C. Open ended awnings are preferred. Awning shall be designed to project over individual window and door openings and not project as a single continuous feature extending over masonry piers or arches.

D. Awnings with backlit graphics or other kinds of interior illumination are prohibited.

E. Matte finish canvas, glass, or metal are appropriate materials for awnings or canopies.

F. Awning signs and awning shall be limited to three (3) colors. Black and white are defined as colors.

(5) WINDOW SIGNS:

A. Painted, posted, displayed or etched signs on an interior translucent or transparent surface, including windows and doors shall not exceed 15% of the window area so that visibility into and out of the window is not obscured.

B. Sign copy shall not exceed 8 inches in height.

(6) MARQUEE SIGNS:

A. Marquee signs shall only be installed at buildings occupied by theatres, cinemas, or performing arts facilities.

B. The sign copy of marquee signs shall be limited to include only the facilities name and changeable copy related to current and future events.

C. The facility name shall not exceed 50 percent of the total signage and the changeable copy portions of the sign shall not exceed 50 percent of the total sign area.

(7) RESTAURANT MENU SIGNS:

A. The allowable area for a restaurant menu sign shall be a maximum of 4 square feet for restaurants with table service. Menu signs are not included in the calculation of maximum building sign area.

B. Shall incorporate a menu containing a listing of the products, prices and other important information to help a customer make a dining decision.

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C. Shall be located in a permanently mounted display box on the surface of the building adjacent to the entry. Taping a menu to a box is not an appropriate menu sign.

D. High quality materials, artistic design and character and architectural detail of the building shall be used in the design and construction of menu signs.

(6) MAXIMUM AREA REQUIREMENTS FOR BUILDING SIGNS SHALL BE APPLIED WITHIN EACH ZONING DISTRICT ACCORDING TO THE FOLLOWING SCHEDULE:

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E. . Awnings must be over doorways or windows. Awning signs and awning shall be limited to three (3) colors. Black and white are defined as colors. Awnings with graphics will be considered an awning sign and may not exceed the allowable square footage of signage.¶
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Table B – Building Signs.

District	Area (s.f.) per One (1) Foot of Building Frontage	Maximum Area in s.f.
R-1A	N/A	3 s.f.
R-1B	N/A	3 s.f.
R-3	N/A	3 s.f.
VR	0.5	12 s.f.
C-1	1	42 s.f.
VC	1	30 s.f.
CBD	1	42 s.f.
PB	1	42 s.f.
RD	1	20 s.f.
I-1	1	20 s.f.
EP	N/A	N/A
PP	N/A	N/A

SECTION 7.05 MASTER SIGN PROGRAM – MULTIPLE TENANT MIXED-USE, OFFICE, PROFESSIONAL BUILDINGS –

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(1) A master sign program shall be required as part of site plan review for all multiple-tenant buildings or sites. The master sign program shall be submitted along with the first requested sign permit. Sign content is more comprehensible when it is displayed in a consistent manner and signage causes less visual clutter when it is executed uniformly.

(2) An approved master sign program shall become part of all sign permits submittals for the subject property and shall be binding on all property owners and all occupants of the subject property. A revised master sign program may be applied for but must meet the standards of this ordinance. A revision to a master sign program originally approved

by the Planning Commission during the site plan approval stage must be resubmitted to the Planning Commission as an amendment to the site plan.

(3) The master sign program shall include all ground, building, and window signage and must be presented in accordance with all other Article 7, Signs provisions. Information on location and size must be included for all potential tenants.

(4) All signage shall be required to share a common theme, including consistent letter sizes and font styles and colors, for each individual business site and tenant wall directory. Signs should use materials or textures that are complimentary to those used in the building or project being signed.

SECTION 7.06 OUTDOOR ADVERTISING SIGN (OFF-SITE OR BILLBOARD SIGN).

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(1) Outdoor advertising signs are permitted only on undeveloped and vacant unimproved lots in I-1, district, and shall be considered the principal use of such lots. Such signs shall not be placed on a lot with any other building thereon, and no structure shall be placed on a lot on which such sign is located.

A. One billboard sign shall be permitted per lot.

B. No such sign shall have a total area in excess of three hundred (300) square feet per sign face.

C. It shall have a minimum clearance of ten (10) feet and a maximum clearance height of twenty-two (22) feet, from average grade as calculated within a sixty (60) foot radius from the base of the sign.

D. It shall not be closer than one thousand (1000) feet to any other billboard signs on the same side of the right-of-way.

E. The setback of the billboard sign shall be fifty (50) feet from the edge of the right-of-way.

F. Any billboard sign shall be situated on the property so as to:

1). Maximize motor vehicle sight distance, clear view, and traffic safety in general, in relation to other vehicles, pedestrians, and to other signage which is, or is anticipated to be, nearby; and

2). Minimize the destruction of trees, the visibility of the billboard and illuminations thereof by and from residences, and any dangerous distraction and thus, hazard, of and to motorists, as determined in the discretion of the Planning Commission.

G. A billboard sign may be illuminated, if it is located at least five hundred (500) feet from any residential zoning district or residential use. The illumination shall be directed away from all residential uses. No internal illumination shall be permitted for billboards.

H. Billboard signs shall be constructed of steel. No wood or other combustible materials shall be used.

Section 7.07 COMPUTATIONS/ MEASUREMENTS

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The following principles shall control the computation of sign area and sign height:

(1) **COMPUTATION OF AREA.** The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop of structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets Zoning Ordinance regulations and is clearly incidental to the display itself. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the total area of the sign.

(2) **COMPUTATION OF HEIGHT.** The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of: (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases where the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoning lot, whichever is lower.

Section 7.08 TEMPORARY SIGNS.

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Temporary signs shall be permitted in accordance with the regulations herein:

(1) **PERMIT REQUIRED.** Unless specified elsewhere in this ordinance a permit shall be required to display any temporary sign described by these regulations. Such permit shall be issued by the Village of Dexter Zoning Administrator or designee and shall clearly specify the name, address and telephone number of the applicant as well as the title and dates of the event advertised and authorized location for placement of the sign. Permit fee, if any, is to be established by resolution of the Village Council.

(2) **CONSTRUCTION SIGNS:** Construction signs shall only be erected on the construction site. Construction signs shall advertise only the project under construction and information related thereto, snch as its developer, contractor, engineers, brokers, and architects. Signs advertising bnildings or projects nnder construction shall not exceed thirty-two (32) square feet where the total parcel frontage is twenty-one (21) feet or less. Where parcel frontage exceeds twenty-one (21) feet, such signs shall not exceed one and a half (1.5) square feet per linear feet of thoroughfare frontage, np to a maximum of one hundred (100) sqnare feet. Such signs shall have a maximum height of ten (10) feet and shall be setback at least fifteen (15) feet from any public right-of-way unless attached to a building, construction fence, or barricade. All such signs shall be removed promptly upon completion of construction. No more than one (1) construction sign shall be permitted per thoroughfare frontage.

Temporary Construction Visibility Signs: In an effort to ensure adequate visibility for all businesses during construction, temporary signage shall be permitted during construction. Adequacy of visibility shall be determined by the ability of the Zoning Administrator standing in the public right-of-way to determine that the business is open during the construction. One (1) sign per building, not to exceed sixteen (16) square feet, may be placed on or in front of the building.

(3) **POLITICAL SIGNS:** Shall be used solely for the purpose of providing information relating to the election of a person to public office, or to a political party, or to a matter to be voted upon at an election called by a public body, or any other public issue or expression of opinion, and shall be permitted without permit subject to the following conditions:

A. Political signs shall be ground or wall signs. Political signs shall not be located in a dedicated right-of-way or attached to any utility pole. No ground sign shall he higher than thirty-six (36) inches above average mean grade of the yard on which it is placed.

B. All political signs shall be removed within ten (10) calendar days after the election or event.

C. Such signs shall not be erected in such a manner that they will or reasonably may be expected to interfere with, obstruct, confuse or mislead traffic.

(4) **REAL ESTATE / CONSTRUCTION SIGNS**

A. Single and Multiple Family Residential Real Estate: A sign with an area not in excess of six (6) square feet advertising the sale, rent and/or lease of a single or multiple-family structure or vacant property, placed adjacent to such a structure and upon the premises is permitted without permit. Such a sign may indicate only that the property is for sale, rent, and/or lease and the

address or telephone number where the inquiry can be made. It shall have a maximum height of three (3) feet from grade and shall be set back a minimum of ten (10) feet from any public right-of-way unless attached to the building. Real estate signs which indicate property is sold are prohibited.

B. Non-Residential Real Estate Signs: One (1) sign, with a total area not in excess of thirty-two (32) square feet, shall be permitted on each parcel for the purposes of advertising the sale, rent and/or lease of non-residential real estate. Such signs shall have a maximum height of eight (8) feet and shall be set back a minimum of fifteen (15) feet from any public right-of-way unless attached to a permanent building. Real estate signs which indicate property is sold are prohibited.

C. Residential subdivision or condominium developments: The allowable area for one (1) on-premises sign pertaining to the sale, rent and/or lease of real estate within a residential subdivision or condominium complex being developed shall be limited to an area of thirty-two (32) square feet. Such signs shall have a maximum height of eight (8) feet and shall be set back a minimum of fifteen (15) feet from any public right-of-way.

Not more than one (1) off-premises sign shall be permitted for the purpose of advertising a subdivision or condominium complex being developed. The area of the sign shall not exceed twenty-four (24) square feet and it shall be no more than five (5) feet high. The Planning Commission may allow additional signs if they find that due to location of the development, or some other hardship, the additional exposure can be justified. Written consent of the property owner must be included with the permit application.

Not more than one (1) real estate sign per thoronghfare frontage shall be placed on any premises. Real estate signs larger than six (6) square feet shall not be placed on any premises with an occupied structure. Real estate signs which indicate property is sold are prohibited

Temporary portable real estate directional sign, not exceeding three (3) s.f. in area and four (4) in number, saying "Open House' and/or showing a directional arrow and placed back of property lines outside the public right-of-way shall be permitted on approach routes to an open house, only for the day of the open house. The top of such signs shall not exceed three (3) feet in height, nor may such signs be displayed for more than one (1) day in any seven (7) day period. No such signs shall be placed on private property without the consent of the owner. A permit is not required for this type of sign.

One (1) non-illuminated freestanding sign listing persons or firms connected with construction work being performed may be permitted upon application to the Zoning Administrator provided such signs are located on the property

under construction. Such signs shall not exceed thirty two (32) s.f. in area, a height of six (6) feet, and will be removed upon the completion of construction or after one (1) year whichever comes first.

Signs six (6) s.f. in area or less and a maximum of four (4) feet in height which list persons or firms connected with construction, maintenance, or service work being performed at the time, shall be permitted without permit. Such signs must be located on the property under consideration and must be removed upon completion of work on site.

D. Removal: Real estate signs shall be removed within ten (10) days of the sale, lease or rental of the premises, land parcel or residential subdivision/complex.

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(5) TEMPORARY COMMERCIAL SIGNS

A. Temporary promotional or special sales signs for windows when erected in conjunction with a commercial establishment, provided they do not, individually or combined with other window signs, exceed thirty (30) percent of the total area of the display window or sixteen (16) square feet, whichever is less. Temporary promotional signs are permitted on ground floor windows only aud shall be permitted for a period not to exceed 30 days.

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B. Street banner signs installed by the Village, intended to announce civic activities, promote general business interests, or otherwise convey public information. Such signs shall be attached top and bottom (or two [2] sides) to permanent structural members on a post or building erected for another purpose. Such signs require approval of the Village.

C. Casual sales (garage sale, etc) signs not to exceed six (6) s.f. A permit is not required for this type of sign, subject to the following conditions:

a. Maximum of five (5) signs. Casual sale (garage/temporary sales) signs may only be used for 3 consecutive days.

b. Dates of sale must be posted in sign.

c. Signs shall not be placed within public parks and may only be placed within the public road right-of-way (typically area between the sidewalk and road) on the days of the sale.

d. Signs must promptly be removed at the end of the sale.

e. Any sign found in violation of any of the above will be removed and disposed of without notice.

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D. Commercial activity or temporary banner signs not to exceed twenty (20) s.f.

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E. Signs inteuded to be utilized until a permanent sign may be obtained aud erected can be approved by the Zoning Administrator for a period not to

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exceed sixty (60) days. Such signs shall not exceed sign area permitted within the appropriate zones.

F. Sandwich board, A-Frame and other portable signs, herein referred to as portable signs, in accordance with the following:

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a. Size. Maximum height shall be four (4) feet. Maximum width shall be two (2) feet.

b. Location.

1. Portable signs shall be placed in front of the property in which the business is located, a minimum of 3 feet (36 inches) from the face of the curb and no more than ten (10) feet from the building in which the sign is intended to serve. A portable signs shall in no case impede pedestrian travel in a sidewalk area, parking lot and/or public right-of-way and are only permitted on the sidewalk when a five (5) foot wide path can be maintained. Portable signs are not permitted to conceal landscape features or grass areas adjacent to the streets. Portable signs shall not obstruct access to fire hydrants, fire department connections, bicycle racks or curb ramps or interfere with the opening of vehicle doors or access to the sidewalk.

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2. Portable signs must be moved indoors after accumulation of one (1) or more inches of snow and shall not be placed back on the sidewalk until the entire sidewalk and extension on the side of the street where the business is located is clear of snow.

c. Number of Portable Signs.

1. One (1) portable sign is allowed for each business in a building, up to a maximum of two (2) signs per property. A sign may contain advertising for more than one business on the property.

2. More than two (2) portable signs are permitted on private property or the public common areas in shopping malls only when the businesses have frontage along the sidewalk.

d. Hours. Portable signs may be utilized during hours of operation only. Portable signs left on the sidewalk or outside overnight shall result in revocation of permit or fines. Fines must be paid prior to continuation of use of sandwich board signs.

e. Materials/Design.

1. Portable signs are encouraged to be visually consistent with the historic village and are intended to promote the pedestrian scale. Hand painted, carved, wooden or metal and unique signage on a flat surface is preferred.

2. Portable signs shall be properly designed and heavy enough to withstand typical winds without tipping over, rocking or

sliding. It is the responsibility of the sign owner to remove the sign during inclement weather.

f. Illumination. Illumination of portable signs is prohibited.

g. Insurance. The Village accepts no liability for any injury or damage caused by a sidewalk sign. $1,000,000 of general liability insurance, naming the Village as an additionally insured, must be submitted along with the portable sign permit for signs proposed for placement in the right-of-way and on public property.

h. Permitting/Review Process. All sandwich boards require submission of an application, fee and issuance of a permit.

1. Sandwich Board sign permits are valid for 3 years, re-application is required to confirm compliance and review of requirements.

2. Signs requiring insurance require proof of valid and current insurance annually by April 1.

3. Permit application fees to be established by the Village Council.

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(6) TEMP CIVIC/PUBLIC SIGNS

A. Temporary civic, cultural, and public service window posters, shall be exempt when posted inside commercial establishments, provided they do not, individually or combined, occupy more than thirty (30) percent of the total area of said window or five square feet, whichever is less. Temporary window signs are permitted on ground floor windows only. These types of signs shall not be posted outside on windows, doors, light posts, street furniture, etc.

B. Community special event signs: Municipal streetscape banners must follow the provisions and specifications listed on the permit and are subject to permit approval.

C. Institutional signs not to exceed thirty-two (32) s.f. Such signs shall be allowed no more than fourteen (14) days prior to the event or function and must be removed within forty-eight (48) hours after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground-mounted, the top shall be no more than six (6) feet above ground level. Such signs may not be illuminated in accordance with this ordinance. Off-site signs for such events and functions are permitted with the following limitations, a maximum of five (5), 18" x 24" signs are permitted, two (2) of the five (5) permitted signs may be permitted to exceed 18" x 24", locations must be provided on the application.

(7) **PLACEMENT AND DURATION OF TEMPORARY SIGNS.** Unless specified elsewhere in this ordinance the placement and duration of temporary signs shall be regulated as follows:

A. No temporary sign shall be placed on public property or public rights-of-way unless it is advertising an event to be held on public property unless specified elsewhere in these regulations.

B. No temporary sign shall be placed on private property other than the location of the event unless permission is granted by the property owner.

C. Temporary signs on private property must be setback five (5) feet from public property.

D. Duration of display. Unless specified elsewhere in this ordinance temporary signs may not be displayed more than ten (10) days in any thirty (30) day period.

Section 7.09 SIGNS IN THE PUBLIC RIGHT-OF-WAY.

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No signs shall be allowed in the public right-of- way, except for tbe following:

(1) Signs erected by or on behalf of a governmental or other public agency to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.

(2) Projecting signs pursuant to the provisions of these regulations.

(3) Portable sidewalk signs pursuant to the provisions of these regulations.

(4) Banner signs as permitted by the Village of Dexter.

(5) Community special event and Institutional signs.

(6) Garage sale signs subject to the provisions of the ordinance.

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Section 7.10 NON-CONFORMING EXISTING SIGNS.

(1) INTENT

It is the intent of this section to encourage eventual elimination of signs that, as a result of the adoption of this Article, become non-conforming, and to administer this Article to realize the removal of illegal non-conforming signs and to avoid any unreasonable invasion of established private property rights, therefore;

A. No person shall be required to remove a sign which was erected in compliance with previous regulations of this Article if said sign becomes non-conforming due to a change occurring after the original adoption of this article, or in the location of buildings, streets or other signs, which change, is beyond the control of the owner of the sign and the premises on which it is located.

B. If the owner of a sign or the premises on which a sign is located changes the location of a building, property line, or sign, or changes the use of a building so that any sign on the premises is rendered non-conforming, such sign must be removed or made to conform to this Article.

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(2) LAWFUL EXISTING SIGNS

Any sign lawfully existing at the time of adoption of this Article which does not fully comply with all provisions shall be considered a non-conforming sign and may be permitted to remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare of the community except as hereafter provided.

(3) CONTINUANCE

A. Any lawful non-conforming sign shall be permitted to continue to exist, so long as the non-conforming sign:

1). is not physically expanded or changed to another non-conforming sign.

2). is not relocated or structurally altered so as to prolong the life of the sign, or so as to change the shape, size, type, placement, or design of the sign. Altered shall not include normal maintenance or maintenance to protect public safety. Normal maintenance shall include painting of chipped or faded signs, replacement of faded or damaged surface panels, or repair and replacement of electrical wiring and devices.

3). is not re-established or maintained after the activity, business or usage to which it relates has been discontinued for ninety (90) days or longer.

4). is not repaired or re-erected after being damaged, if the repair or re-erection of the sign would cost more than fifty (50) percent of the replacement cost of an identical new sign.

B. In the case of a legal non-conforming sign without a defined background (such as individual letters or symbols mounted directly on a building, or lettering on an awning), changes may be made to the letters or symbols, so long as the overall area of the sign is not increased. In such situations, an amended sign permit application shall be filed with the zoning administrator.

C. A non-conforming sign may make changes to the words or symbols used, if an amended sign permit application is filed with the Zoning Administrator. In such cases, the message may be changed without affecting the legal non-conforming status, as long as neither the sign structure or frame is changed.

Section 7.11 PERMITS AND APPLICATIONS

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(1) PERMIT REQUIRED

It shall be unlawful for any person to erect, re-erect, alter or relocate any sign unless a permit shall have been first obtained from the Zoning Administrator except as provided elsewhere in these regulations. Any sign that makes use of electricity shall, in addition to a sign permit, require an electrical permit, from the Washtenaw County Building Department, regardless of size. Any ground sign with footings will also require a permit from the Washtenaw County Building Department.

(2) SITE PLAN REVIEW

For new development subject to site plan review under the provisions of Article 21, the final site plan shall include a comprehensive sign plan including ground, wall and directional sign locations and details, if applicable.

(3) APPLICATIONS

All sign permit applications shall be submitted to the Zoning Administrator for review and shall include the following:

A. A scale drawing of each sign that shows the dimensions of the sign, the height of the sign, design of the sign and lettering, dimensions of the lettering, the type of materials to be used for the sign and its support system, type of illumination, and color.

B. A scale drawing of the site or building, showing the placement of all signs, both existing and proposed. This drawing shall include all the dimensions of the site or building.

C. Detailed information about other existing signs on the property, including dimensions of the sign, the height of the sign, design of the sign and lettering, dimensions of the lettering, the type of materials used for the sign and its support system, type of illumination, and color. The application shall also indicate whether the existing sign is to remain or be removed.

D. The consenting signature of the property owner.

E. The sign permit fee paid in accordance with the current fee schedule, adopted by the Village Council.

(4) PERMIT APPROVAL

Permits for the erection of signs shall only be issued to property owners and/or assignees qualified to carry on such work under the provisions of this article. The Zoning Administrator shall issue permits for signs defined in Section 2.02 and permitted in Article 7. Any sign which is not explicitly defined in Section 2.02 Definitions or permitted in Article 7, must be approved by the Zoning Board of Appeals before a permit shall be issued.

(5) **PERMIT EXPIRATION**

A sign permit shall become null and void if the work for which the permit was issued is not completed within six (6) months of the date of issue.

(6) **SERVICING**

No permit shall be required for ordinary servicing, repainting of existing sign message, or cleaning of a sign. No permit is required for change of message of a sign designed for periodic message change without change of structure, including a bulletin board or billboard, but not including a sign to which a new permanent face may be attached.

(7) **INSPECTIONS**

All newly erected signs shall be inspected by the Zoning Administrator. Sign erector's imprint should be visible. Signs for which a permit is required shall be inspected periodically by the Zoning Administrator for compliance with this Article and other laws of the Village of Dexter.

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Section 7.12 CONSTRUCTION AND MAINTENANCE REQUIREMENTS

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(1) **MATERIALS AND DESIGN**

All signs shall be designed, constructed and maintained in conformity with the provisions for materials, loads, and stresses of the latest adopted edition of the Village engineering standards and requirements of this Article.

