



## **F. PUBLIC HEARINGS**

None

## **G. NON-ARRANGED PARTICIPATION**

None

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar

## **I. REPORTS**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his report as per packet. Ms. Nicholls gave the following updates in Mr. Schlaff's absence:

- There was a water main service break on Main Street between Edison and Dover over the weekend. This area is under warranty from previous work.
- Question – Is the crack sealing done? It looks like we have used much less than planned on. (Yes, it is done and we did not need as much.)
- Question – Where are we on the rehab of the aeration tank? (This is done and will now start on blowers. Plans are to be substantially done by January 1.)
- Patrick Droze reported that Concord is on site at the Border to Border Trail and there should be a refund coming from the railroad.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol answered questions and gave the following updates:

- Question – Was the request for 8054 Main Street approved by the Planning Commission? (Yes, predicated on City Council passing the air-rights easement.)
- Question - Why was the rezoning of First Street Park tabled at the Planning Commission meeting? (It was tabled to get more information.)
- The BP Gas Station downtown will be changing to a Marathon Station in the near future and will be requesting changes in signage.

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

*Washtenaw County Sheriff – October Report  
Included in the packet*

#### 4. Subcommittee Reports

*Facilities – Had a short meeting on November 6. Looking to meet possibly on November 20.*

#### 5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following updates:

- Need to make submissions to the Transportation Improvement Plan soon. We could use the Dan Hoey/Shield/Baker Road intersection project for the submission. Will try to have another stakeholder meeting before this is due.
- Question – Are all parties on board with the Dan Hoey/Shield/Baker Road intersection project? (Yes, the Washtenaw County Road Commission and the City are with the actual project and the Dexter Schools with property easements.)

#### 6. Mayor's Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- It was nice to be recognized as a 5 Star City at the eCities luncheon.
- Trout Unlimited would like to create a path going upstream on Mill Creek. Have asked them to come to the next Park & Recreation Commission meeting.
- Spoke to the Dexter Postmaster. They have a collection box to install at Meadowview. The City will need to pour a 4x4 foot concrete pad and I will reach out to Huron Farms regarding this plan.
- There is a memo included in the packet about the Dexter Area Fire Department (DAFD) budget. Some of the financial issues with the department include retiree health care, unfunded liability and equipment replacement. Suggest that we look at making changes in the payment formula to the DAFD from the City and Townships.
- Question – What is the budget year? (January 1 – December 31) How are they doing with this year's budget to date? (They do not project year to date totals with their budget.)

### **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$143,592.10
2. Consideration of: Re-Appointment of Dr. Chris Timmis to the Economic Development Corporation

Motion Fisher; support Smith to approve items 1 and 2 of the Consent Agenda.

Unanimous voice vote approval with Council Member Semifero absent.

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

None

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

1. Consideration of: Renewal of Contract with Waste Management from March 1, 2016 to February 28, 2019

Motion Tell; support Fisher to approve the renewal of the contract with Waste Management from March 1, 2016 to February 28, 2019.

Ayes: Carson, Fisher, Knight, Smith, Tell and Keough

Nays: None

Absent: Semifero

Motion carries

2. Consideration of: Purchase of Equipment from Sinclair Recreation for the Playground at Edison and Ann Arbor Street for an amount not to exceed \$33,100

Motion Fisher; support Carson to approve the purchase of equipment from Sinclair Recreation for the playground at Edison and Ann Arbor Street for an amount not to exceed \$33,100.

Ayes: Fisher, Knight, Smith, Tell, Fisher and Keough

Nays: None

Absent: Semifero

Motion carries

3. Consideration of: FY 15-16 Budget Amendments for New Bond and Construction Funds

Motion Carson; support Smith to approve the Fiscal Year 2015-2016 budget amendments for the new Bond and Construction Funds as recommended.

Ayes: Knight, Smith, Tell, Carson, Fisher and Keough

Nays: None

Absent: Semifero

Motion carries

4. Consideration of: FY 15-16 Budget Amendments

Motion Smith; support Carson to approve the Fiscal Year 2015-2016 budget amendments as recommended.

Ayes: Smith, Tell, Carson, Fisher, Knight and Keough

Nays: None

Absent: Semifero

Motion carries

5. Discussion of: Mobile Food Vending Ordinance

Ms. Nicholls spoke of the revisions made on the ordinance and will have the City Attorney review the content. A request was made from Council for another public hearing. Discussion followed.

**M. COUNCIL COMMENTS**

- Carson Disappointed that Mr. Semifero isn't here this evening and I want to think him for his service to the community.
- Knight None
- Smith None
- Jones St. Andrew's Church will hold Veteran's Day Service on November 11 at 7 PM. All are invited.
- Fisher The next time we meet in a Work Session to discuss Mr. Haeussler's proposal, we should include Mr. Schlaff in the discussion.
- Tell I too am sad that Joe Semifero isn't here this evening as I have many words to say to him.
- Semifero Absent

**N. NON-ARRANGED PARTICIPATION**

Michelle Aniol, City of Dexter Community Development Manager inquired about Council's request regarding the directive of the Parks & Recreation Commission communication with the Planning Commission and when such action should take place.

Pat Greve, Waste Management and City of Dexter resident, thanked Council for the approval of the extension of the contract with Waste Management.

**O. ADJOURNMENT**

Motion Smith; support Knight to adjourn at 8:42 PM.

Unanimous voice vote approval with Council Member Semifero absent.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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

DEXTER VILLAGE COUNCIL  
WORK SESSION  
MONDAY, NOVEMBER 26, 2015

**A. CALL TO ORDER**

The meeting was called to order at 6:03 PM by President Keough at the Dexter Senior Center at 7720 Dexter Ann Arbor Street in Dexter, Michigan. Mayor Keough read a letter dated September 9, 2015 from Jim Haeussler of Peters Building Company that led to the reasons for the discussion this evening between the City and Scio Township.

**B. ROLL CALL:** Mayor Keough

J. Carson	D. Fisher
J. Knight	J. Semifero-AB
J. Smith	R. Tell

Also attending: Supervisor Spaulding Clark, Clerk Nancy Hedberg, Treasurer Donna Palmer, and Trustee David Read from the Scio Township Board; Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/ Treasurer; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim Clerk; Tom Covert, Midwestern Consulting; Jim Haeussler, Peters Building; residents and media.

**C. DISCUSSION OF FUTURE VISION FOR THE BAKER ROAD PROPERTIES SOUTH OF THE CITY OF DEXTER BY SCIO TOWNSHIP AND CITY OF DEXTER BOARD MEMBERS**

Council Member Carson: Looking at this request as an opportunity for the possible future expansion of the Industrial Park and access to Baker Road as well as the need for a 6<sup>th</sup> Well for the City.