(2) **ERECTOR'S IMPRINT**

Signs of every type which come within the purview of this Article, must carry the identification and address of the sign erector, electrical voltage, when applicable, and date of erection in clearly legible letters whether for the initial erection or re-hanging of a sign.

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(3) **FASTENINGS**

All signs must be erected in such a manner and with such materials to remain safe and secure during the period of use and all bolts, cables, and other parts of such signs shall be kept painted and free from corrosion. Any defect due to the fault of the erector shall be repaired by the erector.

(4) **SUPPORT LOCATION**

No pole or support of any nature shall be placed on any publicly owned property, street right-of-way, or proposed street right-of-way, unless an easement is granted by the property owner.

(5) **PROXIMITY TO ELECTRICAL CONDUCTORS**

No sign shall be erected so that any part including cables, guys, etc. will be within ten (10) feet of any electrical conductor, electric light pole, street lamp, traffic light, or other public utility pole or standard.

(6) **RE-HANGING**
In case of re-hanging or re-erection of any sign, the new erector must place his identification, address and the date on the sign.

(7) **SANITATION**
Property surrounding any ground sign shall be kept clean, sanitary and free from obnoxious and offensive substances, free from weeds, rubbish, and inflammable material.

(8) **TRAFFIC INTERFERENCE**
No advertising device shall be erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic.

Section 7.13 REMOVAL OF SIGNS.

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(1) **REMOVAL.** The Zoning or Code Inspector or designee shall order the removal of any sign erected or maintained in violation of this ordinance except for legal non-conforming signs. Notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which such sign is located, to remove the sign or bring it into compliance with the ordinance. Failure to remove the sign or to comply with this notice shall be a civil infraction. The Village shall also remove the sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the Village shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinance debt or in the manner of taxes and such charge shall be a lien on the property.

(2) **RENEWAL REQUIREMENTS** A sign shall be removed by the owner or lessee of the premises upon which the sign is located within thirty (30) days after the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Village shall remove it in accordance with the provisions stated in paragraph 7.11, (1), preceding. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs to advertise the type of business being conducted on the premises and provided the signs comply with the other provisions of this ordinance.

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Section 7.14 VIOLATIONS.

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(1) **Any of the following shall be a violation of this ordinance:**

A. To install, create, erect, or maintain any sign in a way inconsistent with the terms of this ordinance or that is inconsistent with any plan or permit governing such sign or the zoning lot on which the sign is located;

B. To install, create, erect, or maintain any sign requiring a permit without such a permit;

(2) Each sign installed, created, erected, or maintained in violation of this ordinance shall be considered a separate violation.

(3) Unless specified elsewhere in this ordinance any signs placed within a road Right-of-Way (ROW) and on utility poles will be considered a violation of this ordinance and may be removed by the Village at the expense of the owner.

Section 7.15 APPEALS

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Any person aggrieved by any decision, ruling, or order from the Zoning Administrator, may make an appeal to the Zoning Board of Appeals. The ZBA may grant a variance for a sign only in cases involving practical difficulties or unnecessary hardships when the evidence of the appeal is supported by one or both of the following findings of fact:

(1) That the alleged hardship or practical difficulty, or both, are unique to the property (unusual topography, lot configuration, size, etc.), and the alleged hardship or practical difficulty resulting from conditions do not generally exist throughout the Village. Personal and economic hardships do not qualify.

(2) That the granting of the variance will result in substantial justice being done, considering the public benefits intended to be secured by this article. The granting of the variance will not be detrimental to surrounding properties.

Section 7.15 ENFORCEMENT

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This Section shall be administered and enforced by the Zoning Administrator.

AGENDA 10-24-11

ITEM L-5 Sta.9

VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Village Council and President Keough
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: Zoning Ordinance Amendments
Date: October 18, 2011

PLANNING COMMISSION DECISION

The Planning Commission held the required public hearings for the proposed ordinance amendments listed below at the September 6th meeting. Action was postponed until October 3rd. On October 3, 2011 the Planning Commission recommended approval of the following ordinance amendments.

1. Article 5, Parking and Loading
2. Article 6, Landscaping Standards
3. Article 15B, Ann Arbor Road Corridor Standards
4. Article 15D, Baker Road Corridor Standards
5. Article 20, Schedule of Regulations

At the public hearings there was no public present to comment. The Planning Commission briefly discussed additional questions related to the proposed landscaping standards and non-conforming lot sizes. Attached you will find memos detailing the discussion over the last 6 months of review by the Planning Commission and Subcommittee.

CRITERIA FOR AMENDMENT TO THE ZONING ORDINANCE TEXT

When considering an amendment to the zoning ordinance text, Section 21.07 states 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

Please take action on the Planning Commission's recommendations for ordinance amendments.

Please note that the suggested motion has been crafted to allow for inclusion of all ordinances in one motion or separately as deemed necessary by the Council.

The goals of each ordinance are to provide standards that are supported within the Baker Road Corridor Plan and the Ann Arbor Road Corridor Plan.

SUGGESTED MOTIONS

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, recommendation of the Planning Commission and a subcommittee of the Planning Commission, the Village Council approves the proposed recommendations to **(Article 5, Parking and Loading; Article 6, Landscaping Standards; Article 15B, Ann Arbor Road Corridor Overlay District; Article 15D, Baker Road Corridor Overlay; and Article 20, Schedule of Regulations)**, due to factors deemed appropriate by the Planning Commission, including the clarification and consistency in standards throughout the Village regardless of district and to promote the implementation of the goals and objectives of the Master Plan.

OR

Based on the information presented at the meeting, the Village Council moves to **postpone** the action on the proposed amendments to 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.

VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To:	Planning Commission Donna Dettling, Village Manager
From:	Allison Bishop, AICP, Community Development Manager
Re:	PUBLIC HEARINGS Article 15B – Ann Arbor Road Corridor Article 15D – Baker Road Corridor Article 5, Parking and Loading Article 6, Landscaping Standards Article 20, Schedule of Regulations
Date:	August 31, 2011

Following several months of review and discussion please hold the public hearings on the above listed ordinance amendments.

The recommended amendments come after a Planning Commission request to review the acceptable materials permitted within the Ann Arbor Road Corridor (ARC) District following approval of the LaFontaine Chevrolet site plan, specifically, the building material standards listing high quality vinyl as an acceptable material. The Planning Commission requested reconsideration of the use of vinyl.

The Planning Commission then established a subcommittee to review the ordinance. The subcommittee subsequently has recommended additional ordinance amendments in conjunction with the original review of the ARC Article 15B regulations. Specifically the Planning Commission reviewed and compared the similarities and differences within the ARC and Baker Road Corridor (BRC) Article 15D regulations. The review also initiated review of the landscaping, parking and access management standards within both the ARC and BRC regulations.

REVIEW

Staff reviewed and compared Articles 15B, Ann Arbor Road Corridor Standards and Article 15D, Baker Road Corridor Standards. Both ordinances mirror each other in many aspects; however the Baker Road Corridor Standards, Article 15D, were approved in 2009 following completion of the Baker Road Corridor Study conducted collaboratively with Scio Township.

In 2009 the Baker Road Corridor (BRC) standards were reviewed and recommended by subcommittee and subsequently adopted by the Village Council. The BRC standards were modeled after the initial Ann Arbor Road Corridor Standards (originally adopted in 1998). The BRC standards were modernized and incorporated the goals and objectives of the Baker Road Corridor Master Plan. The BRC standards also focused more on architectural elements including building materials. Vinyl was not considered a material that was preferred or desirable and was not included in the BRC Ordinance.

After additional review of the BRC standards and initial feedback to the Planning Commission, the Planning Commission referred the issue back to the subcommittee to consider the similarities, difference and potential improvements to both ordinances, including review of the allowable and/or preferred building materials.

The subcommittee included Carson, Kowalski, Phillips and Kimmel.

The subcommittee has been meeting over the past few months and is recommending the following ordinance amendments for consideration by the Planning Commission. The main recommendation is to reduce conflicting and/or similar ordinances that are duplicated throughout the zoning ordinance and recommend amendments that achieve the best standards within the appropriate location or Article of the ordinance. Amendments are therefore recommended to the following ordinances:

1. **Article 5, Parking and Loading**
2. **Article 6, Landscaping Standards**
3. **Article 15B, Ann Arbor Road Corridor**
4. **Article 15D, Baker Road Corridor**
5. **Article 20, Schedule of Regulations**

All amendments are recommended based on relocation of existing standards or improved standards.

1. Article 5, Parking and Loading –

The subcommittee recommendation is to incorporate the quality sections of the ARC District regulations related to parking into the parking ordinance. All parking standards would therefore located in only one section of the zoning ordinance which will avoid confusion with where pertinent regulations are located and make quality parking and loading standards apply to all districts. Having all standards located within the same ordinance also permits amendments to conform to one another and assure that the best regulations are applied to all situations and districts. The recommended amendments include a slight revision to 5.01A, which discussed parking in the front yard. The standard has been updated to conform to the previous ARC regulations for parking allowing discretion by the Planning Commission based on a site's unique conditions. Access management standards have been added to Article 5 so that they are considered when each site is developed.

2. Article 6, Landscaping Standards –

The subcommittee recommendation is to incorporate quality sections of the ARC District regulations related to landscaping into the landscaping ordinance. Many of the standards within the current ARC District Standards are present within the current Article 6, however there were a few standards that were improved or added within the ARC District that should be considered in all site developments. As stated above it is important to have the most quality regulations apply to each district and it is important that when amendments to ordinances are made that they remain consistent. The recommended amendments include adding better standards for minimum plant materials, consistent parking lot screening, consistent buffering requirements, review of buffering requirements, improved provisions for internal landscaping considerations and utility

interactions, groundcovers, internal parking lot landscaping planting standards and an improved tree species lists as reviewed by the Tree Board.

3. Article 15(B), Dexter Ann Arbor Road Corridor Overlay and Article 15(D), Baker Road Corridor Overlay -

The subcommittee charge was to improve the architectural standards of the ordinance and review the allowable building materials. The subcommittee recommendation was to eliminate the specific parking, landscaping and sign requirements and place them within the respective zoning ordinance Articles 5, 6 and 7. The subcommittee recommendation is also to eliminate the schedule of regulations and have it conform to the regulations of Article 20, Schedule of Regulations for the respective district as well. Architectural standards have been recommended by the subcommittee that mirror the Baker Road Corridor Standards and the Access Management standards were relocated to within the parking standards of the ordinance. The subcommittee supports the reduced corridor ordinance regulations while improving the other ordinances that were previously only replicated within the ARC and BRC district regulations.

4. Article 20, Schedule of Regulations -

The subcommittee is recommending elimination of the schedule of regulations within the ARC District to mirror the schedule of regulations within the Baker Road Corridor (BRC) and the remainder of the zoning ordinance and districts. The BRC District schedule of regulations mirrors the underlying zoning, which is the recommendation for the ARC District. The ARC District regulations require larger lot sizes and lot frontage, which would encourage more comprehensive site design and preferred access management. BRC development may result in lot assemblies however all lots are pre-existing non-conforming and would therefore not be impacted. Combining all schedules of regulations within one ordinance creates a more cohesive ordinance and promotes consistency and quality of design throughout the Village and not within a singular district.

CRITERIA FOR AMENDMENT TO THE ZONING ORDINANCE TEXT

When considering an amendment to the zoning ordinance text, Section 21.07 states 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

The goals of each ordinance are to provide standards that are supported within the Baker Road Corridor Plan and the Ann Arbor Road Corridor Plan. Consideration should also be given to potential amendments to the Master Plan currently under review and how they may impact planning within the Corridors.

The Planning Commission set the ordinances for public hearing at the August 1, 2011 meeting.

HOLD THE PUBLIC HEARINGS – It is recommended that comments be received on all amendments prior to taking action on one.

Please feel free to contact me prior to the meeting with questions/comments. All ordinances and proposed amendments are attached for your review.

Thank you.

SUGGESTED MOTIONS

One motion or several motions can be used to recommend approval of the amendments.

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on September 6, 2011, the Planning Commission **recommends** that the Village Council amend **(Article 5, Parking and Loading; Article 6, Landscaping Standards; Article 15B, Ann Arbor Road Corridor Overlay District; Article 15D, Baker Road Corridor Overlay; and Article 20, Schedule of Regulations)**, due to factors deemed appropriate by the Planning Commission, including the clarification and consistency in standards throughout the Village regardless of district and to promote the implementation of the goals and objectives of the Master Plan.

OR

Based on the information presented at the meeting and September 6, 2011 Public Hearing the Planning Commission moves to **postpone** the recommendation for the proposed amendments to until _____**(DATE)**_____ to allow more time for the following:

1._____
2._____

Article V

PARKING AND LOADING

Section 5.01 OFF-STREET PARKING REQUIREMENTS

The purpose of this section is to provide in all districts at the time or erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. Within the Village Commercial (VC) District, two options exist for meeting parking requirements; on site private parking or participation in the voluntary public parking program. Refer to Section 5.09 for public parking program standards. Parking spaces, in conjunction with all land or building uses, shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed:

A. Off-street parking spaces may be located within a nonrequired side or rear yard and within the rear yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard unless permitted by the Planning Commission.

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B. Off-street parking shall be convenient and pedestrian accessible, either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the Applicant.

C. Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions for accessory uses, buildings and structures (Section 3.02 Accessory Structures).

D. Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

E. Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.

F. Two (2) or more buildings or uses may collectively provide the required off-street parking; in which case, the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.

Two (2) or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced if a signed agreement is provided by the property owners, and the Planning Commission determines that the peak usage will occur at significantly

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different periods of the day and/or there is potential for a customer to visit two (2) or more uses.

G. Flexibility in Application. The Village recognizes that, due to the specific requirements of any given development, inflexible application of the parking standards set forth in Section 5.03 may result in development with inadequate parking or parking far in excess of which us needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets or neighboring sites. The latter situation may result in excessive paving and stormwater runoff and a waste of space, which could be left as open space.

The Planning Commission may permit deviations from the requirements of Section 5.03 and may require more or allow less parking whenever its finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

The Planning Commission may attach conditions to the approval of a deviation from the requirement of Section 5.03 that bind such approval to the specific use in question. Where a deviation results in a reduction of parking, the Planning Commission may further impose conditions, which ensure that adequate reserve area, is set-aside for future parking, if needed.

H. Where two or more uses are present on the premises, parking requirement shall be calculated for each use, unless specifically provided otherwise herein.

I. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited.

J. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission considers similar in type.

For uses not specifically listed in Section 5.03, the requirements for off-street parking facilities shall be in accordance with a similar use or based on documentation regarding the specific parking needs for the particular use, as determined by the Planning Commission.

K. Parking lot landscaping see Section 6.04 and 6.08.

L. During construction, off-street parking shall be provided on site for all construction vehicles and employees.

M. Carports and garages for multiple-family dwellings shall be calculated as parking spaces on a one to one basis. Carports and garages in multiple-family dwelling developments shall have a maximum height of fourteen (14) feet, measured from the grade to the peak of the structure. Carports shall be partially screened by landscape screen walls, berms,

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retainer walls, or a combination thereof, along the sides and front end facing any public streets or internal street or drive.

Section 5.02 PARKING UNITS OF MEASUREMENT

A. **Floor Area/Gross Floor Area:**

1. In calculating bench seating for places of assembly, each twenty-four (24) inches of benches, pews or other such seating, shall be counted as one seat.

2. Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.

3. When units of measurements determining the number of required parking or loading spaces results in a fractional space, any fraction shall be counted as one (1) additional space.

4. See Section 2.02 for Gross Floor Area Definitions.

Section 5.03 PARKING SPACE NUMERICAL REQUIREMENTS

The number of off-street parking spaces by type of use shall be determined in accordance with the following schedule. The Planning Commission encourages the following schedule to be used as maximum requirements unless an applicant can demonstrate a need for additional parking; excessive parking diminishes opportunities for new buildings and new businesses, thereby reducing business activity and commercial viability of businesses within the Village Commercial (VC) District. Less impervious surfaces are also desired to minimize storm water demands and increased run-off pollutants. The Planning Commission strongly encourages participation in the voluntary public parking program within the VC District, which provides more efficient land usage, fewer private curb cuts, improved safety, and higher density.

The following table provides the parking requirements for districts other than the Central Business District (CBD) by usage:

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
Residential	
1. Single and two-family dwellings	2.0 spaces per dwelling unit
2. Multiple-family dwellings	2.0 spaces per dwelling unit 0.5 guest space per every 3 dwelling units

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3.	Senior independent units	1.0 spaces per unit
4.	Senior "interim care" and "intermediate care" units retirement villages, etc.	1.0 spaces per each room or two beds, whichever is less, plus 1.0 space per each employee expected during the peak shift
5.	Convalescent homes, nursing home units, sanitariums, rest homes, etc.	1.0 space per each three beds or two rooms, whichever is less, up to 120 beds; plus 3.0 spaces per each additional eight beds over 120 beds
6.	Manufactured homes in a mobile home park	2.0 spaces per each manufactured/mobile home unit or site

Institutional

1.	Churches, places of worship	1.0 spaces per each three seats or six feet of pews
2.	Hospitals, including emergency rooms but excluding areas devoted to outpatient care	2.5 spaces per each licensed bed; or 1.0 space per each two licensed beds, plus 1.0 space per each staff doctor and employee during peak shifts, whichever is greater (requirements for outpatient care listed separately)
3.	Primary schools (elementary and junior high schools)	1.0 space per each instructor, employee and administrator, plus spaces required for any assembly hall, auditorium and/or outdoor arena
4.	Secondary (high) schools, commercial schools, colleges required for any assembly hall, auditorium, or outdoor arena	1.0 per each instructor, plus 1.0 per each employee and administrator, plus 5.0 spaces per each classroom, plus parking
5.	Dance and union halls, fraternal orders, civic clubs, banquet rooms, and similar uses or facilities	1.0 space per every two persons of capacity authorized by the County Building Code
6.	Fraternity or Sorority	One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is less
7.	Auditoriums, assembly halls and outdoor arenas	1.0 space per each three seats or six feet of bleachers
8.	Theaters and Auditoriums	One (1) for each three (3) seats plus one (1) for each two (2) employees
9.	Child care centers	2.0 spaces plus 1.0 additional space per each eight children of licensed authorized capacity

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10.	Public Libraries	Three (3) spaces per 1,000 square feet of gross floor area
11.	Public Recreation Centers	5.0 spaces per 1,000 square feet of gross floor area

Business and Commercial

1.	Planned Commercial or Shopping Center or enclosed malls	Three (3) spaces per 1,000 square feet of gross floor area
2.	Automobile Wash (Automatic)*	Two (2) spaces, plus 1.0 space per each employee on peak shift
3.	Auto Wash (Self-Service or Coin Operated)*	Two (2) spaces for each washing stall in addition to the stall itself
4.	Barber Shop/Beauty Salon	2.5 spaces per each barber or beautician's chair/station
5.	Bowling Centers	5.0 spaces per lane plus 25% of the required parking for any lounge
6.	Ice/Roller Skating Rink	6.0 spaces per 1,000 sq. ft.
7.	Restaurant - sit down type with liquor license.	12.0 spaces per 1,000 sq. ft. of gross floor area
8.	Bar/lounges/night club with liquor license and dancing	12.0 spaces per 1,000 sq. ft. of gross floor area
9.	Restaurant - take out with less than six tables and/or booths	5.0 spaces plus 1.0 space for each employee on peak shift
10.	Restaurant - standard (a family-type restaurant without a bar or lounge area)	12.0 spaces per 1,000 sq. ft. of gross floor area or 0.5 space per seat, whichever is greater, plus any spaces required for any banquet or meeting rooms.
11.	Restaurant - fast food with drive-through window	12.0 spaces per 1,000 sq. ft. of gross floor area, plus 1.0 space for each employee on peak shift
12.	Showroom of a plumber, decorator or similar trade	1.0 space per 1,000 sq. ft. of gross floor area
13.	Appliance Store	3.0 spaces per 1,000 sq. ft. of gross floor area
14.	Convenience Store, with or without gasoline service *	4.0 spaces per 1,000 sq. ft. of gross floor area, plus spaces required for an auto service station activities or gasoline sales.
15.	Equipment Repair	1.0 space per 1,000 sq. ft. of gross floor area
16.	Laundromat	1.0 space per each two washing machines

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17.	Funeral Homes	1.0 space per 50 sq. ft. of gross floor area for service parlors, chapels and reception area, plus 1.0 space per each funeral vehicle stored on the premises
18.	Motel/Hotel with Lounge, Restaurant, Conference or Banquet Rooms or Exhibit	1.0 space per guest room plus 7.0 spaces per 1,000 sq. ft. of gross floor area lounge, restaurant, conference or banquet rooms or exhibit space
19.	Motel with Restaurant/Lounge	1.0 space per guest room, plus 10.0 spaces per 1,000 sq. ft. of gross floor area for restaurant/lounge space
20.	Motel without Restaurant/Lounge; Bed and Breakfast Inn	1.0 spaces per guest room, plus 2.0 spaces for employees
21.	Automobile Sales	5.0 spaces per 1,000 sq. ft. of gross floor area, plus 2.0 spaces per each auto service bay. The areas devoted to customer service and employee parking shall be clearly delineated on the parking plan and reserved for that purpose.
22.	Auto Service Station and Auto Care Centers without Convenience Goods	2.0 spaces per each service bay, plus 1.0 space per employee, plus 1.0 space per each tow truck, plus 2.0 spaces for each 1,000 square feet of gross floor area devoted to sales of automotive goods
23.	Other general retail uses not specified*	3.0 spaces per 1,000 sq. ft of gross floor area
24.	Health Fitness Centers without Swimming Pool	4.0 spaces per 1,000 sq. ft. of gross floor area
25.	Swimming Pool	1.0 space per each three (3) persons of capacity authorized by the County Building Code
26.	Racquetball/Tennis Centers	1.0 space per 1,000 sq. ft of gross floor area or 6.0 spaces per court, whichever is greater

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Offices

1.	Branch Bank, Credit Union or Savings and Loans *	5.0 spaces per 1,000 sq. ft. of gross floor area plus 2.0 spaces per each 24-hour teller
2.	General Office Building	3.0 spaces per 1,000 sq. ft of gross floor area
3.	Medical/Dental Clinic/Office	4.0 spaces per 1,000 sq. ft of gross floor area
4.	Business and Professional Offices	3 spaces per 1000 sq. ft. of gross floor area for second and upper story office uses.

* See Section 5.04 for required stacking spaces

Industrial (Amended April 22, 1996. Effective May 13, 1996.)

1.	Light Industrial, Manufacturing, testing Labs, Research and Development Centers	1.5 spaces per 1,000 sq. ft of gross floor area, or 1.2 spaces per employee at peak shift, whichever is less; plus 1.0 space for each corporate vehicle.
2.	Warehousing	1.5 space per each 1,000sq. ft. of gross floor area, or 1.0 space per employee at peak shift, whichever is greater; plus 1.0 space for each corporate vehicle (separate standard provided for mini-storage)

Bicycle Parking

1. Commercial, retail, and office buildings	1.0 bicycle hoop per twenty (20) parking spaces.

Section 5.04 STACKING SPACE REQUIREMENTS

A. Separate, outdoor, stacking spaces which will not conflict with traffic accessing the use, and each twenty-five (25) feet in length, shall be provided for the following uses:

(1)	Automobile repair station	=	1 space per bay
(2)	Automobile service station	=	2 spaces per pump island
(3)	Convenience store drive through	=	2 spaces
(4)	Drive-through financial institution	=	4 spaces per window
(5)	Drive-through food service	=	10 spaces
(6)	Dry cleaning drop-off station	=	2 spaces
(7)	Fully automatic car wash	=	10 spaces per bay

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(8)	Self serve car wash	=	2 spaces per bay
(9)	Semi-automatic car wash	=	10 spaces per bay

B. Stacking spaces which block access to parking spaces shall not be included in calculating the required number of spaces.

Section 5.05 BARRIER FREE PARKING REQUIREMENTS

Handicapped parking space(s) shall be located for convenient access to elevators, ramps, walkways, and entrances so that the physically handicapped are not compelled to wheel or walk behind parked cars to reach them. Access from the parking lot to the principal use and all accessory uses shall be by means of ramping consisting of asphalt and/or concrete material constructed to the engineering specifications and standards of the Village.

On each site proposed for use, additions, and/or redevelopment, for which the Zoning Ordinance requires submission of a site plan, designated handicapped parking spaces shall be provided in accordance with the following table. The number of barrier free spaces may be increased if needed to comply with the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division, or the Americans with Disabilities Act or for which the Planning Commission determines may have a higher demand for such spaces. Such space(s) shall be a minimum of twelve (12) feet wide and twenty (20) feet in depth, clearly depicted upon the site plan, and clearly indicated by a sign and/or pavement markings. A fifteen (15) foot wide space for vans may also be required.

Total Spaces	# Required	Total Spaces	# Required
1-25	1	151-200	6
26-50	2	201-300	12
51-75	3	301-400	12
76-100	4	Over 400	12 plus 2 for every 250 or fraction thereof over 400
101-150	5		

Where a curb exists between a parking lot surface and a sidewalk entrance, an inclined approach or curb cut with a gradient of not more than a 1: 12 slope and width of a minimum four (4) feet shall be provided for wheelchair access.

Section 5.06 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE

Whenever the off-street parking requirements above require the building of an off-street parking facility are provided, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

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Parking and Loading

A. No parking lot shall be constructed until a permit is issued by the Zoning Administrator. Applications for a permit shall be submitted in a form specified by the Zoning Administrator. Applications shall be accompanied with two (2) sets of site plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with.

B. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length
0° (Parallel parking)	11'	8 ft.	23 ft.
30° to 53°	12 ft.	8 ft. 6 in.	20 ft.
54° to 74°	15'	8 ft. 6 in.	20 ft.
75° to 90°	22'	9 ft.	18 ft.

Note: where a parking space is curbed, the vehicle overhang of the curb may be credited as two feet if abutting landscaping or abutting a sidewalk at least seven (7) feet wide.

C. All spaces shall be provided adequate access by means of maneuvering lanes. Parking lots shall be designed to prevent vehicles from backing into the street or requiring use of the street for maneuvering between parking rows.

D. Adequate ingress and egress to the parking lot by means of clearly defined drives shall be provided for all vehicles. Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways. All driveways and parking lots shall have a concrete or asphalt surface in accordance with specifications of the Village of Dexter. The parking area shall be surfaced within one (1) year of the date the occupancy permit is issued.

E. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty-five (25) feet distant from adjacent property located in any One Family Residential District.

F. See Article VI for required parking lot screening and internal landscaping.

G. Off-street parking areas shall be drained to prevent surface flow into adjacent property or toward buildings.

H. All lighting used to illuminate any off-street parking area shall be installed to be shielded within and directed onto the parking area only. All parking lot or display lighting shall be designed, located and/or shielded to prevent spill over onto adjacent properties, and shall be arranged to prohibit adverse affect on motorist visibility on adjacent public roadways. All lighting shall be shoebox fixtures with no recessed lighting. (See Section 3.20, Exterior Lighting.)

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I. Curbing or bumper blocks shall be provided where parking spaces abut landscaping, property lines, sidewalks or required setback areas.

Section 5.07 OFF-STREET LOADING AND UNLOADING

On premise space for standing, loading and unloading vehicles shall be provided for each use involving the receipt or distribution of goods.

A. The size of the loading area shall be sufficient to prevent undue interference with adjacent required parking spaces, maneuvering aisles or traffic flow or public streets.

B. Loading docks and loading areas facing a residential district shall be adequately screened by a wall and/or landscaping as described in Article VI, Landscape Standards.

C. Loading/unloading areas or docks shall not be provided in the front yard or on any building side directly visible to a public street.

D. All required loading and unloading spaces shall be laid out in the dimension of at least ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having an asphalt or portland cement binder so as to provide a permanent, durable and dustless surface:

E. All loading and unloading in the I-1 and RD Districts shall be provided off-street in the rear yard or interior side yard, and shall in no instance be permitted in a front yard. In those instances where exterior side yards have a common relationship with an industrial district across a public thoroughfare, loading and unloading may take place in said exterior side yard when the setback is equal to at least fifty (50) feet. Required loading areas shall not be included in calculations for off-street parking space requirements.

F. The minimum number of loading spaces provided shall be in accordance with the following table:

Institutional, Commercial and Office Uses

Up to 5,000 sq. ft. GFA	= 1.0 space
5,001 - 60,000 sq. ft. GFA	= 1.0 space, plus 1.0 space per each 20,000 sq. ft. Gross Floor Area (GFA)
60,001 sq. ft. GFA and over	= 3.0 spaces, plus 1.0 space per each additional 50,000 sq. ft. GFA

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Industrial Uses

up to 1,400 sq. ft. GFA _____= 0
1,401 - 20,000 sq. ft. GFA _____= 1.0 space

_____20,001 - 100,000 sq. ft. GFA_____= 1.0 space, plus 1.0 space per each 20.000 sq. ft. GFA in excess of 20,000 sq. ft.
100,001 sq. ft. GFA and over ____= 5.0 spaces

G. The Planning Commission may permit deviations from the requirements of Section 5.07 and may require more, allow for less, or waive off-street loading and unloading requirements whenever it finds that such changes are more likely to provide a sufficient number of off-street loading and unloading spaces, or that no loading space is required to accommodate the specific characteristics of the use in question.

The Planning Commission may attach conditions to the approval of a deviation to the requirements of Section 5.07 that bind such approval of the specific use in question. Where a deviation results in a reduction or complete waiver of off-street loading and unloading spaces, the Planning Commission may further impose conditions, which ensure that adequate reserve area, is set aside for future off-street loading and unloading spaces, if needed in the future.

Section 5.08 RESTRICTIONS OF THE USE OF PARKING LOTS

A. Parking and/or storage of recreational vehicles or recreational equipment shall meet the standards listed in the General Provisions (Section 3.19).

B. Parking or outdoor storage of commercial vehicles greater than one (1) ton, semi-trucks and trailers, mobile homes, tractors, earthmoving equipment, and similar vehicles shall be prohibited from residential districts unless associated with approved construction on the site.

C. Parking of commercial vehicles over one (1) ton for a period exceeding 24 hours shall be prohibited in the Village Commercial and Central Business District, and prohibited in the front yard in the General Business, Village Residential and One Family Residential Districts.

D. The parking of vehicles advertised for sale on land not leased or owned by the owner of the vehicle for over 24 hours shall be restricted to permitted automobile sales establishments.

Section 5.09 VILLAGE COMMERCIAL (VC) DISTRICT PARKING

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Village Commercial (VC) District Parking may be either on-site private parking as outlined in Section 5.03 or the property owner may participate in the voluntary public parking program to satisfy all or part of the parking requirements of this ordinance.

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Parking and Loading

The Public Parking Program has the same parking requirement by usage per Section 5.03, but may be met by contributing $2500 for each required space to the voluntary "Public Parking Fund", or such other amount as the Village Council may establish by resolution.

Elimination of an existing curb cut provides a credit of $2000 towards any voluntary "Public Parking Fund" obligation as incurred through participation. No cash refunds are given.

No new mid block curb cuts are permitted. Shared driveways are strongly encouraged. Access changes are permitted where drives can be consolidated or repositioned for sharing, improved safety, or more on-street parking can be provided.

Public Parking/Land Swap Option: Where a portion of a lot can be potentially developed for public parking the DDA and Planning Commission will consider swapping land in exchange for any voluntary Public Parking Fund contribution. Any exchange must be reviewed by the DDA and approved by the Planning Commission prior to the approval of any site plan.

Section 5.10 ACCESS MANAGEMENT

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A. **Statement of Purpose**

The purpose of this section is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system; while providing property owners with reasonable, though not always direct, access. The standards are specifically designed for streets whose primary function is the movement of through traffic, as opposed to local streets whose primary function is access to adjacent properties.

B. **Commercial Driveway Definition:** For the purposes of this Section, a commercial driveway is defined as any vehicular access except those serving one (1) or two (2) dwelling units, or serving just an essential public service structure.

C. **Application of Standards**

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1. The access standards contained herein shall be required in addition to, and where permissible shall supersede the requirements of the Washtenaw Road Commissioner.

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2. For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situations, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates all of the following apply:

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a) Size of the parcel is insufficient to meet the dimensional standards.

b) The spacing of existing, adjacent driveways or environmental constraints

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prohibit adherence to the access standards at a reasonable cost.

c) The use will generate less than five-hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Trip Generation Institute of Transportation Engineers.

d) There is no other reasonable means of access.

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D. General Standards for Driveway Location

1. Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade to be determined at engineering review.

2. Driveways, including the radii or tapered approach but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage, unless otherwise approved by the Village Engineer and upon written certification (such as an easement) from the adjacent property owner agreeing to such encroachment.

E. Standards for the Number of Commercial Driveways

The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles, while preserving traffic operations and safety along the public roadway. A single means of direct or indirect access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway or a service drive. Where it is not possible to provide shared access, this access may be by a single commercial driveway. Additional commercial driveways may be permitted at the discretion of the Planning Commission only under one of the following circumstances:

1. One (1) additional commercial driveway may be allowed for properties with a continuous frontage of over three hundred (300) feet, and one (1) additional driveway for each additional three hundred (300) feet of frontage.

2. Two one-way commercial driveways may be permitted along a frontage of at least one hundred twenty five (125) feet, provided the driveways do not interfere with operations at other driveways or along the street.

3. Additional commercial driveways may be justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.

F. Driveway Spacing Standards

1. Between driveways: The minimum spacing between two commercial driveways

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on the same side of the road shall be based upon posted speed limits along the parcel frontage. The minimum spacings indicated below are measured from centerline to centerline of the driveway.

Posted Speed Limit (MPH)	Minimum Driveway Spacing (In Feet)
25	125
30	155
35	185

2. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.

3. Offsets: To reduce left-turn conflicts, new commercial driveways should be aligned with driveways or streets on the opposite side of the roadway where possible. If alignment is not possible, driveways should be offset a minimum of two hundred fifty (250) feet along Dexter-Ann Arbor Road and one hundred fifty (150) feet along other roadways. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways, or sight distance limitations.

4. Spacing from intersections: Minimum spacing requirements between a proposed full movement or channelized commercial driveway and an intersection either adjacent or on the opposite side of the street may be set on a case-by-case basis by the Planning Commission during site plan review. In no instance shall the spacing distance be less than the distances listed in the following table. The following measurements are from the near edge of the proposed driveway, measured at the throat perpendicular to the street, to the near lane edge of the intersecting street or pavement edge for uncurbed sections. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.

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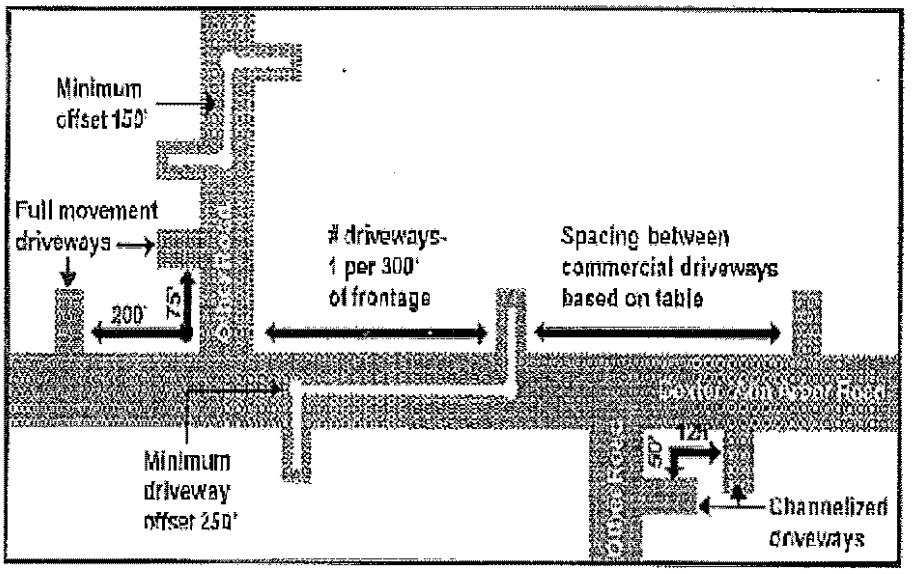

MINIMUM COMMERCIAL DRIVEWAY SPACING FROM STREET INTERSECTIONS

Location of Driveway	Minimum Spacing for a Full Movement Driveway	Minimum Spacing for a Channelized Driveway Restricting Left Turns
Along Dexter-Ann Arbor Road	200 feet	125 feet
Along other Roads	75 feet	50 feet

G. Commercial Driveway Design

1. All commercial driveways shall be designed according to the Village of Dexter Engineering Standards or Washtenaw County Road Commission, as appropriate.

2. For high traffic generators, or for commercial driveways along roadways experiencing or expected to experience congestion, the Planning Commission may require two clearly marked egress lanes.

3. Where a boulevard entrance is desired by the applicant or Planning Commission, a fully curbed island shall separate the ingress and egress lanes. The radii forming the edges on this island shall be designed to accommodate the largest vehicle that will normally use the driveway. The minimum area of the island shall be one-hundred-eighty (180) square feet. The Planning Commission may require landscaping on the section outside the public right-of-way. Such

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landscaping shall be tolerant of roadway conditions.

4. All commercial driveways shall provide an unobstructed clear vision of ten (10) feet in a triangular area measured ten (10) feet back from the point of intersection of the driveway edge and the street right-of-way.

5. The edge of commercial driveways shall be setback at least four (4) feet from the side or rear property line. This setback is intended to help control storm water runoff, and permit snow storage on site, and provide adequate area for any necessary on-site landscaping.

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H. Shared Driveways and Service Drives

The use of shared driveways and service roads, in conjunction with driveway spacing, is intended to preserve traffic flow along major thoroughfares and minimize traffic conflicts, while retaining reasonable access to the property. Where noted above, or where the Planning Commission determines that reducing the number of access points may have a beneficial impact on traffic operations and safety while preserving the property owner's right to reasonable access, access from a side street, a shared driveway or service road connecting two or more properties or uses may be required in the following cases:

1. Where the driveway spacing standards of this section can not be met.

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2. When the driveway could potentially interfere with traffic operations at an existing or potential traffic signal location.

3. Where there is congestion or a relatively high number of accidents.

4. Where the property frontage has limited sight distance.

5. Where the fire department recommends a second means of emergency access.

6. Where the access is serving properties within the same zoning district or the uses are determined by the Planning Commission to be compatible such as commercial to professional business uses or single family to multiple family development.

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7. Where an access agreement between all property owners involved is provided to the Village for review.

I. Service Road Design Standards

1. **Location:** Service roads shall generally be parallel or perpendicular to the rear property line and may be located either, adjacent to, or behind, principal buildings and shall not be permitted in front of the principal building. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site.

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2. **Access Easement:** The service road shall be within an access easement permitting traffic circulation between properties. This easement shall be sixty (60) feet wide. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.

3. **Construction and Materials:** Service roads shall have a base, pavement and curb with gutter in accordance with the Village Engineering Standards for public streets, except the width of the service road shall have a minimum pavement width of eighteen (18) feet face-to-face of curb.

4. **Parking:** The service road is intended to be used exclusively for circulation, not as a parking maneuvering aisle. The Planning Commission may require the posting of "no parking" signs along the service road. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service road is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service road.

5. **Access to Service Road:** The Planning Commission shall approve the location of all accesses to the service road, based on the driveway spacing standards of this Section.

6. **Temporary Access:** The Planning Commission may approve temporary accesses where a continuous service road is not yet available and a performance bond or escrow is created to assure elimination of temporary access when the service road is continued. Occupancy permits shall not be issued until monies have been deposited with the Village of Dexter.

7. **Elevation:** The site plan shall indicate the proposed elevation of the service road at the right-of-way line and the Village shall maintain a record of all service road elevations so that their grades can be coordinated.

8. **Maintenance:** Each property owner shall be responsible for maintenance of the easement and service drive. The required easement agreement shall state the responsibilities of the property owner(s).

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J. Modification of Standards for Special Situations

The Planning Commission shall have the authority to modify the standards of this section upon consideration of the following:

1. The standards of this section would prevent reasonable access to the site.

2. Access via a shared driveway or service road is not possible due to the presence of existing buildings or topographic conditions.

3. Roadway improvements (such as the addition of a traffic signal, a center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.

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4. The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.

5. The proposed location and design is supported by the Village Engineer as an acceptable design under the existing site conditions. The Planning Commission may also request the applicant provide a traffic impact study to support the requested access design.

6. The modification shall be of the minimum amount necessary, but in no case shall spacing to another full-access driveway be less than sixty (60) feet, measured centerline to centerline.

7. Where there is a change in use or expansion at a site that does not comply with standards herein, the Planning Commission shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards herein to the extent practical.

8. Where installation of additional impervious surface and subsequent additional stormwater cannot be properly managed or justified based on the overall plan and purpose of the additional drive.

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Article VI

AGENDA 10-24-11

LANDSCAPING STANDARDS

ITEM L-6

Section 6.01 INTENT

The intent of this Article is to establish minimum standards for the design, installation, and maintenance of landscaping along public streets, as buffer areas between uses, on the interior of a site, within parking lots, and adjacent to buildings. Landscaping is viewed as a critical element contributing to the aesthetics, development quality, stability of property values, and the overall character of the Village. The standards of this Article are also intended to provide incentives to preserve quality mature trees, screen headlights to reduce glare, integrate various elements of a site, help ensure compatibility between land uses, assist in directing safe and efficient traffic flow at driveways and within parking lots, and minimize negative impacts of stormwater runoff and salt spray.

The landscape standards of this section are considered the minimum necessary to achieve the intent. In several instances, the standards are intentionally flexible to encourage creative design based on the specific conditions of the environment. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of the project site. Reference to the National Standards for Horticulture is encouraged.

Section 6.02 MINIMUM PLANTS MATERIAL STANDARDS AND REQUIREMENTS/ TIMING OF LANDSCAPING

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A. **Minimum Plant Material Standards:** All proposed landscaping shall meet the minimum following plant standards at the time of installation. A performance guarantee may be required in accordance with Article 21, Site Plan Review and Approval, Section 21.11, Performance Guarentees.

1.	Deciduous Canopy Tree:	2.5" caliper
2.	Deciduous Ornamental Tree:	2.0" caliper
3.	Evergreen Tree:	6' height
4.	Deciduous Shrub:	2' height
5.	Upright Evergreen Shrub:	2' height
6.	Spreading Evergreen Shrub:	18" – 24" spread

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B. **Site Plan:** Landscaping shall be illustrated on any site plan reviewed by the Village. The landscape plan shall clearly describe the location, type, size, and spacing of all plant materials. The landscape plan should also include information on the percentage (%) of genus and species of each proposed planting to ensure diversity in species throughout the village. The village permits no more than 25% of any one genus or 10% of any one species per site plan. Wherever the Zoning Ordinance requires landscaping or plant materials, it shall be planted within six (6) months from the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained.

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B. **Installation:** Landscaping proposed within the right-of-way at entrances and along the perimeter of the site shall be installed following the installation of the streets and utilities. If installation of landscaping cannot be completed due to weather conditions, landscaping shall be installed as weather

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permits. At the time of the request for Final Zoning Compliance, the applicant shall provide confirmation of the species planted and the date of planting.

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Section 6.03 SPECIAL PROVISIONS FOR EXISTING SITES

In any case where the area of the building and/or parking is increased by ten (10%) percent over the originally approved site plan or the use is being changed to a more intensive use as determined by the Planning Commission, the site shall be brought into full compliance with the landscape standards herein.