Council Member Knight: Would like to hear from the public about this development.

Council Member Tell: Didn't Scio Township previously have an agreement to purchase the property in question through the Land Trust? (Yes) We need to be looking at 30 or so years down the road for the City.

Mayor Keough: The goal is to see that the communication continues between the City and the Township.

**D. COMMENTS/PRESENTATION FROM PROPERTY OWNER**

Jim Haeussler of Peters Building Company and Tom Covert from Midwestern Consulting gave a presentation describing the proposed area to be developed. Questions were raised as to what other uses could be done with this property and would the township be able to provide water and sewer to the site? (No on the water/sewer as it can only go as far as Jackson Road.)

## E. CITIZEN COMMENTS

Gil Gildner of 6864 Wellington Drive, Dexter owns the lot opposite Bristol Drive. He expected that the empty field would be developed because of the road stubs. Instead, there is now a stockpile of dirt that grows every year. He stated that he would encourage appropriate development that would remove the dirt mound and he is also concerned about the issue of access through Dexter Crossing.

Libby Beall of 6936 Wellington Drive, Dexter noted that the sub-division is Dexter Crossing, not Dexter Crossings. She is also concerned about access and would encourage alternate access points to Baker Road or the Industrial Park.

Megan Ezzell of 1970 Baker Road, Dexter state that whatever is build would be in her backyard which is a woodland area. She also concerned about the access to Baker Road as there is currently a lot of traffic on Baker which makes it difficult getting out of her driveway.

Stephen Jarvis of 1970 Baker Road, Dexter inquired about the number of lots available to be build on in Dexter Crossing and is also concerned about the access to Baker Road.

Paul Cousins of 7648 Forest, Dexter stated that he believed that at one point Scio Township was contemplating building a wastewater treatment plant. He asked the Township Board members in attendance if there were any plans to develop such a plant. (No, because those discussions were driven by negotiations with the City of Ann Arbor. The Township has since signed an agreement with the Ann Arbor and the concept is off the table.) Mr. Cousins spoke of concerns with the water and sewer capacity in the City of Dexter. He then asked Mr. Haeussler if there are any plans to develop a water/sewer system such as the one in Thornton Farms. (Mr. Haeussler explained that there is a process to develop such a treatment plant, but this is not their first option. It begins with requesting annexation and determining if Dexter has the capacity. Next is testing the soil. Then they would need to pull permits to develop the plant. It is feasible, but not preferable.) Previously when the Harvest Valley project came up, there was discussion about whether that type of growth was sustainable. If growth is not considered, we will be landlocked and future development is limited to redevelopment. A study needs to be done about future growth and future tax revenues. He is not in favor of wild growth.

Mary-Ellen Miller of 7654 Forest, Dexter inquired about parcel H-08-07-400-020 becoming a part of Scio Preserve. (The land was not purchased when the other properties were purchased due to soil issues.) She inquired about the yellow lines around the Industrial Park. (They show parcel boundaries.) She also inquired as to what the Township sees as developing along Baker Road and that she does not want to see commercial development as it could kill downtown Dexter businesses.

Zach Michaels of 3325 Dover, Dexter spoke of recently going door-to-door when campaigning and he heard many different opinions about this project, such as the desire to preserve the farmland. He did not feel that this was realistic. He is concerned about low density because it costs more for municipal services in the long run. He would prefer more density and mixed use. He is interested in the street design, whether it is traditional curved streets versus new urbanism. He also does not want Scio Township to feel like they are losing a leg, but a win/win situation for both.

**F. BOARD AND COUNCIL COMMENTS**

Council Member Carson: Is there a next step? (One of the two Boards would have to show interest.)

Mayor Keough: The City has done a good job of managing growth. Look to place this on the Council agenda after the Holidays.

**G. ADJOURNMENT**

Adjourned at 7:15 PM

Respectfully submitted,

Carol J. Jones  
Interim Clerk, Village of Dexter

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

## Meeting Calendar

Board	Date	Time	Location	Website	City Representative
Dexter Area Fire Board	11/19/2015	6:00 p.m.	Dexter Township Hall	<a href="http://dexterareafire.org/">http://dexterareafire.org/</a>	Shawn Keough/Jim Carson
Dexter Downtown Development Authority	11/19/2015	7:30 a.m.	Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	Shawn Keough
Healthy Community Steering Committee	11/19/2015	9:00 a.m.	Chelsea Hospital - White Oak Room		Julie Knight
City Facility Committee	11/20/2015	8:30 a.m.	City Offices	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	
Dexter City Council	11/23/2015	7:30 p.m.	Dexter Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	
Western Washtenaw Area Value Express	11/24/2015	8:15 a.m.	Chelsea Community Hospital	<a href="http://www.ridethewavebus.org/">http://www.ridethewavebus.org/</a>	Jim Carson
Dexter City Arts, Culture & Heritage Committee	12/1/2015	7:00 p.m.	Dexter Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	Donna Fisher
Washtenaw Area Transportation Study-Technical	12/2/2015	9:30 a.m.	Road Commission Offices	<a href="http://www.miwats.org/">http://www.miwats.org/</a>	Rhett Gronevelt
City Parks and Recreation Public Input Session	12/3/2015	6:30 p.m.	Dexter District Library	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	
Dexter Area Historical Society Board	12/3/2015	7:00 p.m.	Dexter Area Historical Museum	<a href="http://www.dextermuseum.org/">http://www.dextermuseum.org/</a>	
City Facility Committee	12/4/2015	9:00 a.m.	City Offices	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	
Dexter District Library Board	12/7/2015	7:00 p.m.	Dexter District Library	<a href="http://www.dexter.lib.mi.us/">http://www.dexter.lib.mi.us/</a>	Pat Cousins
Dexter City Planning Commission	12/7/2015	7:00 p.m.	Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	Jim Smith
5H - Dexter Coalition	12/8/2015	5:30 p.m.	Dexter Wellness Center		Becky Murillo
Dexter Area Chamber of Commerce	12/9/2015	8:15 a.m.	Copeland Board Room	<a href="http://www.dexterchamber.org/">http://www.dexterchamber.org/</a>	Donna Fisher
Gateway Initiative (Big 400)	12/11/2015	9:30 a.m.	Waterloo Recreation Area		Paul Cousins, Carol Jones
Dexter City Council	12/14/2015	7:30 p.m.	Dexter Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	

**Due to the possibility of cancellations, please verify the meeting date with the listed website or City representative**