Section 6.04 REQUIRED PARKING LOT SCREENING

A. **Required Parking Lot Screening From Public Streets** - Parking lots which abut a public street in all districts with the exception of the Village Commercial and Central Business District, and Ann Arbor Road Corridor and Baker Road Corridor, shall provide a landscape screen as follows:

Minimum Buffer Width (in feet)	Minimum Landscaping Requirements – per Sections 6.02, 6.09 and 6.11
10	One (1) Street/Canopy tree for every 30-40 lineal feet of frontage, OR One (1) evergreen tree per Section 6.11 for every 20' of lineal frontage AND Four (4) – 2 foot shrubs every 20 lineal feet of frontage*
	*Shrubs shall not be required if an opaque wall or fence having a minimum height of three (3) feet is erected. The Planning Commission may reduce the number of shrubs required if evergreen trees are used to meet the required number of tree plantings.

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B. **Ann Arbor Road Corridor (ARC) and Baker Road Corridor (BRC) Required Parking Lot Screening From Public Streets** - Parking lots which abut a public street in the ARC and BRC Districts shall provide a landscape screen as follows:

Parking Area Screening Options	Minimum Buffer Dimensions (in feet)	Minimum Landscaping Requirements
#1 – Landscaping Strip	10-15	10 shrubs per lineal 30 lineal feet
#2 – 36" high decorative metal fence	10-15	5 shrubs per 30 lineal feet
#3 – 36" high masonry screen wall	10-15	5 shrubs per 30 lineal feet

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2. . Required Plantings: ¶
<#>One deciduous tree, 2-3" caliper, per 35 feet of linear frontage, spacing to be determined by designer OR¶
<#>One – 5-6' (minimum) evergreen tree per Section 6.11 for every 20' of linear frontage. Spacing to be determined by designer AND¶
<#>Four – 2-3' (minimum) shrubs per Section 6.11 for every 20' of linear frontage. Shrubs shall not be required if an opaque wall or fence having a minimum height of three (3) feet is erected. Planning Commission may reduce the required number of shrubs if evergreen trees are used to meet the required number of tree plantings.¶
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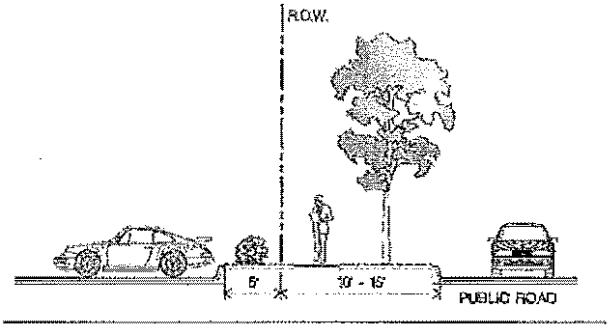
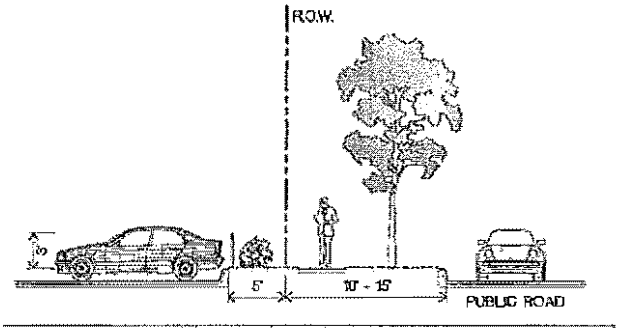
#1 – Shrubs

1. A minimum ten (10) to fifteen (15) foot buffer area between the off-street parking and/or vehicular use area and the street right-of-way line to include plantings of at least ten (10) shrubs for every thirty (30) lineal feet or fraction thereof of street frontage of parking lot.



#2 – Fence

2. A minimum ten (10) to fifteen (15) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36") high decorative metal fence (i.e. wrought iron). The fencing shall contain four (4) inch spacing between metal pickets with masonry pilasters spaced twenty-four (24) feet apart, capped, and at least 16" to 21" wide. The minimum landscaping required in conjunction with the metal fence is five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.



#3 – Wall

3. A minimum ten (10) to fifteen (15) foot buffer area between the parking lot and the right-of-way to include a thirty-six (36") high masonry screening wall in conjunction with the minimum landscaping requirement of five (5) shrubs every thirty (30) lineal feet or fraction thereof of street frontage of the parking lot. The wall shall be constructed of brick or masonry block and shall also include a concrete stone or masonry cap.

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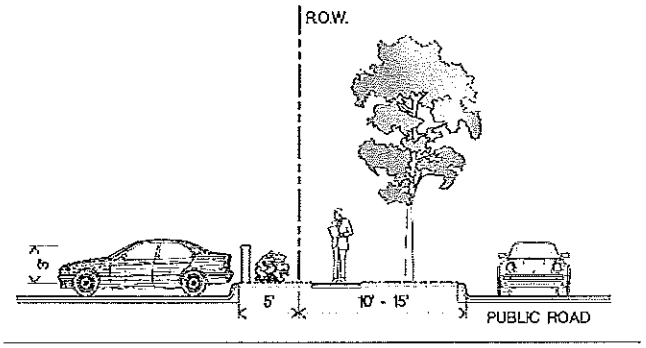

C. **Required Parking Lot Screening From Public Streets - Village Commercial and Central Business District:** All parking lots within the Village Commercial and Central Business District shall provide a landscape screen as follows:

Minimum Buffer Width (in feet)	Minimum Landscaping Requirements – per Sections 6.02, 6.09 and 6.11
4 Planning Commission may reduce or waive minimum width requirements if a wall having a minimum height of three (3) feet is erected.	One (1) Street/Canopy tree for every 30-40 lineal feet of frontage OR AND Six (6) – 2 foot evergreen or deciduous shrubs ever 20 lineal feet of frontage if the screen width is a minimum of four (4) feet.* *Shrubs shall not be required if an opaque wall or fence having a minimum height of three (3) feet is erected. The Planning Commission may reduce the number of shrubs required if evergreen trees are used to meet the required number of tree plantings.

Section 6.05 BUFFER

A buffer strip is required per section 6.06. The intent of the buffer strip is to have a minimum five (5) foot high obscuring area. A buffer strip shall meet the following requirements:

A. Minimum per Section 6.06

B. Minimum plant material per Section 6.02A.

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Planning Commission may reduce or waive minimum width requirements if a wall having a minimum height of three (3) feet is erected.

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<#>Six – 2-3' (minimum) evergreen or deciduous shrubs per Section 6.11 for every 20' of linear frontage¶
<#>One (1) deciduous tree, 2-3" caliper, per 20' of linear frontage if screen width is a minimum of four (4) feet.¶
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C. . All shrubs shall be a minimum of three (3) feet high at installation.¶
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D. . The buffer planting area shall contain grass, ground cover, three (3) inch-deep shredded-bark mulch, or three (3) inch-deep stone mulch.

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Section 6.06 LANDSCAPE SCREENING BETWEEN LAND USES

PROPOSED USE	Adjacent to Single or Two-Family Residential Use/Zone	Adjacent to Prof. Business/Office District Use/Zone	Adjacent to Commercial District Use/Zone	Adjacent to Multiple Family Use/Zone	Adjacent to Industrial/RD Use/Zone
One Family Residential	None	C	C	B	D
Two-Family Residential	None	C	C	B	D
Multiple Family	B	B	B	A	C
C-1 General Business	C	A	A	B	C
CBD and VC Central Business and Village Commercial*	A	A	A	A	A
Professional Business / Office	C	A	A	B	C
Industrial/RD	D	C	C	C	A

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- Village Commercial And Central Business District – Per Section 6.13 Buffer requirements may be waived or reduced by the Planning Commission if the site design provides for additional landscaping, better site design, or shared parking and/or ingress and egress drives.

BUFFER ZONE	Minimum Width	Wall/Berm	Minimum Plant Materials
A	10 Feet	None Required	1 ornamental AND 1 evergreen tree every forty (40) lineal feet along the property line AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
B	10 Feet	3 foot high planted berm or 4 foot high continuous wall or fence	1 ornamental OR 1 evergreen tree AND 7 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
C	15 Feet	6 foot high continuous wall, fence or 3 foot high plantedberm	1 ornamental tree OR 1 evergreen AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
D	20 Feet	8 foot high continuous wall, fence or 4 foot high planted berm	1 ornamental tree, 1 evergreen tree AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward

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Section 6.07 ON-SITE LANDSCAPING

Multiple Family Residential projects shall provide a minimum of one (1) deciduous tree (minimum 2.5-inch caliper) or evergreen tree (minimum 5 foot high) for every 1,000 square feet of open space on the development site. Trees in any required screen may be counted.

For every new development except in the One Family Residential Districts, Two Family Residential Districts, Multiple Family Residential Districts, and Village Commercial and Central Business Districts, there shall be interior landscaping areas exclusive of any other required landscaping consisting of at least five percent (5%) of the total lot area. This landscaped area should be grouped near building entrances, along building foundations, along pedestrian walkways, and along service areas. All interior landscaping shall conform to the following:

A. One (1) deciduous tree (minimum 2.5-inch caliper) or ornamental tree (minimum 2-inch caliper) or evergreen tree (minimum 6-foot height) shall be provided for every four hundred (400) square feet of required interior landscaping area.

B. One (1) eighteen (18) inch-high shrub shall be provided for every two hundred fifty (250) square feet of required interior landscaping area.

C. The interior landscaping area shall contain grass, ground cover, three (3) inch-deep shredded-bark mulch, or three (3) inch-deep stone mulch. It shall be curved or edged as necessary.

D. Internal landscaping shall be located and designed to direct traffic flow, particularly near site entrances. Additional landscaping shall be dispersed throughout the lot to define vehicular circulation, improve site aesthetics, provide shade, and installed such that, when mature it does not obscure traffic signs, fire hydrants, lighting. Drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.

E. Required trees shall be located a minimum of three (3) feet from any curb or pavement surface and a minimum of five (5) feet from underground utilities.

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Section 6.08 PARKING LOT LANDSCAPING

Within every parking area containing at least 3000 square feet of pavement or twenty-five (25) parking spaces (whichever is less), at least three percent (3%) of the total parking lot area shall be landscaped in addition to any other landscaping requirements. This landscaping shall meet the following standards:

A. Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct safe and efficient traffic flow within the lot. A minimum of one tree shall be planted and included in each landscaping island or required landscaping area pursuant to the calculations of this section. Landscaping areas shall be covered by grass, other living groundcover or wood mulch.

B. Landscaping shall be installed so that at maturity it does not obscure traffic signs or light, obstruct access to fire hydrants, or interfere with adequate motorist sight distance.

C. All islands shall be curbed. Dimensions of islands shall be shown on the site plan. Minimum island width shall be ten (10) feet; minimum radii shall be ten (10) feet at ends facing main aisles

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and a minimum one (1) foot for radii not adjacent to main circulation aisles. The length of the islands shall be two (2) feet shorter than adjacent parking space in order to improve maneuvering.

D. Interior Parking Lot Landscaping shall be provided in accordance with the following:

1. 25 through 100 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 10 spaces, rounded upward.
2. 101 through 200 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 12 spaces, rounded upward.
3. 201 spaces or more: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 15 spaces, rounded upward.

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Section 6.09 STREET TREE/REQUIRED GREENBELT PLANTING

One (1) street tree/canopy tree is required at a minimum of every thirty (30) lineal feet or a maximum of every forty (40) lineal feet between the sidewalk and the curb in a residential subdivision or other development with frontage on a public street. Placement of street trees on cul-de-sacs shall be reviewed as part of site plan approval. All Street/Canopy trees shall be uniformly spaced to create a tree lined street. Notes should be included on all site plans indicating that trees shall not be planted within six (6) feet of water or sewer lines and shall not interfere with overhead utility lines or underground utilities. Consideration should be given to the mature size and height of the tree when evaluating placement and species selection.

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Section 6.10 WASTE RECEPTACLE AND MECHANICAL EQUIPMENT SCREENING

Waste Receptacles shall be located and screened in accordance with the standards of Section 3.16, Waste Receptacles. Ground mounted mechanical equipment shall be screened with plant materials, fences, or a wall when deemed necessary by the Planning Commission.

Section 6.11 RECOMMENDED PLANT MATERIALS

All plant material shall be hardy to the area, free of disease and insects, and shall conform to the American Standard for Nursery Stock of the American Association of Nurserymen. The overall landscape plan shall not contain more than 25% of any one plant genus or 10% of any one species. The use of trees native to Southeast Michigan or a mixture of trees from the same species association is encouraged. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of the project site. Trees included in this list are recommended but not exclusive of trees permitted in the Village of Dexter. Other species may be approved by the Planning Commission.

A. **Street and Parking Lot Trees**

Note: Cultivars typically available from commercial nursery sources are listed with the common and botanical names. Non-deciduous conifers/evergreens are not permitted to be used as street trees since they interfere with visibility, pedestrian safety, and vehicular circulation.

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1. Canopy/Deciduous/Street Trees. Tree sizes at time of planting shall adhere to Sections 6.02

SCIENTIFIC NAME	COMMON NAME	CULTIVARS (CVS)
Acer griseum	Paperback Maple	Crimson red foliage, not drought tolerant
Acer campestre	Hedge Maple	Slow growing, very tolerant, good street tree
Acer rubrum	Red Maple	Red Sunset, September Charm, October Glory, other cvs.
Acer saccharum	Sugar Maple	Green Mountain, Bonfire, Legacy, other cvs.
Acer x freemanii (A. rubrum x A. saccharinum)		Autumn Blaze, Celebration, Morgan, other cvs.
Acer nigrum	Black Maple	Little ornamental difference saccharum
**Amelanchier grandiflora	Apple Serviceberry	Four season flowering plant, salt tolerant
Cladrastis kentuckea	American Yellowwood	Slow growing, drought resistant, tolerant to alkaline soils, late spring flowering, mid-sized
Celtis occidentalis	Hackberry	Relatively fast growing and tolerant of harsh urban conditions
**Crataegus viridis	Winter King Hawthorne	Great winter interest, small fruit baring and flowering tree
Gleditsia triacanthos inermis	Honey Locust	Many thornless, non-fruiting cultivars: Imperial, Shademaster, Halka, Skyline, other cvs.
Ginkgo biloba	Ginkgo	Use male only; there is a columnar cv.
Liriodendron tulipifera	Tulip Tree	
Liquidambar styraciflua	Sweet Gum	Many cultivars; use only northern grown trees; Moraine is among the hardiest
**Malus Prairifire	Flowering Crab	Spring showy flowers, attracts birds
*Metasequoia glyptostroboides	Dawn Redwood	Several cultivars; hardiness is an issue; best as a park tree where branches kept to ground
*Platanus x occidentalis	London Plane Tree	Coarse, messy; disease issues
**Prunus Kwanzan	Kwanzan Cherry	Small flowering, fragrant tree
**Prunus x yedoensis	Yoshino Cherry	Small flowering, fragrant tree
Quercus acutissima	Sawtooth Oak	
*Quercus alba	White Oak	Transplants with some difficulty; big; for parks, not street trees
Quercus bicolor	Swamp White Oak	Tough, coarse; chlorosis on high pH soils
Quercus coccinea	Scarlet Oak	
*Quercus palustris	Pin Oak	Pendulous lower branches a problem re walks, narrow areas; chlorotic in high pH soils
Quercus robur	English Oak	
Quercus rubra	Northern Red Oak	Transplants easily; sizes up quickly; durable; nuts
Sophora japonica	Pagoda Tree	Summer flowering; durable urban tree
Taxodium distichum	Bald Cypress	Up and coming for street tree use
Tilia cordata	Littleleaf Linden	
Tilia tomentosa	Silver Linden	Several cultivars; durable
Ulmus parvifolia	Lacebark Elm	Tough, adaptable, easily transplanted; mult.cvs.
Zelkova serrata	Japanese Zelkova	Many cultivars; Green Vase and Village Green commonly available; transplants easily

* Species best located in parks and open spaces

** Species suitable for planting under overhead utility wires

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2. Deciduous Shrubs. Shrub sizes at time of planting shall adhere to Sections 6.02

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SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Aronia melanocarpa	Black Chokeberry
Berberis mentorensis	Mentor Barberry
Chaenomeles speciosa	Flowering Quince cultivars
Cornus sericea cvs	Red Twig Dogwood
Cornus sericea 'Flaviramea'	Yellow Twig Dogwood
Cotoneaster divaricatus	Spreading Cotoneaster
Euonymus alata	Burningbush
Hydrangea paniculata	PeeGee Hydrangea and cultivars
Ilex verticillata cultivars	Michigan Holly cultivars
Myrica pensylvanica	Northern Bayberry
Rhus glabra, typhina, copallina	Sumacs
Ribes alpinum	Alpine Currant
Viburnum dentatum	Arrowwood Viburnum and cultivars
Viburnum lantana	Wayfaringtree Viburnum
Viburnum lentago	Nannyberry

3. Small/ornamental trees. Tree sizes at time of planting shall adhere to Section 6.02

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SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Acer ginnala	Amur Maple Tough, fall color
Cornus mas	Corneliancherry Dogwood
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn Dense, no thorns
Crataegus viridis	'Winter King' Winter King Hawthorn Sparse thorns
Hamamelis spp and cultivars	Witchhazels
Koelreuteria paniculata	Goldenrain Tree Summer fls; tough
Magnolia stellata	Star Magnolia
Malus spp. and cvs	Flowering Crabapples, many cvs. check lists for disease susceptibility
Prunus spp. and cvs.	Flowering Cherries
Pyrus calleryana cvs.	Callery Pears (Cleveland, Aristocrat, others – not Bradford
Syringa reticulata	Japanese Tree Lilac
Viburnum prunifolium	Blackhaw (tree form)

Acceptable for more sheltered situations:

Amelanchier spp and cultivars	Amelanchier, Serviceberry
Cercis Canadensis, C. Can. 'Alba'	Redbud, Whitebud
Halesia monticola	Mountain Silverbell

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B. **Materials For Parking Lot Screens And Buffer Plantings**

The following is a selection of both evergreen and deciduous material suitable for use in planted buffers and screens. Other materials of similar density which reach a minimum 6' height at maturity may also be appropriate for use in screen or buffer plantings.

1. Evergreen trees and shrubs. Minimum size of plantings at the time of installation shall adhere to the standards in Sections 6.02.

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SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Juniperus, upright spp and cultivars	Junipers-Ames, Iowa, Canaerti, Hooks, Keteleeri, others
Juniperus, mid-size cultivars	Junipers-Sea Green, Holger, others
Pinus mugo	Mugo Pine
Pinus sylvestris	Scotch Pine
Thuja occidentalis	American Arborvitae-Techny, Nigra, Emerald Green

2. Ornamental trees and large shrubs. Minimum size of plantings at the time of installation shall adhere to Sections 6.02.

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SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Betula pumila	Dwarf Birch
Chaenomeles speciosa	Flowering Quince
Cornus rugosa, many cultivars	Roundleaf Dogwood
Crataegus crus-galli >inermis	Thornless Cockspurs Hawthorne
Euonymus alata	Burningbush
Hibiscus syriacus	Rose of Sharon
Viburnum dentatum	Arrowwood Viburnum
Viburnum lentago	Nannyberry
Viburnum plicatum cvs.	Doublefile Viburnum
Viburnum prunifolium	Black Haw Viburnum
Viburnum trilobum	American Cranberry

3. Medium / small shrubs

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Berberis thunbergii and cultivars	Japanese Barberry
Calycanthus floridus	Sweetshrub
Chaenomeles japonica cvs.	Dwarf Flowering Quince
Chaenomeles speciosa cvs.	Flowering Quince
Chamaecyparis obtuse cvs.	Hinoki Falsecypress
Cornus alba 'Elegantissima'	Variegated Redtwig Dogwood
Cornus sericea cvs.	Redtwig, Yellowtwig Dogwood
Cotoneaster divaricatus	Spreading Cotoneaster

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Deutzia gracilis	Slender Deutzia
Diervilla lonicera	Dwarf Bush Honeysuckle
Euonymus alatus 'Compacta'	Compact Burning Bush
Hydrangea paniculata cultivars	PeeGee Hydrangea
Lonicera xylosteum	Dwarf Honeysuckle
Myrica pensylvanica	Northern Bayberry
Potentilla fruticosa, many cultivars	Potentilla
Rhus aromatica 'Gro Low'	Gro Low Fragrant Sumac
Ribes alpinum	Alpine Currant
Roses, Landscape Type	Landscape Roses
Spiraea japonica cultivars	Summer Flowering Spiraeas
Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac

4. Groundcovers, Perennials and Ornamental Grasses

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Calamagrostis acutiflora cultivars	Feather Reed Grass
Echinacea purpurea	Cone Flowers
Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper
Helictotrichon sempervirens	Blue Oat Grass
Juniperus, many prostrate, spreading and low mounding species/cultivars	Junipers
Hemerocallis	Daylilies
Pennisetum alopecuroides and cvs.	Japanese Fountain Grass
Rudbeckia sullivantii 'Goldsturm'	Black-eyed Susan
Stephanandra incisa 'Crispa'	Cutleaf Stephanandra

5. Large Ornamental grasses

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Andropogon gerardii	Big bluestem
Bouteloua curtipendula	Side-Oats Grama
Carex pensylvanica	Pennsylvania sedge
Chasmanthium latifolium	Northern sea oats
Hystrix patula	Bottlebrush grass
Koeleria macrantha	June grass
Panicum virgatum	Switch grass
Schizachyrium scoparium	Little bluestem
Sorghastrum nutans	Indian grass
Sporobolus heterolopsis	Prairie dropseed

6. Grasses, Sod, Seed, and Hydroseed. The following common perennial turf grasses may be planted on any site. Species listed below were selected for their ability to withstand the Michigan climate.

Kentucky bluegrass

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Fine-leafed fescue
Perennial ryegrass

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C. **Trees Not Permitted:** (except where they are considered appropriate for the ecosystem, such as in a wetland environment not in proximity to any existing or proposed buildings or structures)

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Acer negundo	Box Elders
Acer platanoides, saccharinum	Maples (Norway, Silver)
Aesculus hippocastanum	Horse Chestnut (nut bearing)
Ailanthus altissima	Tree of Heaven
Catalpa (all)	Catalpa Wayfaring Tree
Ginkgo	Female Ginkgo
Fraxinus (all)	Ash (all varieties)
Juglans nigra	Black Walnut
Morus	Paper mulberry
Populus alba	Poplars/Cottonwood (White, Silver)
Robinina pseudoacacia	Black Locust
Salix (all)	Willows
Ulmus pumila	Elms (Siberian)

Trees with the following characteristics are also undesirable: fruit bearing, weak wooded, weeping form/branches, low-branching height typically lower then five (5) feet.

Section 6.12 GENERAL LAYOUT AND DESIGN STANDARDS

A. All landscape plans required for commercial, industrial, office, and mobile home park developments and multiple family developments in the R-3 District over three (3) acres in size, submitted to the Village of Dexter for review and approval, must be prepared and signed by a State of Michigan licensed landscape architect.

B. The landscape plan should also include information on the percentage (%) of genus and species of each proposed planting to ensure diversity in species throughout the village. The village requires no more than 25% of any one genus or 10% of any one species per site plan.

C. Upon submittal of final zoning compliance, the applicant should include information on the species of trees planted and date of planting. If weather is not permitting, the applicant shall post a performance escrow to ensure compliance when weather permits.

D. Landscaped areas and plant material required by this Ordinance, including the lawn, shall be kept free from refuse and debris and shall be maintained in a healthy growing condition. If any plant material required by this Ordinance dies or becomes diseased, it shall be replaced within thirty (30) days of written notice from the Village or within an extended time period as specified in said notice.

E. Tree stakes, guy wires, and tree wrap are to be removed after one (1) year.

F. All landscaped areas shall be provided with a readily available and acceptable water supply or with at least one (1) outlet located within one hundred (100) feet of all plant material to be maintained.

G. Landscaping materials and arrangement shall ensure adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, and accessibility to fire hydrants.

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H. Landscape within the site shall be approved based on adequate sight distance, size of planting area, location of sidewalks, maintenance of adequate overhead clearance, accessibility to fire hydrants, location of underground utilities, visibility to approved signs of adjacent uses, compatibility with the visual character of the surrounding area, maintenance-performance guarantee, curbing around landscape areas.

I. Plantings within fifteen (15) feet of a fire hydrant shall be no taller than six (6) inches at maturity.

J. Berms shall be constructed with slopes no greater than one (1) foot vertical for each four (4) feet horizontal and with at least a three (3) foot wide generally flat top. Adequate protection against wind erosion shall be provided. Berms shall be designed and constructed to appear as a natural feature in the landscape and the vicinity. Uniform heights and shapes should be avoided. If a slope greater than 1 (vertical) on 4 (horizontal) is necessary, the surface shall be planted with ground covers that are suitable for stabilizing surfaces. Hydroseed or seed are not acceptable.

Section 6.13 WAIVER OR MODIFICATION OF STANDARDS FOR SPECIAL SITUATIONS

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The Planning Commission may determine existing landscaping or screening intended to be preserved, or a different landscape design, would provide all or part of the required landscaping and screening. The Planning Commission may approve credit for existing trees on a site to accommodate landscaping requirements. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site as determined by the Planning Commission and are not on the list of trees not permitted. Refer to Section 6.11(c). In no case shall the minimum number of required trees be reduced by less than 50% through the use of existing trees. The credit for preserved trees shall be:

D.B.H. of Preserved Tree * (in inches)	Number of Trees Credited
over 12 inches	3
8" - 11.9"	2
2.5" - 7.9"	1

* D.B.H. is the diameter measured at a height of four and one-half (4.5) feet above the natural grade. (Diameter at Breast Height, D.B.H.)

In making a determination to waive or reduce the landscape and screening requirements of this Article, the following may be considered.

A. Extent to which existing natural vegetation provides desired screening.

B. The existence of a steep change in topography which would limit the benefits of required landscaping.

C. The presence of existing wetlands.

D. Existing and proposed building placement.

E. The abutting or adjacent land is developed or planned by the Village for a use other than residential.

F. Building heights and views.

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G. The adjacent residential district is over 200 feet away from the subject site.

H. Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening required.

Section 6.14 REPLACEMENT STANDARDS

The standards below are intended to encourage the preservation of existing mature, healthy trees on private property which contribute to the character, welfare, and quality of life in Dexter. These standards are intended to prevent the unnecessary removal of trees prior to, during, and following construction on a site. The standards of this section in conjunction with the standards for site plan review promote the goals of the Dexter Master Plan.

A. As noted in Article XXI, Site Plan Review, all trees over eight (8) inches caliper shall be identified on the site plan designating those to be preserved and those to be removed.

B. Trees intended to be preserved shall be indicated with a special symbol on the site plan and be protected during construction through use of a fence around the dripline.

C. To protect and encourage the continued health of the preserved trees, the ground area within the dripline of the trees shall be maintained in vegetative landscape material or pervious surface cover. The Village may not allow sidewalks, bike paths, vehicular lanes or parking within the dripline upon determining the setback from the trunk is suitable to reasonably ensure protection of the tree and the public. Storage of soils or other materials during or after construction within the dripline is prohibited.

D. All existing trees identified on the site plan with an eight (8) inch or larger caliper to be removed must be replaced according to the following table. Replacement trees shall be in addition to all other landscaping requirements.

D.B.H.* of Removed Tree	Number of Trees Required to Be Planted
Landmark Trees**	5 trees of at least 2.5" caliper
23.9" or larger (non-native)	4 trees of at least 2.5" caliper
12" - 23.9"	3 trees of at least 2.5" caliper
8" - 11.9"	2 trees of at least 2.5" caliper

* D.B.H. is the diameter measured at a height of four and one-half (4.5) feet above the natural grade. (Diameter at Breast Height, D.B.H.)

** Landmark Tree. Any native species tree of 24" D.B.H. or greater that has a health and condition standard factor over 50 percent based on the standards established by the International Society of Arboriculture. These standards consider the soundness of the trunk, the growth rate, the structure of the tree, the presence of insects or disease, the crown development, and the life expectancy.

E. Any property owner or his representative proposing to clear more than twenty-five percent (25%) of the trees of eight (8) inch diameter at breast height (D.B.H.) or greater on a site, as determined by the Planning Commission, shall first notify the Village of the intent of such

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clearing and/or earth change and submit a proposed plan describing the site's features for review and approval by the Planning Commission.

This sub-section shall not prevent tree clearing for approved building envelopes, swimming pools, decks, essential services, utility lines or construction drives; nor shall this ordinance prohibit site alterations for farming purposes. The Planning Commission may waive the (D.B.H.) standard for select clearing of lower quality and non-native species including, but not limited to box elders, elms, poplars, willows, and cottonwoods.

F. Where it is not feasible and/or desirable to replace or relocate trees on site, according to the above listed schedule, the Planning Commission may require greater size for replacement trees, require replacement trees at another location on public property in the Village, or require contributions to the Village's Tree Replacement Program.

Where the applicant demonstrates that it is not possible to mitigate all replacements on site, the Planning Commission may also consider the planting of two ornamental trees per one required replacement tree.

On site replacement and/or relocation shall be required for permitted activities in accordance with the replacement schedule of this section. Every effort should be made to relocate or mitigate trees on site. Off site mitigation or contribution to the Village's Tree Replacement Program shall only be allowed after the applicant has demonstrated that on site mitigation is not practical or feasible. The requirement for on site mitigation may be altered or waived by the Planning Commission is the proposal meets the following criteria:

1. The proposal meets all other ordinance requirements.
2. The applicant can clearly demonstrate that there is inadequate planting area for the healthy installation of the required trees on site and that maximum effort has been put into locating as many of the required trees as possible.
3. The applicant has made every reasonable effort to preserve as many of the existing on site trees as possible.
4. The proposal demonstrates environmental sensitive design in terms of topography, stormwater management, soil erosion management, etc.

Should the proposal meet the above criteria, the Planning Commission may reduce the requirement for on site mitigation of replacement trees and permit mitigation off site at an approved location or by contribution to the Village's Tree Replacement Program. Off site mitigation or financial contribution shall only apply if the Planning Commission should determine that no practical or feasible alternative exists for on site mitigation. Payment to the program per tree removed shall be in accordance with replacement fee schedule as established by Village Council resolution. Contributions placed in the Tree Replacement Program shall be used in accordance with the Tree Replacement Program Policy Statement.

Section 6.15 TREE PROTECTION DURING CONSTRUCTION

Placement of Materials Near Trees. No person shall conduct any activity within the dripline of any tree designated to remain including, but not limited to, placing solvents, building materials, construction equipment, or soil deposits within the drip line. Nor shall vehicles or construction

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equipment be operated in such close proximity of an existing tree so as to cause compaction of the soil within the dripline of the tree which is to remain.

Attachments to Trees. During construction no person or entity shall attach any device or wire to any tree which is to remain after construction.

Protective Barriers. Before development, land clearing, filling, or any other land alteration for which a permit is required, the developer and/or property owner shall erect and maintain suitable barriers to protect existing trees which are to remain after construction. Protective barriers shall remain in place until the Village authorizes their removal or issues a final Certificate of Occupancy, whichever occurs first. Wood, metal, or other substantial material shall be utilized in the construction of barriers. Barriers are required for all trees designated to remain except in the following cases:

1. Rights-of-Way and Easements. Street rights-of-way and utility easements may be cordoned by placing stakes a minimum of fifty (50) feet apart and tying ribbon, plastic tape, rope, or similar material from stake to stake along the outside perimeters of areas to be cleared.

2. Large, Separate Areas. Large areas of property separate from the construction or land clearing area on to which no equipment will venture may also be cordoned off as described in Paragraph A, above.

6.16 LANDSCAPE MATERIAL GUARANTEE

All landscaping materials planted per the approved site plan shall have a two-year warranty due to soil conditions within the Village of Dexter. In that time all plant materials that are unsightly, dead, dying, or that become unhealthy because of damage, neglect, drainage problems, disease, insect infestation, or other causes shall be replaced. Replacement materials shall meet all standards of the original installation. Two-year landscaping material warranties/performance bonds will not begin until the entire project is complete OR the open space landscaping is completed per the site planOR for individual residential lots immediately prior to the request for final zoning compliance.. All warranties shall be submitted as a cash bond or warranty bond. Amounts shall be established per Village Council resolution. All landscaping materials must be healthy and in good condition at the time of inspection. Landscaping materials will be warrantied from the date of approval as documented on the field inspection sheet. Verification of planting date and species information shall be submitted with the Final Zoning Compliance application. Final Zoning Compliance Applications will not be released and Certificate of Occupancy permits not issued until the planting date and species information has been submitted or a performance bond has been submitted.

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ARTICLE XV (B)

AGENDA 10-24-11

DEXTER-ANN ARBOR ROAD CORRIDOR OVERLAY DISTRICT

ITEM L-7

Adopted May 11, 1998
Effective June 1, 1998

Section 15(B).01 STATEMENT OF PURPOSE

The Dexter-Ann Arbor Road Corridor Overlay District (ARC District) is the mixed use business district in the Village which is separate and distinct from the downtown central business district. The ARC District offers a diverse range of businesses and services to the community, intermixed with residential dwellings. This district shall include uses permitted in the Commercial, Professional Business, and Multiple Family Districts. The overlay district was established in order to provide for the following:

A. ARC District development and redevelopment is to be orderly and planned, to complement adjoining uses and harmonize with the surrounding area in terms of the physical site layout, access, building design, pedestrian/bike facilities, landscaping, signs, parking arrangements and lighting.

B. ARC District uses may generate more activity than other uses within the Village in terms of traffic, noise and pedestrians. Therefore, uses directly adjacent to residential uses, where permitted, are required to provide setbacks, buffering and sensitive site design.

C. Establish a compact commercial center at the Dexter - Ann Arbor Road and Dan Hoey Road intersection. The requirements set forth in this ordinance will allow the commercial center to be created as a unique and pleasing center of commerce in the ARC which compliments the existing Central Business District and will not adversely effect existing and planned residential neighborhoods.

D. Development and redevelopment of sites within the ARC District shall be consistent with the recommendations of the Village Master Plan, Village Parks and Recreation Plan, and the Dexter-Ann Arbor Road Corridor Plan.

Section 15(B).02 ARCHITECTURAL STANDARDS

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The architectural standards contained in this section are intended to integrate the ARC District into the existing fabric of the Village, contributing to the cohesive historic identity of Dexter. All proposed development within the ARC District shall visually relate to the majority of buildings in the Central Business District and the Village Commercial District. However, because of the planned lower density of development along the corridor, structures shall possess architectural quality and variety to establish its own identity and create a positive image for the Village's ARC District.

Development in the multiple family, commercial and professional office districts, including new buildings, additions and renovations, shall be designed to preserve or complement the intended design character of corridor development, provide visual harmony between old and new buildings, and protect the investment of adjacent landowners. These structures shall be reviewed by the Planning Commission under the following criteria:

A. **Building Orientation:** The intent of the ARC is to contribute to the desirability of pedestrian activity within the Dexter-Ann Arbor Road area and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale described in this section. The following shall be considered:

   1. Buildings shall front towards and have their primary pedestrian entrance facing onto the public street. The Planning Commission may permit buildings which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face the public street.

   2. Blank walls may not face a public street and buildings must have windows and architectural features commonly associated with the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.

B. **Building Scale:** The intent is to create a streetscape that is compatible with the older buildings in the Village by encouraging narrow facades, and discouraging single, large scale buildings.

   1. Building facades shall be subdivided, through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings.

   2. The height to width ratio of these subdivided facades of single story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two story buildings shall not exceed 1:1.

3. Design Standards.

a) Building articulation shall be accomplished through combinations of the following techniques:

1) Façade modulation. Stepping portions of the façade to create shadow lines and changes in volumetric spaces.
2) Use of engaged columns or other expressions of the structural system.
3) Horizontal and vertical divisions. Use of textures and materials, combined with façade modulation.
4) Dividing facades into storefronts with visually separate display windows.
5) Providing projections such as balconies, cornices, covered entrances, pergolas, arcades, and colonnades.
6) Variations in the rooflines by use of dormers windows, overhangs, arches, stepped roofs, gables and other similar devices.

C. **Defined Streetscape:** Buildings shall be located to create a defined streetscape along the corridor utilizing the following guidelines. The Planning Commission may require a perspective drawing or a scale model of the proposed structure.

1. New building setbacks shall be uniform with adjacent lots in the C-1 Commercial and PB Professional Business Districts.

2. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes, windows and doors.

3. The location, size and number of windows shall be oriented towards Dexter-Ann Arbor Road and maintain similar proportions with existing buildings.

4. All new development, additions or renovations shall provide public sidewalk connections to adjacent properties.

5. Street lighting shall be provided along roadways to match the existing streetscape lighting poles and layout.

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D. **Building Materials and Design:** The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor. This shall be accomplished by the following:

1. Variety in building design shall be provided by architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.

2. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.

3. Roof shape and materials shall be architecturally compatible with the District and enhance the predominant streetscape. Gable, hip and gambrel roofs are encouraged as the predominant shapes along the corridor.

4. The predominating surface plane of all building walls over forty (40) feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.

5. Where the side or rear facade(s) of a building will be visible from a residential zoning district or public land, or the rear or side of the site will be used for public access or parking, such facade(s) shall be constructed to a finished quality comparable to the front facade.

6. Building located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at the discretion of the Planning Commission. Entry features may include benches, signage, public art or other feature.

7. All mechanical equipment shall be shielded from public view.

8. Exterior building materials and treatment shall maintain a consistent overall appearance within the BRC. Any individual side of a principal building, at least eighty percent (80%) of the facade shall be constructed of, or covered with, one or more of the following materials:

   a) Brick: smooth, hard, uniform, red, dark-red, or brown brick

   b) Cut stone: carved and smooth finish stone

   c) Siding: Natural wood and/or Cement-based Artificial wood siding

   d) Glass windows and/or doors: non-reflective, clear or slightly tinted

   e) Other materials similar to the above as determined by the Planning Commission.

9. The use of EIFS (Exterior Insulation Finishing System) shall be limited to vertically sloped architectural elements only and shall be limited to no more than 5% of each exterior building elevation.

10. Building Materials and Colors.

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a) "Full veneer" brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials.

b) The percentage of high quality materials to be used on the building's exterior walls (i.e. brick veneer, quarried stone, glass, precast concrete) shall be at least 80%.

1) Basic materials shall include, but not be limited to the following materials:

i. Preferred Building Materials
1. Quarried Stone
2. Cultured Stone
3. Full veneer brick
4. Composite lap siding
5. Architectural concrete (with recessed panels and reveal lines)
6. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc.)
7. Architectural metals and standing seam metal roofing
8. Dimensional Shingles

ii. Preferred Accent Materials
1. Precast concrete, cast stone, natural stone accents
2. Glass accents.

iii. Prohibited Materials
1. Plain, flat faced CMU block (painted CMU).
2. Brick tiles
3. Metal walls
4. EIFS (if used no more than 5% permitted and must be used as an accent.

E. The applicant shall provide a schedule indicating percentage of façade materials totaling 100% and the applicant shall provide a sample board to the Planning Commission. Architectural Design and Building Character.

F. **Other Site Elements:** Signs, landscaping, walls, lighting, street lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with the intended character of the District.

G. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these design standards. Building

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¶
a. . Brick: smooth, hard, inform, red, dark-red, or brown brick¶
¶
b. . Cut stone: carved and smooth finish limestone¶
¶
c. . Siding: wood clapboard or single siding, or high quality vinyl¶
¶
. . d. . Glass windows and/or doors: non-reflective, clear or slightly tinted ¶
¶
e. . Other materials similar to the above as determined by the Planning Commission.¶
¶
. 9. . The first floor of front facade(s) for non-residential structures shall include at least . thirty percent (30%) non-reflective windows (clear or slightly tinted). The . approximate size, shape, orientation and spacing shall match that of non-residential . buildings on adjacent lots. The remainder of the structure shall meet the above . standards in Section 15(B).03(D)(7) in addition to the 30 % window on the front . facade(s). ¶
¶
. 10. . Any concrete block that may be [...[2]

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architecture that does not comply will not be approved by the Village of Dexter.

2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states.

3. Large retail establishments (i.e. Big Boxes, where possible, are encouraged to provide multiple entrances as they reduce walking distance to cars, facilitate pedestrian and bicycle access from public sidewalks, provide convenience where certain entrances offer access to individual stores or identified departments of a store, mitigate the effect of unbroken walls and neglected areas that often characterize building facades that face other properties

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Deleted: Other Site Elements: Signs, landscaping, walls, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with the intended character of the District.

Deleted: Section 15(B).04 . PARKING REQUIREMENTS¶
¶
A. . ARC District uses shall provide parking and loading in accordance with the provisions set forth in Article 12. ¶
¶
B. . Off street parking shall be located in the side or rear yard and in no case shall be located in the required front yard. On lots where parking requirements can not be met in the side and rear yards, the Planning Commission may permit off street parking in a portioo of the non-required front yard.¶
¶
C. . Planning Commission may approve a reduction in parking requirements of up to 25 percent if the applicant can demonstrate the use would be sufficiently served by the proposed amount of parking. Applicant shall demonstrate that the reqnired parking could be accommodated oo-site by delineation on the site plan. This parking would be banked for future utilization if the parking oeeds of the use were to change.¶
¶
D. . Where off street parking is visible from the public right-of-way, screening shall be provided within the required greenbelt area between the parking lot and the public right-of-way and shall be accompanied by one of the following options:¶
¶
¶
Parking Area Screening¶
Options ... [3]

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SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS -ARC OVERLAY DISTRICT

DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT		PRINCIPAL STRUCTURE MINIMUM YARD SETBACK				MAX LOT COVERAGE BY ALL BLDGS. PERCENT
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT	SIDE		REAR	
						Min. One	Min. Both		
R-3 Multiple Family Residential	4 acres Minimum Density 8 du/acre Maximum Density 12 du/acre	300	2.5	35	25	15	30	35	50%
C-1 General Business	2 acres	200	2.5	35	15	10[1]	20	25	--
PB Professional Business	2 acres	200	2.5	35	15	10[2]	20	25	--

Footnotes

1. Where Commercial is adjacent to any residential district the side yard setback shall be a minimum of (20) feet on one side to allow for the required buffering and screening.
2. Where a Professional Business is adjacent to a single family residential district the side yard setback shall be a minimum of twenty (20) feet on one side to allow for the required buffering and screening.

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Section 15(B).02 LANDSCAPING, SCREENING OR BUFFERING

Submission of a landscape plan to the Planning Commission for review and approval shall be required, based on requirements set forth in this Article. Landscaping shall include the following requirements:

A. **Minimum Plant Material Standards:** All proposed landscaping shall meet the minimum plant material standards outlined in Section 6.10 and 6.11 of this ordinance. A performance guarantee may be required in accordance with Section 21.10 of this ordinance. Minimum plant sizes at time of installation shall be according to the following:

Deciduous Canopy Tree: 2 ½" caliper
Deciduous Ornamental Tree: 2" caliper
Evergreen Tree: 6' height
Deciduous Shrub: 2' height
Upright Evergreen Shrub: 2' height
Spreading Evergreen Shrub: 18" - 24" spread

B. **Required Greenbelt along Street Frontage:** A fifteen (15) foot wide greenbelt shall be planted along each public street right-of-way including the equivalent of one (1) canopy tree, rounded upward, for every forty (40) linear feet of frontage. All greenbelt trees shall be uniformly spaced to create a tree lined corridor. The remaining greenbelt shall include only living materials with the exception of permitted driveways, sidewalks, signs, and utilities.

C. **On-Site Landscaping:** For every new development in the ARC District, there shall be interior landscaping areas and shall meet the requirements set forth in Section 6.07 of this ordinance.

D. **Interior Parking Lot Landscaping:** Off-street parking areas containing twenty-five (25) or more parking spaces shall provide internal landscaping, other than that required in a buffer zone or along the frontage, protected by a raised standard or rolled concrete curb.