---

PAGE LEFT INTENTIONALLY BLANK

---

2015 Sign Requests

	Name of Group	Dates	Number Approved	Approval Date	Locations		Name of Group	Dates	Number Approved	Approval Date	Locations
<b>January</b>	Dexter Senior Ctr-Winter Market	signs out week of 1/10 & 1/24	3-18X24 / 2-2X4*	11/3/2014	1,2,4,5,44	<b>July</b>	St Andrews-Blood Drive	7/13-7/20	1-2X3'	4/1/2015	8, 22
	Friends of the Dexter Library	1/10	5 X 18 X 24	6/25/2014	1,4,17,19,51		St. Joseph-Flea Market	7/2-7/11	5 X 18 X 24	4/23/2015	1,2,4,5,44
	Dexter KofC Ladies Auxiliary	1/27-2/9	5 X 18 X 24	1/14/2015	1,2,4,5,10		St. Joseph-Festival	7/12-7/19	5 - 18 X 24	4/23/2015	1,2,4,5,44
	Dexter KofC Quarter Mania	1/14-1/22	5 X 18 X 24	1/14/2015	1,2,4,5,44		Dexter Wellness-Well walks	7/4-7/12	5 - 18 X 24	5/14/2015	1,2,4,5,44
	DHS Drama Club-Grease	1/23-2/8	5 X 18 X 24	1/23/2015	1,2,4,5,44		Family Fun Day Spendthrift Trust	6/28-7/12	5 - 18 X 24	6/8/2015	1,2,3,4,10
	St Andrews-Monthly dinner	1/30-2/5	1-2' X 3'	1/27/2015	8		Dexter Youth Football	7/17-7/31	5 - 18 X 24	6/23/2015	1,2,4,5,44
<b>February</b>	Dexter Senior Ctr-Winter Market	signs out week of 2/7 & 2/21	3-18X24 / 2-2X4*	11/3/2014	1,2,4,5,44	Dexter Youth Football-Golf Outing	7/1-7/11	5 - 18 X 24	6/23/2015	1,2,4,5,44	
	Dexter Comm. Band-Concerts	2/20-3/2	2 - 2' X 3'	10/1/2001	5 & 10	Dexter Soccer Club-"kickin it with the girls"	7/20-8/3	5 - 18 X 24	7/8/2015	1,2,4,5,44	
	Friends of the Dexter Library	2/7	5 X 18 X 24	6/25/2014	1,4,17,19,51	St. Andrews-Ice Cream Social	7/23-8/7	5- 18 X 24	6/8/2015	1,2,4,5,44	
	Dexter KofC Ladies Auxiliary	1/27-2/9	5 X 18 X 24	1/14/2015	1,2,4,5,10	St. James/Chicken BBQ Dexter Daze	8/8-8/15	2-18 X 24 and 1-24 X 24	7/15/2015	1,4,5	
	DHS Drama Club-Grease	1/23-2/8	5 X 18 X 24	1/23/2015	1,2,4,5,44	Dexter Daze 8/13, 8/14 and 8/15	Friends of the Dexter Library	8/13-8/15	5 X 18 X 24	6/25/2014	1,4,17,19,51
	St Andrews-Monthly dinner	2/27-3/5	1-2' X 3'	1/27/2015	8		Dexter Wellness-Well walks	8/1-8/9	5 X 18 X 24	5/14/2015	1,2,4,5,44
Dexter Comm. Orchestra	1/28-2/8	2-2' X 3'	1/26/2015	5 & 9	St. James/Chicken BBQ Dexter Daze	8/8-8/15	1 - 18 X 24, 2 - 24 X 24	6/23/2015	1,4,5		
<b>March</b>	Dexter Senior Ctr-Winter Market	signs out week of 3/7 & 3/21	3-18X24 / 2-2X4*	11/3/2014	1,2,4,5,44	Dexter Soccer Club-"kickin it with the girls"	7/20-8/3	5 - 18 X 24	7/8/2015	1,2,4,5,44	
	Community Band - Concert	2/17-3/2	2-2 X 3	11/1/2013	5 & 9	Dexter Daze festival	8/1-8/16	5- 18 X 24	4/30/2015	1,2,4,5,44	
	Friends of the Dexter Library	3/7	5 X 18 X 24	6/25/2014	1,4,17,19,51	St. Andrews-Ice Cream Social	7/23-8/7	5- 18 X 24	6/8/2015	1,2,4,5,44	
	St Andrews-Monthly dinner	2/27-3/5	1-2' X 3'	1/27/2015	8	<b>September</b>	Dexter Wellness-Well walks	9/5-9/13	5 - 18 X 24	5/14/2015	1,2,4,5,44
	Dexter Comm. Orchestra	3/4-3/16	2- 2' X 3'	1/26/2015	5 & 9		St. Andrews-Monthly dinners	9/4-9/10	1 - 2' x 3'	8/18/2015	8
	Peace Lutheran-Easter Egg	3/17-3/28	1-2' X 3'	3/16/2015	1	St. Andrews-American Red Cross Blood Drive	9/14-9/22	2 - 2' X 3'	8/18/2015	8 & 22	
K of C-Quarter Mania	3/18-3/26	5-18 X 24	3/18/2015	1,2,4,5,44	St. Vladimir's Church/Russian Festival	9/6-9/20	5 - 18 X 24	8/21/2015	1,2,4,5,44		
<b>April</b>	Dexter Senior Ctr-Winter Market	signs out week of 4/4 & 4/18	3-18X24 / 2-2X4*	11/3/2014	1,2,4,5,44	St. Andrews - Chelsea/Dexter Crop Hunger Walk	9/20-10/4		9/4/2015	8	
	Dexter Comm. Band-Concerts	4/24-5/4	2 - 2' X 3'	10/1/2014	5 & 9	Dexter Lions Club-Apple Daze	9/26-10/3	5 - 18 X 24	9/9/2015	2,4,5,44,10	
	Friends of the Dexter Library	4/4	5 X 18 X 24	6/25/2014	1,4,17,19,51	K of C-Quarter Mania	9/16-9/24	4 - 18 X 24	9/16/2015	1,2,4,44	
	St Andrews-Monthly dinner	4/3-4/9	1-2' X 3'	1/27/2015	8	Cascades League/baseball/softball tryouts	9/23-10/3	4 - 18 X 24	9/23/2015	1 & 44	
	St Andrews-Blood Drive	4/10-4/20	1-2X3'	4/1/2015	8, 22	St. Andrews-Ticket sales-Sauerkraut Supper	9/28-10/12	1- 18 X 24 & 1-36"X 21"	9/29/2015	8 & 22	
	Dexter Lacrosse-Spring season	4/1-4/12	5-18 X 24	4/1/2015	1,2,5,44,10	<b>October</b>	Friends of the Dexter Library	10/3	5 X 18 X 24	6/25/2014	1,4,17,19,51
	DUMC-Rummage Sale	4/10-4/26	2-18" X 24"	4/1/2015	5 and 44		Dexter Wellness-Well walks	10/3-10/11	5 - 18 X 24	5/14/2015	1,2,4,5,44
						Church World Service-Crop Hunger Walk	10/4 only	1 - 19" X 19"			
						St. Andrews-Annual Sauerkraut dinner	10/1-10/15	4 - 18 X 24 & 1 - 2 X 3	9/9/2015	1,2,4,5,44	
						Cascades League/baseball/softball tryouts	9/23-10/3	4 - 18 X 24	9/23/2015	1 & 44	
						Dexter Community Band-Concerts	10/29-11/8	2- 18 X 24 & 2 - 2' X 4'	9/30/2015	1,2,5,14	
						St. Andrews-Ticket sales-Sauerkraut Supper	9/28-10/12	1- 18 X 24 & 1-36"X 21"	9/29/2015	8 & 22	
Dexter Drama-Sleeping Beauty	4/11-4/26	3-18" X 24" & 1-2.5' X 4' & 4' x 8	4/1/2015	2,4,5,44,3	Dexter UMC-Winter Berry Fair	10/24-11/8	5 - 18 X 24	10/8/2015	1,4,5,44,10		
Hudson Mills-B2B 10K Race	4/24-5/2	5 - 18 X 24	4/23/2015	1,2,4,5,44	Dexter Drama Club-Pride and Prejudice	10/11-10/26	5 - 18 X 24	10/8/2015	1,2,4,5,44		
<b>May</b>	Dexter Comm. Band-Concerts	4/24-5/4	2 - 2' X 3'	10/1/2014	5 & 9	<b>November</b>	Friends of the Dexter Library	11/7	5 X 18 X 24	6/25/2014	1,4,17,19,51
	Friends of the Dexter Library	5/2	5 X 18 X 24	6/25/2014	1,4,17,19,51		Dexter Wellness-Well walks	11/7-11/15	5 - 18 X 24	5/14/2015	1,2,4,5,44
	St Andrews-Monthly dinner	4/30-5/7	1-2' X 3'	1/27/2015	8	St. Andrews-Monthly dinners	10/30-11/5	1 - 2' x 3"	8/18/2015	8	
	Dexter Comm. Orchestra	5/6-5/18	2- 2' X 3'	1/26/2015	5 & 9	Dexter Lions Club-Christmas Tree Sales	11/22-12/22	1 - 3 X 4	8/20/2015	1	
	Dexter Garden Club Plant Sale	5/4-5/17	5 - 18 X 24	5/4/2015	2,4,5,44,10	Dexter Winter Marketplace-Winter Farmers Mkt	11/2-11/8	3 - 18 X 24 & 2- 3 X 4	9/8/2015	1,2,4,5,44	
						Dexter Winter Marketplace-Winter Farmers Mkt	11/16-11/22	3 - 18 X 24 & 2- 3 X 4	9/8/2015	1,2,4,5,44	
					Dexter Community Band-Concerts	10/29-11/8	2- 18 X 24 & 2 - 2' X 4'	9/30/2015	4,5,14,44		
St. Joseph-Plant Sale	5/2-5/17	5 - 18 X 24	4/16/2015	1,2,4,5,44	Dexter UMC-Winter Berry Fair	10/24-11/8	5 - 18 X 24	10/8/2015	1,4,5,44,10		
Dexter K of C-Chicken Broil	5/15-5/26	5 - 18 X 24	5/15/2015	1,2,4,5,10	Dexter American Legion Auxiliary-Craft Show	11/7-11/16	5 - 18 X 24	10/12/2015	1,2,4,5,44		
St. Andrew's-Rummage sale	5/31-6/6	5 - 18 X 24	5/18/2015	1,2,3,4,10	St. Andrews Veteran's Day Service	11/6-11/12	1 - 2' X 3'	10/20/2015	8		
<b>June</b>	Friends of the Dexter Library	6/6	5 X 18 X 24	6/25/2014	1,4,17,19,51	Dexter Community Players-Adams Family	10/30-11/9	1-5'X5', 1-2'X3', 3-18X24	10/28/2015	1,2,4,44,3	
	Dexter Comm. Orchestra	6/3-6/13	2- 2' X 3'	1/26/2015	5 & 9	Dexter Historical Society/Christmas at Mansion	11/23-12/7	5-18X24	11/3/2015	1,4,5,44,10	
	Dexter Boy Scouts-Rummage Sale	6/17-6/20	2 - 4' X 4' X 5'	4/20/2015	1 & 44	Dexter Spirit Club-H.S.Competitive cheer team	11/3-11/14	5-18X24	11/4/2015	7,12,35,44	
						Girl Scouts Dexter/Annual Christmas Bazaar	11/21-12/6	5 - 18 X 24	11/12/2015	1,2,4,5,44	
						St. James Annual Cookie Walk	11/21-12/5	1 - 2.5' X 4'	11/13/2015	1	
						Dexter Heritage Guild Museum/Holiday Bazaar	11/21-12/6	5 - 18 X 24	11/16/2015	1,2,4,5,44	
American Diabetes-bike race	6/5-6/7	5 - 18 X 24	4/28/2015	15, 19, 20	<b>December</b>	Friends of the Dexter Library	12/8	5 X 18 X 24	6/25/2014	1,4,17,19,51	
Relay for Life	6/2-6/14	5 - 18 X 24	5/12/2015	1,2,4,5, 44		Dexter Wellness-Well walks	12/5-12/13	5 - 18 X 24			
Dexter Soccer Club-Tryouts	6/6-6/15	5 - 18 X 24	6/2/2015	1,2,4,5,44		St. Andrews-Monthly dinners	11/27-12/3	1 - 2' x 3"	8/18/2015	8	
Dexter Wellness-Wellness walks	6/6-6/14	5 - 18 X 24	5/14/2015			Dexter Lions Club-Christmas Tree Sales	11/22-12/22	1 - 3 X 4	8/20/2015	1	
St. Andrew's-Rummage sale	5/31-6/6	5 - 18 X 24	5/18/2015	1,2,3,4,10		Dexter Winter Marketplace-Winter Farmers Mkt	12/7-12/13	3 - 18 X 24 & 2- 3 X 4	9/8/2015	1,2,4,5,44	
Dexter Wellness-Yoga in Park	6/1-6/14	5 - 18 X 24	5/6/2015	1,2,4,5,44		Dexter Winter Marketplace-Winter Farmers Mkt	12/14-12/20	3 - 18 X 24 & 2- 3 X 4	9/8/2015	1,2,4,5,44	
Family Fun Day	6/28-7/12	5 - 18 X 24	6/8/2015	1,2,3,4,10	Dexter Community Band-Concerts	12/3-12/13	2- 18 X 24 & 2- 2' X 4'	9/30/2015	4,5,14,44		
					Dexter Heritage Guild Museum/Holiday Bazaar	11/21-12/6	5 - 18 X 24	11/16/2015	1,2,4,5,44		