1. Interior parking lot landscaping shall be provided in accordance with the following:

   a. 25 through 100 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 10 spaces, rounded upward.

   b. 101 through 200 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 12 spaces, rounded upward.

   c. 201 spaces or more: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 15 spaces, rounded upward.

2. The minimum size of a landscaped area shall be one hundred (100) s.f. and at least ten (10) feet in width.

3. Landscaped areas shall be covered by grass, other living ground cover, or wood mulch.

4. Required trees shall be located a minimum of three (3) feet from any curb or pavement surface to minimize potential damage by vehicles.

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5. The internal landscaping shall be located and designed to direct traffic flow, particularly near site entrances. Additional landscaping shall be dispersed through the lot to define vehicular circulation, improve site aesthetics, provide shade, and installed such that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.

E. **Buffer Zone Requirements**

PROPOSED USE:	Adjacent to Single Family District	Adjacent to Prof. Business/Office District	Adjacent to Commercial District	Adjacent to Multiple Family District
Single Family Residential	None	None	None	None
Two Family Residential	None	None	None	None
Multiple Family Residential	C	B	B	B
Commercial	A	B	B	A
Professional Business/Office	A	B	B	A

BUFFER ZONE	Minimum Width	Wall/Berm	Minimum Plant Materials
A	20 feet	6 foot high continuous wall, fence or 3 foot high berm	1 canopy tree, 1 evergreen tree and 5 shrubs per each thirty (30) linear feet along the property line, rounded upward
B	10 feet	None Required	1 canopy or evergreen tree or 5 shrubs per each twenty (20) linear feet along the property line, rounded upward
C	20 feet	None required	1 canopy, 1 evergreen tree, and 5 shrubs per each twenty (20) linear feet along the property line, rounded upward

F. **Waiver from Landscaping and Screening Requirements:** The Planning Commission during Site Plan review may determine that existing landscaping or screening intended to be preserved would provide adequate landscaping and screening. The Planning Commission may also determine dimensional conditions unique to the parcel would prevent development of required buffer zones, off-street parking area landscaping, greenbelts or required buffer zones. If such determination is made, the Planning Commission may waive, in whole or in part, the landscaping provisions of this section.

Criteria which shall be used when considering a waiver shall include, but shall not be limited to:

1. Existing natural vegetation;
2. Topography;
3. Existing wetland, floodplain and poor soils areas;
4. Existing and proposed building placement;
5. Building heights;
6. Adjacent land uses;
7. Distance between land uses;
8. Dimensional conditions unique to the parcel;
9. Traffic sight distances;
10. Traffic operational characteristics on and off site;
11. Visual, noise and air pollution levels;
12. Health, safety and welfare of the Village;

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Exterior building materials and treatment shall maintain a consistent overall appearance within the ARC. Any side of a principal building, at least fifty percent (50%) of the facade shall be constructed of, or covered with, one or more of the following materials:

a. Brick: smooth, hard, inform, red, dark-red, or brown brick

b. Cut stone: carved and smooth finish limestone

c. Siding: wood clapboard or single siding, or high quality vinyl

d. Glass windows and/or doors: non-reflective, clear or slightly tinted

e. Other materials similar to the above as determined by the Planning Commission.

9. The first floor of front facade(s) for non-residential structures shall include at least thirty percent (30%) non-reflective windows (clear or slightly tinted). The approximate size, shape, orientation and spacing shall match that of non-residential buildings on adjacent lots. The remainder of the structure shall meet the above standards in Section 15(B).03(D)(7) in addition to the 30 % window on the front facade(s).

10. Any concrete block that may be utilized for the remainder of the building facades shall be a decorative block such as split faced or single scored and shall contain an integral color. Painted block is prohibited.

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Section 15(B).04 PARKING REQUIREMENTS

A. ARC District uses shall provide parking and loading in accordance with the provisions set forth in Article 12.

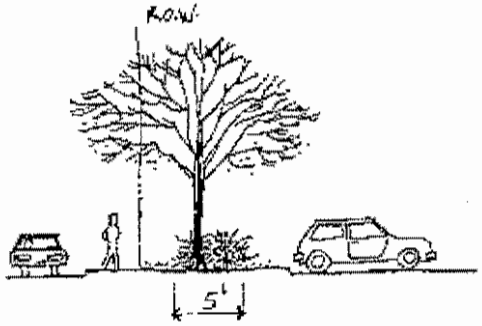
B. Off street parking shall be located in the side or rear yard and in no case shall be located in the required front yard. On lots where parking requirements can not be met in the side and rear yards, the Planning Commission may permit off street parking in a portion of the non-required front yard.

C. Planning Commission may approve a reduction in parking requirements of up to 25 percent if the applicant can demonstrate the use would be sufficiently served by the proposed amount of parking. Applicant shall demonstrate that the required parking could be accommodated on-site by delineation on the site plan. This parking would be banked for future utilization if the parking needs of the use were to change.

D. Where off street parking is visible from the public right-of-way, screening shall be provided within the required greenbelt area between the parking lot and the public right-of-way and shall be accompanied by one of the following options:

Parking Area Screening Options	Minimum Buffer Dimensions (in feet)	Minimum Landscaping Requirements
Landscape strip	5	10 shrubs per 30 feet
3 foot high decorative metal fence	5	5 shrubs per 30 feet
3 foot high wall	5	5 shrubs per 30 feet

1. A minimum five (5) foot buffer area between the off-street parking and/or vehicular use area and the street right-of-way line to include plantings of at least ten (10) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.



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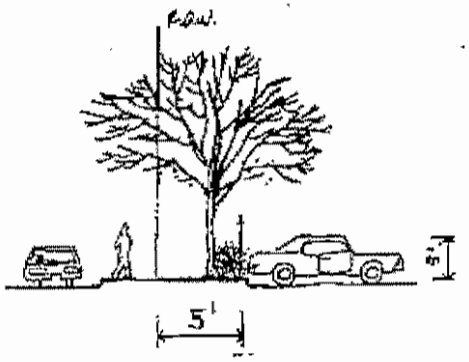
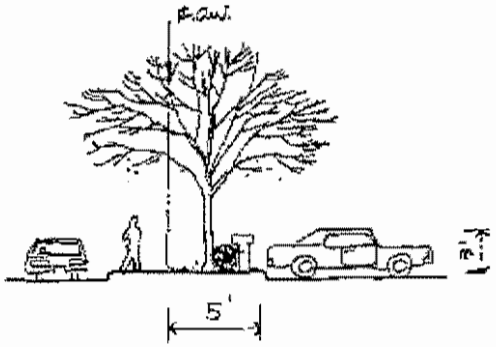
2. A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36") high decorative metal fence (i.e. wrought iron). The fencing shall contain four (4) inch spacing between metal pickets with masonry pilasters spaced twenty-four (24) feet apart, capped, and at least sixteen inch (16") to twenty one inch (21") wide. The minimum landscaping required in conjunction with the metal fence is five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.



3. A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36") high masonry screening wall in conjunction with the minimum landscaping requirement of five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of the parking lot. The wall shall be constructed of brick or masonry block and shall also include a concrete stone or masonry cap.



Section 15(B).05 ACCESS MANAGEMENT

A. Statement of Purpose

The purpose of this section is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system; while providing property owners with reasonable, through not always direct, access. The standards are specifically designed for streets whose primary function is the movement of through traffic, as opposed to local streets whose primary function is access to adjacent properties.

B. Commercial Driveway Definition: For the purposes of this Section, a commercial driveway is defined as any vehicular access except those serving one (1) or two (2) dwelling units, or serving just an essential public service structure.

C. Application of Standards

1. The standards of this section shall be applied to the Dexter-Ann Arbor Road Corridor Overlay Zoning District.

2. The access standards contained herein shall be required in addition to, and where permissible shall supersede the requirements of the Washtenaw Road Commissioner.

3. The standards contained in this section shall apply to all uses, except permitted single-family and two-family dwelling units.

4. For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situation, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates all of the following apply:

a) Size of the parcel is insufficient to meet the dimensional standards.

b) The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.

c) The use will generate less than five-hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Trip Generation Institute of Transportation Engineers.

d) There is no other reasonable means of access.

D. General Standards for Driveway Location

1. Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade to be determined at engineering review.

2. Driveways, including the radii or tapered approach but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage, unless otherwise approved by the Village Engineer and upon written certification (such as an easement) from the adjacent property owner agreeing to such encroachment.

E. Standards for the Number of Commercial Driveways

The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles, while preserving traffic operations and safety along the public roadway. A single means of direct or indirect access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway or a service drive. Where it is not possible to

provide shared access, this access may be by a single commercial driveway. Additional commercial driveways may be permitted at the discretion of the Planning Commission only under one of the following circumstances:

1. One (1) additional commercial driveway may be allowed for properties with a continuous frontage of over three hundred (300) feet, and one (1) additional driveway for each additional three hundred (300) feet of frontage.

2. Two one-way commercial driveways may be permitted along a frontage of at least one hundred twenty five (125) feet, provided the driveways do not interfere with operations at other driveways or along the street.

3. Additional commercial driveways may be justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.

F. Driveway Spacing Standards

1. Between driveways: The minimum spacing between two commercial driveways on the same side of the road shall be based upon posted speed limits along the parcel frontage. The minimum spacings indicated below are measured from centerline to centerline of the driveway.

Posted Speed	Minimum Driveway
25	125
30	155

35	185

2. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.

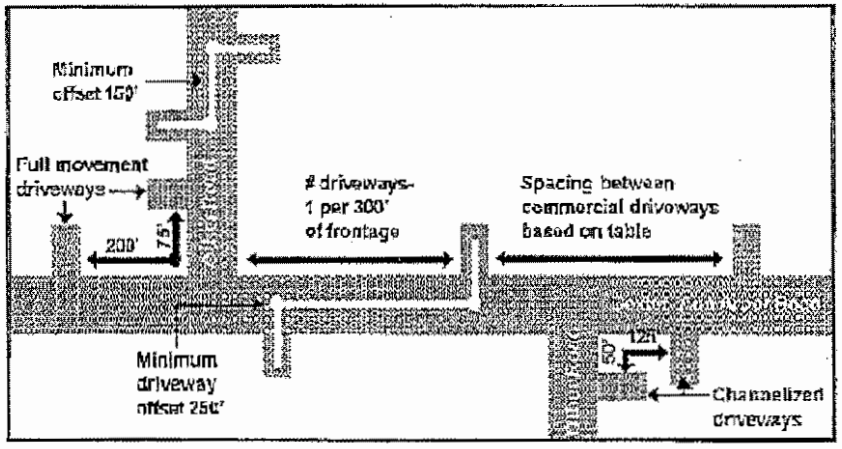
3. Offsets: To reduce left-turn conflicts, new commercial driveways should be aligned with driveways or streets on the opposite side of the roadway where possible. If alignment is not possible, driveways should be offset a minimum of two hundred fifty (250) feet along Dexter-Ann Arbor Road and one hundred fifty (150) feet along other roadways. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways, or sight distance limitations.

4. Spacing from intersections: Minimum spacing requirements between a proposed full movement or channelized commercial driveway and an intersection either adjacent or on the opposite side of the street may be set on a case-by-case basis by the Planning Commission during site plan review. In no instance shall the spacing distance be less than the distances listed in the following table. The following measurements are from the near edge of the proposed driveway, measured at the throat perpendicular to the street, to the near lane edge of the intersecting street or pavement edge for uncurbed sections. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.

MINIMUM COMMERCIAL DRIVEWAY SPACING FROM STREET INTERSECTIONS

Location of Driveway	Minimum Spacing for a	Minimum Spacing for a
Along Dexter-Ann Arbor Road	200 feet	125 feet

Along other Roads	75 feet	50 feet



G. Commercial Driveway Design

1. All commercial driveways shall be designed according to the Village of Dexter Engineering Standards or Washtenaw County Road Commission, as appropriate.

2. For high traffic generators, or for commercial driveways along roadways experiencing or expected to experience congestion, the Planning Commission may require two clearly marked egress lanes.

3. Where a boulevard entrance is desired by the applicant or Planning Commission, a fully curbed island shall separate the ingress and egress lanes. The radii forming the edges on this island shall be designed to accommodate the largest vehicle that will normally use the driveway. The minimum area of the island shall be one-hundred-eighty (180) square feet. The Planning Commission may require landscaping on the section outside the public right-of-way. Such landscaping shall be tolerant of roadway conditions.

4. All commercial driveways shall provide an unobstructed clear vision of ten (10) feet in a triangular area measured ten (10) feet back from the point of intersection of the driveway edge and the street right-of-way.

5. The edge of commercial driveways shall be setback at least four (4) feet from the side or rear property line. This setback is intended to help control storm water runoff, and permit snow storage on site, and provide adequate area for any necessary on-site landscaping.

H. Shared Driveways and Service Drives

The use of shared driveways and service roads, in conjunction with driveway spacing, is intended to preserve traffic flow along major thoroughfares and minimize traffic conflicts, while retaining reasonable access to the property. Where noted above, or where the Planning Commission determines that reducing the number of access points may have a beneficial impact on traffic operations and safety while preserving the property owner's right to reasonable access, access from a side street, a shared driveway or service road connecting two or more properties or uses may be required in the following cases:

1. Where the driveway spacing standards of this section can not be met.

2. When the driveway could potentially interfere with traffic operations at an existing or potential traffic signal location.

3. Where there is congestion or a relatively high number of accidents.

4. Where the property frontage has limited sight distance.

5. Where the fire department recommends a second means of emergency access.

6. Where the access is serving properties within the same zoning district or the uses are determined by the Planning Commission to be compatible such as commercial to professional business uses or single family to multiple family development.

7. Where an access agreement between all property owners involved is provided to the Village for review.

I. Service Road Design Standards

1. Location: Service roads shall generally be parallel or perpendicular to the rear property line and may be located either, adjacent to, or behind, principal buildings and shall not be permitted in front of the principal building. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site and the Dexter-Ann Arbor Road ARC Plan.

2. Access Easement: The service road shall be within an access easement permitting traffic circulation between properties. This easement shall be sixty (60) feet wide. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.

3. Construction and Materials: Service roads shall have a base, pavement and curb with gutter in accordance with the Village Engineering Standards for public streets, except the width of the service road shall have a minimum pavement width of eighteen (18) feet face-to-face of curb.

4. Parking: The service road is intended to be used exclusively for circulation, not as a parking maneuvering aisle. The Planning Commission may require the posting of "no parking" signs along the service road. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service road is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service road.

5. Access to Service Road: The Planning Commission shall approve the location of all accesses to the service road, based on the driveway spacing standards of this Section.

6. Temporary Access: The Planning Commission may approve temporary accesses where a continuous service road is not yet available and a performance bond or escrow is created to assure elimination of temporary access when the service road is continued. Occupancy permits shall not be issued until monies have been deposited with the Village of Dexter.

7. Elevation: The site plan shall indicate the proposed elevation of the service road at the right-of-way line and the Village shall maintain a record of all service road elevations so that their grades can be coordinated.

8. Landscaping: The Planning Commission shall approve the landscape plan along a service road based on the landscaping standards contained in this Article.

9. Maintenance: Each property owner shall be responsible for maintenance of the easement and service drive. The required easement agreement shall state the responsibilities of the property owner(s).

I. Modification of Standards for Special Situations

The Planning Commission shall have the authority to modify the standards of this section upon consideration of the following:

1. The standards of this section would prevent reasonable access to the site.

2. Access via a shared driveway or service road is not possible due to the presence of existing buildings or topographic conditions.

3. Roadway improvements (such as the addition of a traffic signal, a center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.

4. The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.

5. The proposed location and design is supported by the Village Engineer as an acceptable design under the existing site conditions. The Planning Commission may also request the applicant provide a traffic impact study to support the requested access design.

6. The modification shall be of the minimum amount necessary, but in no case shall spacing to another full-access driveway be less than sixty (60) feet, measured centerline to centerline.

7. Where there is a change in use or expansion at a site that does not comply with standards herein, the Planning Commission shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards herein to the extent practical.

SECTION 15(B).06 SIGNS

A. Purpose

The purpose of these sign regulations is to provide for a unified approach to managing the size, placement, number and appearance of signs within the Dexter-Ann Arbor Road Corridor District. This Section is intended to promote a balance between business advertising needs, the aesthetic recommendations of the Dexter-Ann Arbor Road Corridor Plan and design guidelines, and the safety needs of the passing motorist.

B. Definitions

Refer to Section 7.02 for generally applicable definitions. The following definitions applicable to this section:

1. Awning sign: A sign which is painted on, printed on or attached flat against the surface of an awning.

2. Directional sign, off-premises: A monument sign, the sole purpose of which is to direct traffic to one or more commercial businesses which are located on premises without frontage on or visual exposure to a major thoroughfare.

3 Festoon sign: banners, pennants, incandescent light bulbs, or other such temporary features which are hung or strung overhead and which are not an integral, physical part of the building or structure they are intended to serve.

4 Inflatable sign: a sign that is either expanded or its full dimensions are supported by gases contained within the sign, or a sign part, at a pressure greater than atmospheric pressure.

5. Illuminated sign: a sign that is illuminated by a direct or indirect source of light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property.

6. Institutional Bulletin Board: a structure containing a surfaced area upon which is displayed the name of a religious institution, school, library, community center or similar institutions, and the announcement of its services or activities through a changeable message mechanism.

7. Item of Information: any word, abbreviation or symbol used as part of a sign.

8. Marquee: a sign attached to a roof-like structure, awning, canopy, or other structure supported by the building. Typically, marquee signs are internally illuminated and have a changeable message mechanism.

9. Menu Board: a sign which is intended to service patrons using a drive-thru facility.

10. Monument sign: a ground sign that is mounted on a base which is in contact with or close to the ground. The base of a monument sign shall be no less than 75% of the greatest horizontal dimensions of the sign face, and the vertical separation between the lowest point of the sign face and the highest point of the sign base shall be no greater than 12 inches.

11. Monument sign base: the lower part of a monument sign which may appear as a separate architectural feature, and serves as its ground support.

12. Nonconforming sign: any advertising structure or sign which was lawfully erected and maintained prior to the effective date of this ordinance, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter.

13. Off-premises sign: a sign which contains a message unrelated to a business or profession conducted on the premises, or to a commodity, service or activity, not sold or offered upon the premises where such sign is located.

14. Premises: any lot or parcel of land, or building or site as otherwise used in this ordinance; a unit of contiguous real property under common ownership.

15. Projecting wall sign: a sign panel and frame which projects from the wall at an angle or 90 degrees, by no more than four feet from the building, or one-third of the sidewalk width, whichever is less.

16. Sign Setback: Where it is specified that a sign must be located a minimum or other certain distance from property lines, street setback lines or public right-of-ways, such distance will be measured from the portion of the sign structure nearest to the specified line. For purposes of these measurements, the property lines, street setback lines and public right-of-way lines extend vertically and perpendicularly from the ground to infinity.

17. Sign Height: The height of a ground sign shall be the distance from the average level of the ground or pavement directly below the sign to the highest point of the sign structure, including any supportive or decorative appendages, without including any berm landscaping, grading, or artificially or unnaturally constructed raised portion of land at the point of measurement.

18. Vehicle business sign: a sign painted or attached to a vehicle which is posted or placed upon an owner's premises primarily for purposes of advertising the premises. Commercially licensed vehicles which are generally used daily off-site are not included in this definition.

C. Administration: For permit and application requirements refer to Section 7.04 of this ordinance.

D. General Standards: The following general standards shall apply to signs in the ARC District:

1. Measurement of Sign Area:

The entire area within a rectangle or square enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame, tower, or other material or color forming an integral part of the display or used to differentiate such sign, shall be included in the measurement. Such signs shall be deemed to be a single sign whenever the proximity, design, content or continuity

reasonably suggests a single unit, notwithstanding any physical separation between parts.

Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face, if the two faces are of equal area, or as the area of the larger face, if the two faces are of unequal area.

2. Items of Information:

a) Where a sign has two or more faces, the items of information of all faces shall be included in determining the total items of information, except that where two such faces are placed back to back and are at no point more than two feet from one another the items of information of the sign shall be taken as the items of one face, if the two faces contain the same items of information, or the greater number of items if the two faces are not equal.

b) A maximum of eight (8) items of information for a single street frontage and a maximum of five (5) additional items of information for each additional street frontage may be permitted for uses in the ARC District.

c) Except as otherwise provided, such items of information maximums shall be the total permitted per premises and may be in any combination of permitted signs.

d) In instances where the applicant desires to erect a sign containing the names and/or professional specialties of the occupants of an office and/or commercial building or complex of office and/or commercial buildings, the restriction on items of information shall be waived, for this purpose only, provided the sign meets all other requirements of the ordinance and further provided that only one such sign, be it of the wall or ground structure type, is allowed for each main entrance.

e) In shopping centers, business centers, and other multi-tenant buildings each tenant or business with a separate direct outside entrance may be permitted a maximum of five (5) items of information for its individual wall sign in addition to the total for the premises, as specified in Section 15(B).06(D), paragraph 2.b), herein.

3. Construction and Maintenance:

Construction and maintenance of signs shall comply with the provisions of Section 7.06 of this ordinance.

4. Sign Illumination:

a) All signs with internal illumination must provide a dark background with lighter colored message units.

b) Flashing, rotating, or moving lights shall be prohibited.

c) No sign shall be illuminated by other than continuous white light using approved wiring. All electrical lighting shall satisfy Washtenaw County Electrical Codes.

d) The light from illuminated signs shall be shielded at its source in a manner that will not shine light on adjacent properties or onto abutting public streets, so as to adversely affect driver visibility.

e) All light fixtures or light sources for lighted signs, including lighted awnings and canopies, shall be positioned and or shaded so that the light source is not visible from normal pedestrian perspectives, adjacent properties, or the public right-of-way.