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, 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/Hoey Ann Arbor, 46 - Ice Rink, 47-Dexter Mill/RR tracks, 48-7444 Dexter-Ann Arbor, 49- Park entrance @ Farmers Mkt and Library, 50-2810 Baker/Dexter Wellness entrance, 51- Main/Central

\*\* Dexter Farmers Market will place up to 5 signs on Friday, Saturday and Tuesday from May through October to advertise for the market

---

PAGE LEFT INTENTIONALLY BLANK

---

# City of Dexter Community Garden

2015 Season



## Getting the garden growing

Garden applications were available from the late winter until spring through links on the City of Dexter website. To promote the gardening program, a variety of resources were used to reach as many area residents as possible. In early March, a number of flyers were placed on the information boards throughout the village. Flyers were also placed with several local businesses.

As in previous years, City of Dexter residents had first priority over non-residents in applying for plots and returning gardeners were allowed to request the same plots as they had used in previous season.

After receiving confirmation of their plot applications, plots were assigned and gardeners were invited to participate in the Spring Work Party.



After a warm and dry spring, plowing and staking out of the garden was completed at the end of April. On Saturday the 9th of May, a nice large group of gardeners turned out for the Spring Work Party!

At this party, mulch was spread in the main pathway, weed barrier cloth was put down along the perimeter of the garden and gardeners had a great opportunity to meet their gardening neighbors and start planting.

Department of Public Works worked on replacing the fencing and provided additional tools and equipment to make the work much easier for the gardeners.



## Exciting improvements

Dexter Community Garden continues to improve. A weed barrier cloth was laid down along the perimeter of the garden to keep the weeds out of the plots.

Dexter Department of Public Works purchased and installed a much more durable fencing. It will cut down on some annual set up work and provides clean, cared for look to the garden.

Last fall Boy Scouts Eagle Project built 4 more raised beds. This spring the beds were filled in with soil and gardeners grew some amazing crops!



## Urban Pollinator study

This year Dexter Community Garden continued participating in an Urban Pollinator study led by a group of graduate students from the University of Michigan.

The study is centered around native pollinators and how urban gardens possibly affect their survival.

Gardeners welcomed researchers into their plots and hosted temperature recording toggles and insect traps throughout the season.

The results of the study will be shared with the garden community at a later date.



## Season in pictures



## End of the season

The garden clean up party was held on the 10th of October. Gardeners removed the entrance gates and brought in the north and south sections of the fence. The garden was also tidied up in preparation for the fall tilling. Majority of gardeners opted to clean up their plots ahead of time as fall weekends are busy with events.



## Community Garden Survey Results

*All gardeners were asked to participate in the Community Garden End-of-Season Survey. Not all gardeners responded to the survey, and not all of those responding answered all the questions.*

**Number of garden plots:** 16 full plots (or 32 half plots) and 8 raised beds

**Number of primary gardeners:** 21

**Number of surveys received:** 13

*The answers below represent combined totals and are based upon the best estimates of responding gardeners, extrapolated out to cover all the garden plots.*

**Total number of people who gardened with the Community Garden this season:** 64 among respondents, total likely nearer 120

### **What did you grow on your plot?**

Popcorn, zucchini, peas, sweet corn, potatoes, green beans, cabbage, kale, brussels sprouts, basil, dill, sweet peppers, hot peppers, marigolds, cosmos, yellow squash, turnips, spinach, eggplant, watermelon, honey rock melons, carrots, sunflower, pumpkins, cucumbers, beets, radishes, lettuce, onions, tomatillos, horseradish, and butternut squash!

**How much would you say you have harvested from your plot this season?** 850+ lbs

(Note: Many gardeners responded to this question with answers such as “2 shopping bags’ full” or “25 ears of corn”.)

**How much have you shared with others?** 200+ lbs

**How many people did you share your produce with?** 90 among respondents, total likely well over 120

When gardeners were asked why did they decide to take part in Community Garden

- over 75% were interested in growing food
- almost 70% enjoy gardening
- 38% were looking to lower stress
- over 30% wanted to spend more time with children

When asked how often did they garden on their plots throughout the season:

- over 61% did so 2-3 times a week
- over 30% gardened once a week

---

PAGE LEFT INTENTIONALLY BLANK

---



HURON VALLEY  
AMBULANCE

1200 State Circle  
Ann Arbor, Michigan 48108-1691  
(734) 971-4420

*A Nonprofit Community Service*

*Accredited by the  
Commission on Accreditation  
of Ambulance Services*

Dear City Manager Nicholls,

Fall Greetings from the Office of Government Relations for Huron Valley Ambulance.

Now that summer is over, kids are back in school, and vacations have passed, it is time to prepare for all of the challenges fall brings: local elections, collecting property taxes, and getting ready for the winter months. Within HVA, we also are embarking on new opportunities and changes. Dirk Borton, previously Vice President for Western Operations, has been promoted to Chief Operating Officer for Emergent Health Partners, parent company of HVA. Paul Hood, Vice President of Eastern Operations will replace Dirk, and for the interim, will continue to oversee Eastern Operations until a replacement is hired for that area.

A new Community Paramedic Program has been initiated in Washtenaw and Livingston Counties to address the growing focus on minimizing emergency room visits and ambulance transports for patients who can be treated in their home by specially trained paramedics who will be in direct contact with physicians using telemedicine equipment.

Patients, in essence, can be treated by the paramedics on site under the direction of a physician which can in many cases eliminate the transport to an emergency room. This will significantly reduce costs for the patients, hospitals, and ambulance operations if the patient can be treated within their home. This program is being implemented in Washtenaw and Livingston Counties for two years in partnership with Livingston County EMS, Saint Joseph Mercy Health System and the University of Michigan Health System to evaluate the benefits and future of expanding the program beyond its current area. More information will become available as the program develops.

In regard to government relations, I spent most of the first six months of this year visiting, most, if not all municipalities that we serve. And beginning in October, I will again be scheduling visits to your communities. If you have any issues or questions that you would like addressed prior to my visit, please forward to me and I will do my best to answer your concerns.

Huron Valley Ambulance is committed to providing the highest quality service to those that we serve.