5. Ground Signs

a) Placement shall be wholly within the boundaries of the property to which the sign relates, exclusive of the road right-of-way area. All ground signs shall be setback a minimum of five (5) feet from the existing right-of-way.

b) Maximum height shall be four and one-half (4.5) feet at the setback line. However, the maximum height shall be permitted to increase one (1) foot vertically for each additional five (5) feet of setback greater than five (5) feet to a fixed maximum height of six (6) feet.

c) One (1) ground sign shall be permitted per street frontage on any parcel. However, only one (1) sign shall be permitted on lots having frontage on more than one street if a single sign can be located such that it is visible from both streets. In multi-tenant buildings or shopping centers, the sign area may be allocated proportionally among individual tenants.

d) The Zoning Administrator shall review all ground sign applications to assure compliance with the design, placement and dimensional standards of this Article. The following design standards shall apply:

(1) Monument signs shall have brick or decorative masonry block base that complements the materials and architecture of the building. Signs shall harmonize with the Dexter-Ann Arbor Road streetscape materials.

(2) The base of any ground sign shall be landscaped to create a year round buffer for the sign.

(3) Lettering style shall be clean and simple to assure readability and shall be in harmony with the style of architecture of the building. No more than three (3) different type styles shall be used on each sign.

(4) No more than three (3) colors that are in harmony with the building color and architecture may be used per sign.

(5) Sign messages shall be located at least 24 inches above the ground to allow for snow accumulation.

6. Wall signs

a) Maximum height of a wall sign shall not extend above the eaves line of the wall to which the sign is attached, not to exceed thirty-five (35) feet. In buildings with more than one story, wall signs shall not be permitted above the first floor of a building.

b) One (1) wall sign shall be permitted on each facade which has a separate public means of ingress and egress. The sign located at the designated secondary entrance shall be a maximum of 30% of the size of the sign at the primary entrance. In the case of a building with more than one tenant (multi-tenant), shopping center or business center one (1) wall sign shall be permitted for each tenant having a separate, direct means of public access from the outside.

c) Tenants which occupy a corner space in a multi-tenant structure shall be permitted to have one (1) sign on each facade of the building which has a separate direct pedestrian access to that office or business establishment from the outside. Where several tenants use a common entrance in a multi-tenant structure, only one (1) wall sign shall be permitted, but the total sign area should be allocated proportionally among all tenants..

d) Where separately owned businesses occupying a single building on a single parcel of land (such as a multi-tenant building, business center or shopping center) use individual wall signs, all such signs on the building or within the center shall be of a common style - i.e., individual freestanding letters shall be utilized with other signs composed of individual freestanding letters, box signs (framed wall signs) shall be utilized with other box signs.

e) The Zoning Administrator shall review all wall sign applications to assure compliance with the design, placement and dimensional standards of this Article. The following design standards shall apply:

(1) Wall signs shall complement the materials and architecture of the building. Signs shall harmonize with the Dexter-Ann Arbor Road streetscape materials

(2) Lettering style shall be clean and simple to assure readability and shall be in harmony with the style of architecture of the building. No more than three(3) different type styles shall be used on each sign.

(3) No more than three(3) colors that are in harmony with the building color and architecture may be used per sign.

7. Marquee signs

a) Placement - the display surface of the sign shall be attached flat against, and not projecting beyond, the facade of the structure.

b) Maximum height - no portion of a marquee sign shall be higher than the eaves line of a building.

8. Window signs

a) Temporary and permanent window signs shall be permitted on the inside provided that the total combined area of such signs does not exceed one-third (1/3) of the total window area.

b) The area of permanent window signs shall be counted in determining compliance with standards for total area of wall signs on the parcels.

c) Words or symbols three (3) inches or more in height shall be counted as an item of information.

d) In buildings which have more than one story, such signs shall be permitted in windows above the first story.

e) No more than one (1) window sign shall be permitted per window.

f) A sign permit is not required for temporary window signs.

9. Off-Premises Directional Signs: In order to encourage the clustering of businesses, and minimize strip commercial development in accordance with the Dexter-Ann Arbor Road Corridor Plan, while still allowing necessary and reasonable identification of businesses, facilitating

the orderly flow of traffic, and avoiding unnecessary proliferation and excessive size of signs on roadways, off-premises directional signs may be permitted on a limited basis and subject to the following:

a) An easement shall be required in the location of the proposed sign.

b) A ground sign which is a maximum of six (6) square feet in sign area is permitted to be calculated in addition to the sign area requirements of the site.

E. Signs Prohibited

1. Festoon signs - with the exception of those located on light poles

2. Signs which incorporate in any manner any flashing of intermittent lights

3. Inflatable signs

4. Off-premises advertising signs

5. Portable signs

6. Roof signs

7. Vehicle business sign

8. Projecting Signs

9. Any sign which revolves or has any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic pulsation, or by mechanical means, including intermittent electrical pulsation, or by action of normal wind currents, except those actions associated with street time/temperature signs.

10. A sign or sign structure which:

a) Is structurally unsafe.

b) Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment.

c) Is not kept in good repair.

d) Is capable of causing electrical shocks to persons likely to come in contact with it.

11. Any sign which by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing, or detracting from the visibility of any traffic sign or control device on public streets and roads.

12. Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit.

13. Signs which make use of such words as "stop", "look", "danger", or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse vehicular traffic.

14. Any sign unlawfully installed, erected or maintained.

15. Any sign now or hereafter existing which advertises a product, service or business no longer available at that location, including abandoned signs.

16. Flags bearing the official design of a corporation or award flags.

17. Any type of sign not expressly permitted.

F. Signs Exempt

In addition to the exempt signs listed in Section 7.05, the following signs shall be permitted in the ARC District and shall be exempt from the item of information and sign area requirements:

1. For Sale signs attached to vehicles.

2. Community special event signs, including municipal streetscape banners.

3. Private traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices published in accord with Section 508 of Public Act 300 of 1949, as amended.

4. Menu and/or order board for a drive-thru facility.

5. Institutional Bulletin Boards

6. On-Premise private directional signs

G. Specific Sign Standards

The table below identifies the specific sign standards based on the allowable uses within the ARC District.

Section Break (Next Page)

ulations by Use Category

Wall or Canopy Sign			Ground Sign		
Max. Number	Formula	Max Size (5)	Max. Number	Formula	Max Size (5)
None	N/A	N/A	1 per street	1 sq. ft. of sign area per linear ft. of parcel frontage	42 sq. ft.

1 per street	1 sq ft of sign area	42 sq. ft.	1 per street	Parcel Frontage 200 ft or less: 24 sq ft at 5 ft setback permitted to increase 1 sq ft for each add'l foot of setback Parcel Frontage greater than 200 ft: 30 sq ft at 10 setback permitted to increase 1 sq for each add'l foot of setback	Parcel frontage 2 Parcel frontage g

1 wall sign	2 sq ft of sign area	84 sq ft	1 per street	Parcel Frontage 200 ft or less: 24 sq ft at 5 ft setback permitted to increase 1 sq ft for each add'l foot of setback Parcel Frontage greater than 200 ft: 30 sq ft at 10 setback permitted to increase 1 sq for each add'l foot of setback	200 ft or less: 48 Over 200 ft: 100

1 wall sign	2 sq ft of sign area	84 sq ft	1 per street	Parcel Frontage 200 ft or less: 24 sq ft at 5 ft setback permitted to increase 1 sq ft for each add'l foot of setback	200 ft or less: 48 Over 200 ft: 100
				Parcel Frontage greater than 200 ft: 30 sq ft at 10 setback permitted to increase 1 sq for each add'l foot of setback	

1 Wall Sign 1 Canopy	1 sq. ft. of wall sign 15% of the canopy	Wall: 42 Canopy:	1 per street	24 sq. ft. at 5 foot setback permitted to increase 1 sq ft for each add'l foot of setback	42 sq. ft.

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ulations by Use Category

Wall or Canopy Sign			Ground Sign		
Max. Number	Formula	Max Size (5)	Max. Number	Formula	Max Size (5)
N/A	1 sq ft of sign area	42 sq ft	1 per street	24 sq ft at 5 foot setback line permitted to increase 1 sq ft for each add'l foot of setback	42 sq ft

ARC Dexter-Ann Arbor Road Corridor Overlay

of Dexter Zoning Ordinance 15(B)-31

1 wall sign	Wall: 1 sq ft of sign	Wall: 42 sq Marquee: 84 sq ft	1 per street	24 sq ft at 5 foot setback line permitted to increase 1 sq ft for each add'l foot of setback. Ground signs are not permitted to be used for changeable messages.	42 sq ft
1 marquee	Marquee: 2 sq ft of				

1. See Section 15(B).06(D)(4)(c)

Building frontage shall be defined as the length of the building facade which is the designated primary entrance which may or may not face the street. Though it is preferred, signs required to be located on the building frontage.

See Section 15(B).06(D)(4)(c)
See Section 15(B).06(D)(4)(d)

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H. Nonconforming Signs

1. Any sign lawfully existing at the time of the adoption of this amendment which does not fully comply with all provisions shall be considered a legal nonconforming sign and may be permitted to remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare of the community.

2 Continuance:

Nonconforming signs shall not:

a) be expanded or changed to another nonconforming sign;

b) be relocated, or altered so as to prolong the life of the sign, or so as to change the shape, size, type, placement, or design of the signs structural or basic parts;

c) be enhanced with any new feature including the addition of illumination;

d) be repaired, except if such repair brings the sign into conformance with this ordinance, if such repair involves any of the following:

(1) expense which exceeds fifty (50) percent of the sign's appraised value as determined by the designated municipal official;

(2) necessitates the replacement of both the sign frame and sign panels;

(3) replacement of the signs primary support pole(s) or other support structure;

(4) for signs without framework for sign panels, requires replacement of the sign panels;

e) be replaced

f) be re-established after the activity, business, or use to which it related has been discontinued for ninety (90) days or longer;

3. Permitted Modification:

The following modifications may be permitted:

a) a change solely in the wording of the copy; and

b) routine repair to maintain the sign in a safe and aesthetic condition exactly as it existed at the time of the enactment of this amendment.

4. Elimination of Nonconforming Signs

The municipality may acquire by purchase, condemnation, or by other means any conforming sign which it deems necessary to preserve the health, safety, and welfare of the community's residents.

I. Variances

The Zoning Board of Appeals of the respective communities shall have authority to vary the restrictions relating to the ARC District upon finding that a genuine hardship exists and that the strict application of this Article would place the applicant at a substantial and significant disadvantage with respect to other signs controlled by the Article. Comparisons to existing nonconforming signs shall not be considered by the ZBA.

Additional Requirements

All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below as a reference guide:

A. Article 3 General Provisions
B. Article 5 Parking and Loading
C. Article 8 Special Land Use
D. Article 12 R-3 Multiple Family Residential
E. Article 14 C-1 General Business District
PB Professional Business District
F. Article 21 Site Plan Review and Approval

AGENDA 10-24-11
ITEM L-8

ARTICLE XV (D)

BAKER ROAD CORRIDOR OVERLAY DISTRICT

Section 15(D).01 STATEMENT OF PURPOSE

The Baker Road Corridor Overlay District (BRC District) is intended to promote and foster new development and redevelopment in accordance with the "Baker Road Corridor" goals and objectives as described in the Village of Dexter Master Plan. It is recognized that this special mixed-use area is considered a gateway into the Village Center. As a gateway into the Village Center, the overlay district is established in order to provide for the following:

A. The development of unified design elements within the corridor reflecting it's pedestrian scale. Design elements shall promote the continuation of the downtown streetscape theme.

B. New development within the corridor shall be done in a way that provides improved access management, i.e. minimize curb cuts along Baker Road and to promote shared access drives. New parking shall be developed in a flexible manner to allow shared parking between businesses, where possible.

C. Improved pedestrian access and nonmotorized transportation. Due to the mixed-use nature of this corridor and close proximity to residential areas, new development within the overlay district must provide continuous pedestrian access along Baker Road. Pedestrian access from Baker Road extending east and west into the residential areas must be provided, when possible.

D. A mixed-use corridor to compliment the core downtown area of the Village. Uses are permitted or special as found in the underlying Zoning Districts.

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Section 15(D).02 ARCHITECTURAL STANDARDS

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. . . . SCHEDULE OF REGULATIONS¶
¶
New building setback a maximum of 15 feet from the Baker Road future R.O.W. as identified in the Village future R.O.W. map.¶
¶
Section 15(D).03 . LANDSCAPING, SCREENING AND BUFFERING¶
¶
Landscaping for any development shall meet the provisions of Article 6 – Landscaping Standards of this ordinance.
¶
Required Greenbelt along Street Frontage: A ten (10) to fifteen (15) foot wide greenbelt shall be planted along each public street right-of-way between the curb and the sidewalk including the equivalent of one (1) canopy tree, rounded upward, for every forty (40) linear feet of frontage. All greenbelt trees shall be uniformly spaced to create a tree lined corridor. The remaining greenbelt shall include only living materials with the exception of permitted driveways, signs, and utilities.¶
¶
Section 15(D).04 .

The architectural standards contained in this section are intended to integrate the BRC District into the existing fabric of the Village, contributing to the cohesive historic identity of Dexter. All proposed development within the BRC District shall visually relate to the majority of buildings in the Central Business District and the Village Commercial District . However, because of the planned lower density of development along the corridor, structures shall possess architectural quality and variety to establish its own identity and create a positive image for the Village's BRC District.

The architectural character of buildings shall portray a high quality image. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among projects in order to establish a clear, unified image throughout the community.

Architecture (where adjacent to pedestrian walks and paths) should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale, show attention to detail, and materials and colors should relate to the natural features of the region.

Development in the district, including new buildings, additions and renovations, shall be designed to preserve or complement the intended design character of corridor development, provide visual harmony between old and new buildings, and protect the investment of adjacent landowners. These structures shall be reviewed by the Planning Commission under the following criteria:

A. **Building Orientation:** The intent of the BRC is to contribute to the desirability of pedestrian activity within the Baker Road area and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale described in this section. The following shall be considered:

   1. Buildings shall front towards and have at least one (1) pedestrian entrance facing onto the public street. The Planning Commission may permit buildings which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face the public street.

   2. Blank walls may not face a public street and buildings must have windows and architectural features commonly associated with the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.

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3. All buildings shall have at least 70 percent of their 1st floor façade on the street-facing sidewalk as non-reflective. The use of highly reflective, mirror type glass is prohibited.

B. **Building Scale:**

1. Building facades shall be subdivided, through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings. The predominating surface plane of all building walls over forty (40) feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.

2. The height to width ratio of these subdivided facades of single story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two story buildings shall not exceed 1:1.

3. Design Standards.

a) Building articulation shall be accomplished through combinations of the following techniques:

1) Façade modulation. Stepping portions of the façade to create shadow lines and changes ion volumetric spaces,
2) Use of engaged columns or other expressions of the structural system.
3) Horizontal and vertical divisions. Use of textures and materials, combined with façade modulation.
4) Dividing facades into storefronts with visually separate display windows.
5) Providing projections such as balconies, cornices, covered entrances, pergolas, arcades, and colonnades.
6) Variations in the rooflines by use of dormers windows, overhangs, arches, stepped roofs, gables and other similar devices.

C. **Building Materials and Design:** The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor. This shall be accomplished by the following:

1. Variety in building design shall be provided by architectural features, details and ornaments such as archways, colonnades, towers, and cornices

2. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place. Entrances shall be designed with one or more of the following:
a) Canopy, overhang or arch above the entrance (pillars & columns),

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b) Recesses or projections in the building façade surrounding the entrance,
c) Peaked roof or raised parapet structures over the door,
d) Windows surrounding the entrance.

3. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal. Design, color and materials shall be compatible with the building to which it is attached.

4. Roof shape and materials shall be architecturally compatible with the District and enhance the predominant streetscape. Consideration should be given to surrounding buildings when determining roof shape.

5. Exterior building materials and treatment shall maintain a consistent overall appearance within the BRC. Any individual side of a principal building, at least eighty percent (80%) of the facade shall be constructed of, or covered with, one or more of the following materials:

   a) Brick: smooth, hard, uniform, red, dark-red, or brown brick

   b) Cut stone: carved and smooth finish stone

   c) Siding: Natural wood and/or Cement-based Artificial wood siding

   d) Glass windows and/or doors: non-reflective, clear or slightly tinted

   e) Other materials similar to the above as determined by the Planning Commission.

6. The use of EIFS (Exterior Insulation Finishing System) shall be limited to vertically sloped architectural elements only and shall be limited to no more than 5% of each exterior building elevation.

7. Building Materials and Colors.

   1) "Full veneer" brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials.

   2) The percentage of high quality materials to be used on the building's exterior walls (i.e. brick veneer, quarried stone, glass, precast concrete) shall be at least 80%.

   3) Basic materials shall include, but not be limited to the following materials:
      i. Preferred Building Materials
         1. Quarried Stone

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2. Cultured Stone
3. Full veneer brick
4. Composite lap siding
5. Architectural concrete (with recessed panels and reveal lines)
6. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc.)
7. Architectural metals and standing seam metal roofing
8. Dimensional Shingles

ii. Preferred Accent Materials
1. Precast concrete, cast stone, natural stone accents
2. Glass accents.

iii. Prohibited Materials
1. Plain, flat faced CMU block (painted CMU).
2. Brick tiles
3. Metal walls
4. EIFS (if used no more than 5% permitted and must be used as an accent.

8 The applicant shall provide a schedule indicating percentage of façade materials totaling 100% and the applicant shall provide a sample board to the Planning Commission. Architectural Design and Building Character.

D. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these design standards. Building architecture that does not comply will not be approved by the Village of Dexter.

2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states.

3. Large retail establishments (i.e. Big Boxes, where possible, are encouraged to provide multiple entrances as they, reduce walking distance to cars, facilitate pedestrian and bicycle access from public sidewalks, provide convenience where certain entrances offer access to individual stores or identified departments of a store, mitigate the effect of unbroken walls and neglected areas that often characterize building facades that face other properties

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¶
A. . BRC District uses shall provide parking and loading in accordance with the provisions set forth in Article 5. Flexibility is numerical parking requirements may be recommended by the Planning Commission. The Planning Commission may also recommend that parking be land-banked for future use to reduce the amount of impervious surface on the site. ¶
¶
B. . Off street parking shall be located in the side or rear yard and in no case shall be located in the required front yard. On lots where parking requirements can not be met in the side and rear yards, the Planning Commission may permit off street parking in a portion of the non-required front yard. This includes situations where multiple buildings are located on a single parcel.¶
¶
C. . Shared parking is encouraged. Where shared parking is proposed, a draft parking easement shall be provided to the Village during site plan review. ¶
¶
D. . Landscaping areas should be sufficiently large to provide stormwater management. Curbs separating landscaping areas from parking areas may allow stormwater runoff to pass through them. Curbs may be perforated or have gaps of breaks.¶
¶
E. . Where off street parking is visible from the public right-of-way, screening shall be provided within the required greenbelt area between the parking lot and the public right-of-way and shall be accompanied by one of the following options:¶
¶
¶
Parking Area Screening¶
Options ... [1]

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Section 15(D).05 PARKING REQUIREMENTS

A. BRC District uses shall provide parking and loading in accordance with the provisions set forth in Article 5. Flexibility is numerical parking requirements may be recommended by the Planning Commission. The Planning Commission may also recommend that parking be land-banked for future use to reduce the amount of impervious surface on the site.

B. Off street parking shall be located in the side or rear yard and in no case shall be located in the required front yard. On lots where parking requirements can not be met in the side and rear yards, the Planning Commission may permit off street parking in a portion of the non-required front yard. This includes situations where multiple buildings are located on a single parcel.

C. Shared parking is encouraged. Where shared parking is proposed, a draft parking easement shall be provided to the Village during site plan review.

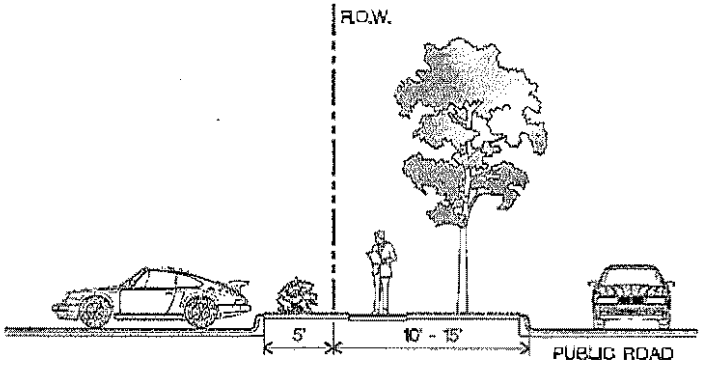
D. Landscaping areas should be sufficiently large to provide stormwater management. Curbs separating landscaping areas from parking areas may allow stormwater runoff to pass through them. Curbs may be perforated or have gaps of breaks.

E. Where off street parking is visible from the public right-of-way, screening shall be provided within the required greenbelt area between the parking lot and the public right-of-way and shall be accompanied by one of the following options:

Parking Area Screening Options	Minimum Buffer Dimensions (in feet)	Minimum Landscaping Requirements
Landscape strip	5	10 shrubs per 30 feet*
3 foot high decorative metal fence	5	5 shrubs per 30 feet*
3 foot high wall	5	5 shrubs per 30 feet*

* Deviations from requirements may be recommended by the Planning Commission if native landscaping is used.

1. A minimum five (5) foot buffer area between the off-street parking and/or vehicular use area and the street right-of-way line to include plantings of at least ten (10) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.