Sincerely,

Phil Boham  
Government Relations Liaison  
Huron Valley Ambulance  
1200 State Circle – Ann Arbor, MI 48108  
734-477-6549

---

PAGE LEFT INTENTIONALLY BLANK

---

City of Dexter  
Assessing Department

# Memo

To: Mayor Keough and City Council  
From: Chris Renius, City Assessor  
Date: November 18, 2015  
Re: Assessing Department Update

---

This memo is to give you a brief overview of what has been taking place in the assessing department:

## Michigan Tax Tribunals

- Have been working on the DWC tribunal in conjunction with Scott Munzel
- Currently we have a total of 4 pending full tribunal actions and 2 pending small claims tribunal actions. Both of the small claims appeals have been scheduled for hearings in the next couple of months. Please see attached schedule for listing of pending cases and potential revenue loss (not including the Dexter Wellness Center case).
- The Small Claims division of the MTT hears a majority of all MTT filings with it being an informal process with the petitioner (property owner) and respondent (assessor) appearing on their own behalf typically before an administrative law judge. The Full MTT hears the more complicated appeals with both parties involved being represented by legal counsel.

## Audit of Minimum Assessing Requirements (AMAR)

- AMAR is the audit process the State Tax Commission (STC) uses to determine if a local unit of government's assessment practices are in compliance with STC policies and procedures. With the formation of the City, the assessment roll is new so I have been going through the audit process with the assessment roll to see where the strengths and weaknesses are in the database. Our next expected audit will be in 2019.

## Mapping

- One of the requirements of the AMAR is to have proper mapping for the City. I have been working with the County GIS department to develop the required maps for the assessing department.

#### Economic Condition Factors (ECF's) and Land Values

- Two items of importance in the development of fair and equitable assessments is proper development and implementation of ECF's and Land Values. I have been working to develop a proper system that is specific to the City whereas before, the Village was a small part of a Township (Scio and Webster). I have attached sample maps that give a visual representation of these geographical areas or neighborhoods.

#### Equalization Reporting

- With the 2017 assessment roll right around the corner, I have been working with the Equalization Department in verifying valid sales to be used in our appraisal studies to determine the increase or decrease in the overall values in each class of property. Those studies should be completed by the end of the year.

#### Apex Sketching

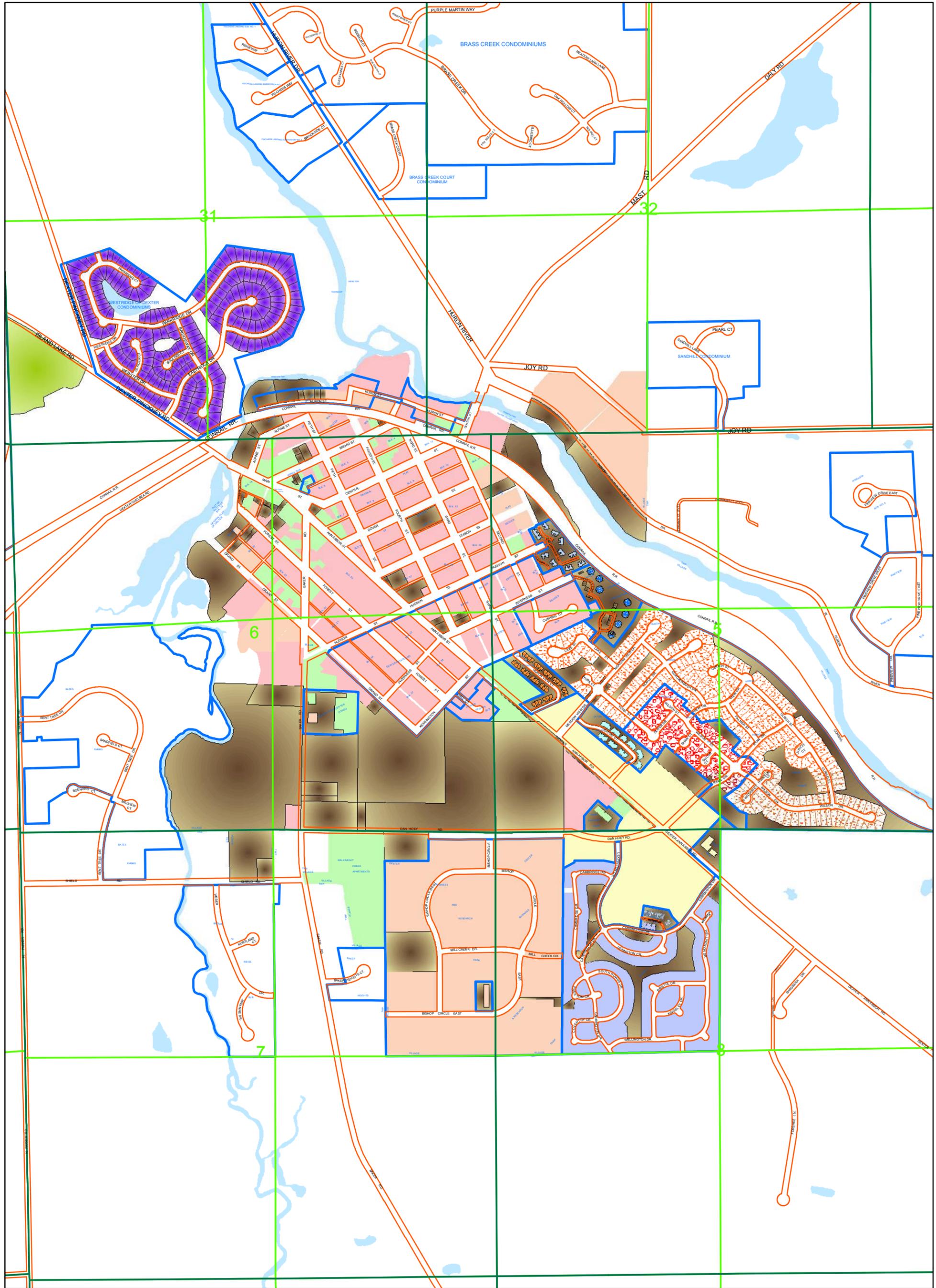
- I have been working to convert all of the sketches in Webster Township to the same code table of Scio Township. The sketching software does not have a default code table so each unit of government must develop their own code table. With Scio having the majority of the parcels sketched with their code tables, it just made sense to convert Webster sketches to Scio's code table.

#### Visits/New Construction

- With the merging of the two databases (Scio & Webster), there was not a cohesive building permit tracking system in either database. The software provides an easy way to input and track the progress of each project for year to year valuation determination. It took some time and some help from the Washtenaw County building department but I was able to go back to 2013 and review all permits from 2013 to current to determine if the proper valuation had been made or if a visit was needed to make that determination. I determined that, with all permits issued this year, I will need to visit just over 200 parcels for the new construction cycle.

#### Board of Review

- We have our December Board of Review approaching. The meeting will be on Wednesday, December 16<sup>th</sup> at 9:30 a.m. This meeting is to correct clerical errors or mutual mistakes of fact and to hear hardship and veterans exemption requests. No valuation hearings take place at this meeting.



NO REPRODUCTION OF THIS PRINT SHALL BE MADE WITHOUT THE AUTHORIZATION OF THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT ANN ARBOR, MI

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



NOTE: PARCELS MAY NOT BE TO SCALE

1 inch = 1,050 feet

- Plat Boundary
- Jurisdiction Boundary
- Section Line
- Quarter Section Line

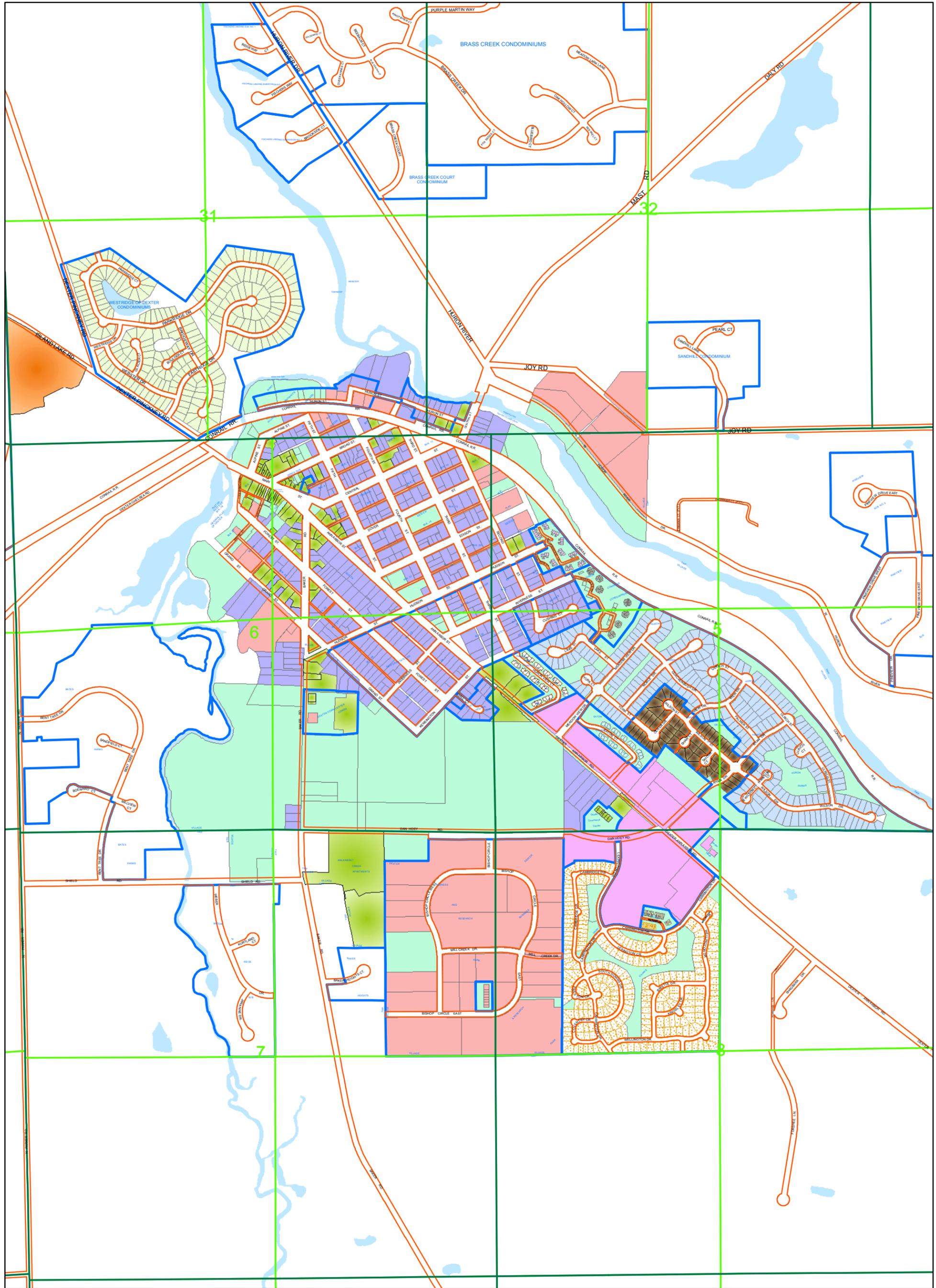
**Legend**

- |                 |       |
|-----------------|-------|
| <b>ECF Code</b> | DEXOG |
| Other           | EATON |
| 090EX           | HUFAR |
| 201             | HURST |
| 301             | HURVI |
| COTTO           | ORCHA |
| DEXCO           | UNTME |
| DEXCR           | WESTR |

# Dexter City ECF Codes



Geographic Information System



NO REPRODUCTION OF THIS PRINT SHALL BE MADE WITHOUT THE AUTHORIZATION OF THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT ANN ARBOR, MI

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



NOTE: PARCELS MAY NOT BE TO SCALE

1 inch = 1,050 feet

- Plat Boundary
- Jurisdiction Boundary
- Section Line
- Quarter Section Line

**Legend**

- | Land Code |       |
|-----------|-------|
| Other     | DEXOG |
| 090EX     | EATON |
| 201       | HURFA |
| 301       | HURST |
| COTTO     | HURVI |
| DEXCO     | ORCHA |
| DEXCR     | UNTME |
| DEXEX     | WESTR |