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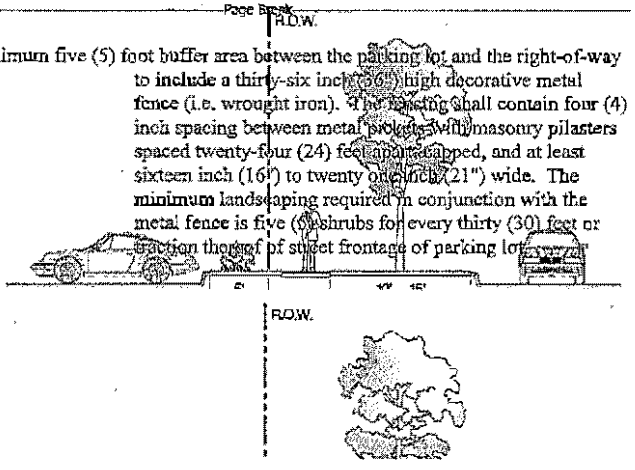
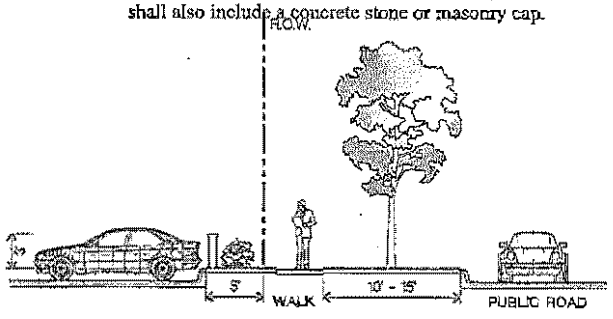
2. A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36") high decorative metal fence (i.e. wrought iron). The fencing shall contain four (4) inch spacing between metal pickets with masonry pilasters spaced twenty-four (24) feet apart, capped, and at least sixteen inch (16") to twenty one inch (21") wide. The minimum landscaping required in conjunction with the metal fence is five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.



ALL DELETED INFO

3. A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36") high masonry screening wall in conjunction with the minimum landscaping requirement of five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of the parking lot. The wall shall be constructed of brick or masonry block and shall also include a concrete stone or masonry cap.



Section 15(D).07 ACCESS MANAGEMENT

The purpose of access management standards is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system; while providing property owners with reasonable, through not always direct, access. The standards are specifically designed for streets whose primary function is the movement of through traffic, as opposed to local streets whose primary function is access to adjacent properties.

A. Commercial Driveway Definition: For the purposes of this Section, a commercial driveway is defined as any vehicular access except those serving one (1) or two (2) dwelling units, or serving just an essential public service structure.

B. Application of Standards: The standards of this section shall be applied to the Baker Road Corridor Overlay Zoning District.

1. The access standards contained herein shall be required in addition to, and where permissible shall supersede the requirements of the Washtenaw Road Commissioner..

2. The standards contained in this section shall apply to all uses, except permitted single-family and two-family dwelling units.

3. For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situation, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates all of the following apply:

a) Size of the parcel is insufficient to meet the dimensional standards.

b) The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.

c) The use will generate less than five-hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Trip Generation Institute of Transportation Engineers.

d) There is no other reasonable means of access.

C. General Standards for Driveway Location: Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade to be determined at engineering review.

1. Driveways, including the radii or tapered approach but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage, unless otherwise approved by the Village Engineer and upon written certification (such as an easement) from the adjacent property owner agreeing to such encroachment.

D. Standards for the Number of Commercial Driveways: The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles, while preserving traffic operations and safety along the public roadway. A single means of direct access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway. Where it is not possible to provide shared access, this access may be by a single commercial driveway. Additional commercial driveways may be permitted at the discretion of the Planning Commission only under one of the following circumstances:

1. One (1) additional commercial driveway may be allowed for properties with a continuous frontage of over three hundred (300) feet, and one (1) additional driveway for each additional three hundred (300) feet of frontage.

2. Two one-way commercial driveways may be permitted along a frontage of at least one hundred twenty five (125) feet, provided the driveways do not interfere with operations at other driveways or along the street.

3. Additional commercial driveways may be justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.

E. Driveway Spacing Standards: Between driveways: The minimum spacing between two commercial driveways on the same side of the road shall be based upon posted speed limits along the parcel frontage. The minimum spacing indicated below are measured from centerline to centerline of the driveway.

Posted Speed	Minimum Driveway
25	125
30	155
35	185

1. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.

2. Offsets: To reduce left-turn conflicts, new commercial driveways should be aligned with driveways or streets on the opposite side of the roadway where possible. If alignment is not possible, driveways should be offset a minimum of two hundred fifty (250) feet along Baker Road and one hundred fifty (150) feet along other roadways. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways, or sight distance limitations.

3. Spacing from intersections: Minimum spacing requirements between a proposed full movement or channelized commercial driveway and an intersection either adjacent or on the opposite side of the street may be set on a case-by-case basis by the Planning Commission during site plan review. In no instance shall

the spacing distance be less than the distances listed in the following table. The following measurements are from the near edge of the proposed driveway, measured at the throat perpendicular to the street, to the near lane edge of the intersecting street or pavement edge for uncurbed sections. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.

MINIMUM COMMERCIAL DRIVEWAY SPACING FROM STREET INTERSECTIONS

Location of Driveway	Minimum Spacing for a	Minimum Spacing for a
Along Baker Road	200 feet	125 feet

F. Commercial Driveway Design: All commercial driveways shall be designed according to the Village of Dexter Engineering Standards or Washtenaw County Road Commission, as appropriate.

1. For high traffic generators, or for commercial driveways along roadways experiencing or expected to experience congestion, the Planning Commission may require two clearly marked egress lanes.

2. Where a boulevard entrance is desired by the applicant or Planning Commission, a fully curbed island shall separate the ingress and egress lanes. The radii forming the edges on this island shall be designed to accommodate the largest vehicle that will normally use the driveway. The minimum area of the island shall be one-hundred-eighty (180) square feet. The Planning Commission may require landscaping on the section outside the public right-of-way. Such landscaping shall be tolerant of roadway conditions.

3. All commercial driveways shall provide an unobstructed clear vision of ten (10) feet in a triangular area measured ten (10) feet back from the point of intersection of the driveway edge and the street right-of-way.

4. The edge of commercial driveways shall be setback at least four (4) feet from the side or rear property line. This setback is intended to help control storm water runoff, and permit snow storage on site, and provide adequate area for any necessary on-site landscaping.

G. Shared Driveways: The use of shared driveways in conjunction with driveway spacing, is intended to preserve traffic flow along major thoroughfares and minimize traffic conflicts, while retaining reasonable access to the property. Where noted above, or where the Planning Commission determines that reducing the number of access points may have a beneficial impact on traffic operations and safety while preserving the property owner's right to reasonable access, access from a side street or a shared driveway connecting two or more properties or uses may be required in the following cases:

1. Where the driveway spacing standards of this section can not be met.

2. When the driveway could potentially interfere with traffic operations at an existing or potential traffic signal location.

3. Where there is congestion or a relatively high number of accidents.

4. Where the property frontage has limited sight distance.

5. Where the fire department recommends a second means of emergency access.

6. Where the access is serving properties within the same zoning district or the uses are determined by the Planning Commission to be compatible such as commercial to professional business uses or single family to multiple family development.

7. Where an access agreement between all property owners involved is provided to the Village for review.

H. Modification of Standards for Special Situations: The Planning Commission shall have the authority to modify the standards of this section upon consideration of the following:

1. The standards of this section would prevent reasonable access to the site.

2. Access via a shared driveway is not possible due to the presence of existing buildings or topographic conditions.

3. Roadway improvements (such as the addition of a traffic signal, a center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.

4. The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.

5. The proposed location and design is supported by the Village Engineer as an acceptable design under the existing site conditions. The Planning Commission may also request the applicant provide a traffic impact study to support the requested access design.

6. The modification shall be of the minimum amount necessary, but in no case shall spacing to another full-access driveway be less than sixty (60) feet, measured centerline to centerline.

7. Where there is a change in use or expansion at a site that does not comply with standards herein, the Planning Commission shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards herein to the extent practical.

SECTION 15(D).08 SIGNS

Signs shall be permitted in conformance with Article 7 of this ordinance. Signs are encouraged to conform to the historic small town character. Channel letter signage and internally illuminated signage is discouraged.

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	25	50%	700
Multiple Family Dwellings	9,800 sq. ft.	–	2.5	35	15	10	20	25	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	50 for 1 story; 80 for over 1 story	30	–
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.

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AGENDA 10-24-11
ITEM C-9

Article XX
SCHEDULE OF REGULATIONS

Deleted: Section Break (Continuous)

Section 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - NON-RESIDENTIAL										
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	2 acre	200	2.5	35	25	10	20	25 (2)	--	--
VC Village Commercial (See Note 6)	--	--	3.0	45	15 max.	5	10	10 ft.	80%	See Note 1--
CBD Central Business District (See Note 6)	--	--	3.0max and 2.0 min.	45	1 max.--	--	--	--	100%	See Note 1--
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	--

Deleted: 10,000

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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 2 3 or more	3,630 4,840 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.

AGENDA 10-24-11

ITEM C-10

VILLAGE OF DEXTER

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: October 24, 2011
Re: Industrial Facilities Tax Exemption
Dapco Industries

Included for your review is a copy of Dapco Industries application for an Industrial Facilities Tax Exemption Certificate. Also provided is a copy of the evaluation form used to determine the number of years the abatement can be in effect.

Council is being asked to set a public hearing for November 28, 2011 for Dapco Industries for an Industrial Facilities Tax Exemption Application. The applicant requests a 50% abatement of Real and Personal Property Taxes over a 12 year period on $879,180 in Real Property and $1,286,790 on Personal Property invested at 2355 Bishop Circle West, Dexter Business and Research Park. The project consists of an 8,500 SF addition which will house all numerically controlled screw machines and allow Dapco to consolidate all screw machines into one area within the plant and purchase 2 additional machines.

This abatement will reduce Dapco Industries tax liability approximately $23,000 per year. Of this amount the Village will forgo approximately $7,000 per year. This estimate is high, because the Personal Property will depreciate over the 12 year period and reduce their tax liability.

"Note: In the summary for QED's IFT that appeared on the October 10, 2012 packet and is set for a public hearing at the November 14th meeting; the tax liability reported should have been half. QED's tax liability will reduce by approximately $10,000 per year. Of this amount the Village will forgo approximately $3,000 per year."

The goal of this program is to get the Village 50% of the tax revenue that we wouldn't have gotten but for the abatement and 100% of the tax revenue after the abatement ends. The Village will receive approximately $7,000 in new taxes from this investment. The Village also wins in terms of the commitment to retain employees and hire 10 new employees in the Industrial Park, supporting other businesses in Dexter.

Michigan Department of Treasury
1012 (Rev. 5-07)

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-3272.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▶ Date received by Local Unit 10-10-2011
STC Use Only	
▶ Application Number	▶ Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) Dapco Industries	▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3451	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 2500 Bishop Circle	▶ 1d. City/Township/Village (indicate which) Village of Dexter	▶ 1e. County Washtenaw
▶ 2. Type of Approval Requested ☒ New (Sec. 2(4)) ☐ Transfer (1 copy only) ☐ Speculative Building (Sec. 3(8)) ☐ Rehabilitation (Sec. 3(1)) ☐ Research and Development (Sec. 2(9))	▶ 3a. School District where facility is located Dexter	▶ 3b. School Code 81050
	4. Amount of years requested for exemption (1-12 Years) 12	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

8,500 SF addition (10% of current building) to the west end of the current plant. Addition will house all DAPCO CNC (numerically controlled screw machines) machines and allow Dapco to consolidate all screw machines into one area within the plant and purchase 2 additional CNC's. This will upgrade a 23 year old building.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▶ $879,180.00 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ $1,286,790.00 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	▶ $2,165,970.00 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶	5/28/11	4/30/12	▶ ☒ Owned ☐ Leased
Personal Property Improvements ▶	5/28/11	4/30/12	▶ ☒ Owned ☐ Leased

▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. 147	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. 10

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) _____

b. TV of Personal Property (excluding inventory) _____

c. Total TV _____

▶ 12a. Check the type of District the facility is located in:

☒ Industrial Development District ☐ Plant Rehabilitation District

▶ 12b. Date district was established by local government unit (contact local unit)	▶ 12c. Is this application for a speculative building (Sec. 3(8))? ☐ Yes ☒ No

P220

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has compiled or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name	13b. Telephone Number	13c. Fax Number	13d. E-mail Address
Valerie Christofferson	(734) 527-9141	(734) 761-9062	Valerie@AnnArborUSA.org
14a. Name of Contact Person	14b. Telephone Number	14c. Fax Number	14d. E-mail Address
Roland Leeds	(734) 726-1120	(734) 426-2622	rleeds@dapcoind.com
▶ 15a. Name of Company Officer (No Authorized Agents)			
Roland Leeds, Vice President, CFO			
15b. Signature of Company Officer (No Authorized Agents)		15c. Fax Number	15d. Date
		(734) 426-2622	10-10-11
▶ 15e. Mailing Address (Street, City, State, ZIP Code)		15f. Telephone Number	15g. E-mail Address
2500 Bishop Circle East, Dexter, MI 48130		(734) 726-1120	rleeds@dapcoind.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit

☐ Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12)

After Completion ☐ Yes ☐ No

☐ Denied (Include Resolution Denying)

16a. Documents Required to be on file with the Local Unit

Check or Indicate N/A if Not Applicable

- ☐ 1. Notice to the public prior to hearing establishing a district.
- ☐ 2. Notice to taxing authorities of opportunity for a hearing.
- ☐ 3. List of taxing authorities notified for district and application action.
- ☐ 4. Lease Agreement showing applicants tax liability.

16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:

Check or Indicate N/A if Not Applicable

- ☐ 1. Original Application plus attachments, and one complete copy
- ☐ 2. Resolution establishing district
- ☐ 3. Resolution approving/denying application.
- ☐ 4. Letter of Agreement (Signed by local unit and applicant)
- ☐ 5. Affidavit of Fees (Signed by local unit and applicant)
- ☐ 6. Building Permit for real improvements if project has already begun
- ☐ 7. Equipment List with dates of beginning of installation
- ☐ 8. Form 3222 (if applicable)
- ☐ 9. Speculative building resolution and affidavits (if applicable)

16c. LUCI Code	16d. School Code
17. Name of Local Government Body	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909-7971

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

INFORMATION FOR TAX ABATEMENT
Dexter Automatic Products Company
(Trade Name is Dapco Industries)

NEW MACHINERY AND EQUIPMENT

	Equipment	Cost	Date Installed
1	CNC Swiss Turn Tsugama SS26	249,900	05/28/2011
2	Model # RAN-6A 1" Serial # B-2367ON No Machine #	14,500	05/31/2011
3	Label printer for shipping	2,511	06/30/2011
4	Polygon Box for SM35 P/N 4643 for H6	12,740	06/30/2011
5	Focus L28 Automatic Floor Scrubber	11,024	07/12/2011
6	Assembly of cartridge valves for HydroGear	19,917	07/15/2011
7	Edge 700 Phone System	27,012	08/04/2011
8	2011 CNC Mill in Toolroom	18,815	08/22/2011
9	2011 Bridgeport Mill in Toolroom	7,685	08/22/2011
10	2011 Jet Band Saw in Toolroom	1,000	08/22/2011
11	Trane 25 Ton Chiller	54,300	08/31/2011
12	Filter Mist for Sharp CNC & Viper TR Cell	2,500	08/31/2011
13	Drill machine for Davco PN 5523	11,235	09/09/2011
14	High Pressure Oil Pump for Hydromat	3,850	09/27/2011
15	Brazing Furnace	214,704	09/30/2011
16	Remaining Costs for Brazing Oven	135,296	12/01/2011
	Equipment Purchases in 2011	786,990	
17	CNC Swiss Turn Tsugama SS26 - Proposed	249,900	03/31/2012
18	CNC Swiss Turn Tsugama SS26 - Proposed	249,900	04/30/2012
	Proposed for 2012	499,800	
	Total Equipment	**1,286,790**	
19	Venting to Warm Factory with Comp. Rm Heat Discharge	10,625	05/31/2011
20	Upgrade Shipping/Receiving Area	32,750	06/10/2011
21	Plant Bathrooms Renovation	32,504	06/23/2011
22	Energy efficient lighting upgrade	43,485	07/21/2011
23	Outside Break and Luncheon Area Enhancements	1,594	08/31/2011
	Additions/Enhancements to Building	120,958	
	Proposed Building (preliminary cost estimate)	758,222	04/30/2012
	Total Spending on Building/Leasehold Improvements	**879,180**	
	Total of Current and Proposed	**2,165,970**	

DAPCO Industries

Legal Description

2500 Bishop Circle East, Village of Dexter, Michigan

Parcel No. HD-08-07-125-001

LOTS 1, 2, 3, & 16 DEXTER BUSINESS AND RESEARCH PARK. PT NW 1/4 SEC 8, T2S-R5E, 9.80 AC.

Parcel No. HD-08-08-240-001

LOTS 1, 2, 3, & 16 DEXTER BUSINESS AND RESEARCH PARK PT NW 1/4 SEC 8, T2S-R5E, 9.80 AC.

Parcel No. HD-08-99-000-200

IFT EXEMPTION CERT #88-609 LOTS 1, 2, 3, & 16 DEXTER BUSINESS AND RESEARCH PARK PT NW 1/4 SEC 8, T2S-R5E, 9.80 AC.

VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
PERSONAL PROPERTY

SECTION 1. INVESTMENT

A. Personal Property

1 Equipment Cost of machinery and equipment: $
Cost of furniture & fixtures: $
Total: $ 1,286,790

Add (1) point for each $20,000 of the first $1,000,000 in personal property investment.
50
(Max 50)

Add (1) point for each $160,000 of the remaining personal property investment.
2
(Max 25)

Total Section 1 Points 52
(Max 75)

SECTION 2. EMPLOYMENT

A. Jobs

1 Number of Jobs retained 147 X 0.5 = 25
(Max 25)

2 Number of New Jobs 10 X 0.5 = 5
(Max 25)

Total Section 2 Points 25
(Max 25)

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VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
PERSONAL PROPERTY

SECTION 3. COMMITMENT TO COMMUNITY

For businesses with existing operations in the Village OR Dexter school district the following BONUS points will be awarded

How long has the company had ongoing operations in the Village or School District?

Village _____ Months
Dexter School District _____ Months

More than 12 years

A. Time in Community

	Village	**School District**
For 6 to 36 months add:	2.50	1.20
For 37 to 96 months add:	5.00	2.40
For 97 to 144 months add:	7.50	3.60
For 145 or more months add:	10.00	5.00

Total Section 3 Points 10
(Max 10)

SECTION 4. COST TO COMMUNITY

A. 1 Added infrastructure costs directly necessitated by this development (including engineering): $ Ø

If the cost to community is zero then skip this section.
If there are community costs use the following calculation to determine the number of points to subtract.

Total Project Cost: $ _____
Total Community Cost $ _____ = Ø

a. 100 or greater, subtract ZERO points for each point decline below 100.
b. 99 to 50, subtract 0.2 points for each point decline below 100.
c. 49 to 30, subtract 0.42 points for each point decline below 100.
d. 29 to 1, subtract 1.0 point for each point decline below 100.

Total Section 4 Points Ø
(Max -100)

Total Application Points 87
(Max 110)

VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY

Company:

SECTION 1. REAL PROPERTY INVESTMENT

A. Real Property

1 Land

If the land was purchased from the Village at a discount
What was the discount per acre? $ Ø

Subtract (1) point for each $1,000 discount (per acre) below established price per acre. Ø (Negative)

2 Building

If the building was purchased from the Village at a discount,
What was the discount? $ Ø

Subtract (1) point for each $1000 discount below established price Ø (Negative)

3 Building and Site Improvements

Cost of land improvements: $
Cost of building improvements: $
Total $ 879,180

Add (1) point for each $33,000 of the first $1,000,000 in real property investment. 27 (Max 30)

Add (1) point for each $57,000 of the remaining real property investment. Ø (Max 35)

Total Section 1 Points 27 (Max 65)

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VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY

Company:

SECTION 2. EMPLOYMENT

A. Jobs

1	Number of Jobs retained	147	**X**	**0.5** =	25 (Max 25)
2	Number of New Jobs	10	**X**	**0.5** =	5 (Max 25)

Total Section 2 Points 25 (Max 25)

SECTION 3. AESTHETIC & PRACTICAL FEATURES

A. The Dexter Village Planning Commission will evaluate the approved final site plan for aesthetic and practical features and award points based on the scale below

Exemplary (2) points Well Designed (1) point Adequate (0) points

Building architecture & site compatibility	1
Building exterior construction materials	1
Landscaping & screening	1
Exterior lighting & identification	1
Traffic flow, safety & efficiency	1

Total Section 3 Points 5 (Max 10)

VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY

Company:

SECTION 3. COMMITMENT TO COMMUNITY

For businesses with existing operations in the Village OR Dexter school district the following BONUS points will be awarded

How long has the company had ongoing operations in the Village or School District?

Village _____ Months
Dexter School District _____ Months

More than 12 years

A. Time in Community	Village	School District
For 6 to 36 months add:	2.50	1.20
For 37 to 96 months add:	5.00	2.40
For 97 to 144 months add:	7.50	3.60
For 145 or more months add:	10.00	5.00

Total Section 3 Points 10
(Max 10)

SECTION 4. COST TO COMMUNITY

A. 1 Added infrastructure costs directly necessitated by this development (including engineering): $ Ø

If the cost to community is zero then skip this section.
If there are community costs use the following calculation to determine the number of points to subtract.

Total Project Cost: $ _____
Total Community Cost $ _____ = Ø

a. 100 or greater, subtract ZERO points for each point decline below 100.
b. 99 to 50, subtract 0.2 points for each point decline below 100.
c. 49 to 30, subtract 0.42 points for each point decline below 100.
d. 29 to 1, subtract 1.0 point for each point decline below 100.

Total Section 4 Points Ø
(Max -100)

Total Application Points 67
(Max 110)

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VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY

Company:

I understand that I have committed to remain within the Village of Dexter during the period of time for which the individual application for abatement has been approved, and that if my business relocates within this period of time, I shall pay to the affected taxing units an amount equal to those taxes it would have paid had the abatement not been in effect.
*Signature:*_____

VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM

YEARS OF TAX ABATEMENT ELIGIBLITY

Points	Years
0 - 9	0
10 - 19	1
20 - 29	2
30 - 39	3
40 - 49	4
50 - 59	5
60 - 69	6
70 - 74	7
75 - 79	8
80 - 84	9
85 - 89	10
90 - 94	11
95 - 100 +	12

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