# Dexter City Land Codes



Geographic Information System

<b>Dexter Plaza, LLC v City of Dexter</b>	<b>7050 Dexter-Ann Arbor Road</b>	Docket 14-001577
Revenue refund per pending settlement		
		Refund Due
		Not including Interest
2014 Year:		
\$109,023 Reduction	City GO Bond: 0.7375 Mills	\$80.40
	City Operating: 9.8807 Mills	\$1,077.22
	City Streets: 3.438 Mills	\$374.82
2015 Year:		
\$140,336 Reduction	City GO Bond: 0.6276 Mills	\$88.07
	City Operating: 9.9906 Mills	\$1,402.04
	City Streets: 3.438 Mills	\$482.47
Two year total:	City Go Bond:	\$168.47
	City Operating:	\$2,497.26
	City Streets:	\$857.29
<b>Dexter Crossing Associates, LLC</b>	<b>7061 Dexter-Ann Arbor Road</b>	Docket 15-001244
2015 TV Contention	\$348,300	
2015 Year:		
\$348,300	City GO Bond: 0.6276 Mills	\$218.59
	City Operating: 9.9906 Mills	\$3,450.26
	City Streets: 3.438 Mills	\$1,197.46
	Total:	\$4,866.31
<b>AML Dexter, LLC (LaFontaine)</b>	<b>7120 Dexter-Ann Arbor Road</b>	Docket 15-002715
2015 TV Contention	\$1,625,555	
2015 Year:		
\$1,625,555	City GO Bond: 0.6276 Mills	\$1,020.20
	City Operating: 9.9906 Mills	\$16,102.75
	City Streets: 3.438 Mills	\$5,588.66
	Total:	\$22,711.60
<b>Weevil Bay LLC (small claims)</b>	<b>Vacant parcel Fourth Street</b>	Docket 15-005297
2015 TV Contention	\$13,500	
2015 Year:		
\$13,500	City GO Bond: 0.6276 Mills	\$8.47
	City Operating: 9.9906 Mills	\$133.73
	City Streets: 3.438 Mills	\$46.41
	Total:	\$188.62

Mark Korte (small claims)	3749 Bristol Drive	Docket 15-002609
2015 TV Contention	\$16,700	
2015 Year:		
\$16,700	City GO Bond: 0.6276 Mills	\$10.48
	City Operating: 9.9906 Mills	\$165.43
	City Streets: 3.438 Mills	\$57.41
	Total:	\$233.33

Public Services Superintendent Dan Schlaff

Two Week Update - 11.17.2015

**DPW**

Adjusted clock  
Picked up garbage can from Richard Brothers  
Set light pole in Peace Park  
Dropped off election booths etc  
Progress meeting B2B  
Picked up trash on bridge  
Took banner down  
Cleaned traffic lenses  
Met Dan Dapperich about left turn light at Baker and Main  
Engine hours  
SWIPP, PIPP  
Put stop signs out for power outage and picked up  
Cleaned up at back gate for construction  
Picked up sink from farmers market  
Turned off water for sprinklers  
Swept up water break dirt  
Swept- Baker, Main, in front of Hackneys, in front of Beer Grotto  
44 loads of leaves  
Crosswalk survey for crack sealers  
Chipped brush

**WASTEWATER**

Ongoing revision of emergency response plan  
MOR's for water and Waste Water  
Aeration tank diffuser work completed and all three tanks back on line  
Gas monitor in for annual inspection  
State operator exams: Expecting results in mid to late December  
    Andrea - A Waste Water and S-1 Water  
    Tim - D Waste Water and D-2 Water  
    Bob - S-4 D-3 Water  
    Todd - S-4 D-4 Water  
Pumped lift station valve vaults  
Pumped excess water from drying bed #3  
Started hydrant repairs, waiting on parts for two that don't work  
Installed new drive chain on clarifier #3  
Cleaned 6 old diffusers going to send in for evaluation  
Biotech started fall haul, approximately 410kgal at start. Biotech going slow from being short staffed  
Adjusted boiler chemical levels, will look in to having boiler company do annual inspection.

**WATER**

Right-of-way inspections

Reads (final, beginning, NUBCO)

New meter and MXU install

Depth at well 5 11/3 27.6 11/10 27.4

Miss digs

Raised water curb box

Shut water off on shut of list

Backwashed

Morning rounds



## OFFICE OF COMMUNITY DEVELOPMENT

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

---

### STAFF REPORT

**To:** Mayor Keough and City Council  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Date:** November 18, 2015

---

#### Development Updates:

- A.R. Brouwer submitted an application for interior remodel and change of tenant for Suite A at 7444 Dexter Ann Arbor Road (i.e. Bluewater Office Building). Suite A was formerly used by Morning Star Day Care. The renovation will be for a new medical office, for pediatricians Drs. Turke and Thomashow.
- The Dexter Family Dentistry's groundbreaking event is scheduled for Friday November 20, 2015 at 3:00 pm. Please see attached invitation.
- The RFQ Committee has completed reference checks on Foremost Development and Home Renewal Systems, LLC. The Committee has requested each developer come in for a one-on-one interview with the Committee. Staff is scheduling these interviews.

## STAFF REPORT

**To:** Mayor Keough and City Council  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** UPDATE: Partial Vacation of a portion of the First Street Right-of-Way (ROW)

**Date:** November 18, 2015

---

Following the public hearing to consider vacating a portion of the First Street ROW on October 26, 2015 staff was directed to review and document the timeline for First Street Park. Staff has conducted a thorough review of known files and offers the following update:

- On February 22, 1988, the City (then Village) entered into an Exchange Agreement with Edward and Donna Palmer in which the Palmer's conveyed 0.94 acres of property to the Village in exchange for Village vacating a portion of First Street, a public alley and an easement area. This exchange of property facilitated the development of Cottonwood Condos. Staff had OHM transcribe the legal description and discovered that a portion of First Street, from Cottonwood Condos to its terminus behind the Adair Printing building had already been vacated or abandoned. Please see attached survey.
- On June 22, 1998 Village Council designated the 0.94 acres, formerly known as the Palmer Property, as Village park land. It should be noted, this designation did not mean land use approval had been granted.
- On April 3, 2006 the Parks Commission requested special land use approval for the 0.94 acre Village owned property, previously designated as Village parkland, for park use. The property was zoned R-3, Multiple Family Residential. Park use was a special land use in the R-3 Zoning District. The purpose of the request was due to the Dexter Ringers asking the Parks Commission if the group could construct horseshoe pits in the park. Staff noted in her memo the following:
  - Any conditions of approval would be placed on the Parks Commission
  - The Parks Commission would have to work with the Dexter Ringers to meet the conditions of approval
  - Additional funding requests would have to be made to the Village Council, if desired by the Parks Commission
- On April 3, 2006 the Planning Commission recommended that the Village Council approve the Special Land Use application submitted by the Parks Commission to officially designate First Street Park and to permit the Dexter Ringers to construct horseshoe pits at the park, subject to the following conditions:
  - The hours of operation of First Street will be from dawn to dusk;
  - The DPW to install a "private property – no trespassing" sign at the Cottonwood Condos property line; and
  - The Parks Commission should consider adding a split rail fence along the railroad tracks and should work with the Dexter Ringers to determine how the bathroom situation is to be addressed. A fence and bathroom should be added to the Park Commission's CIP.

The Planning Commission also granted a request to waive landscaping requirements, in accordance with Article VI, Landscaping.

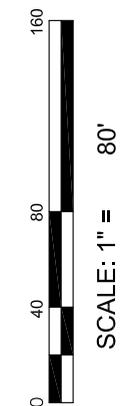
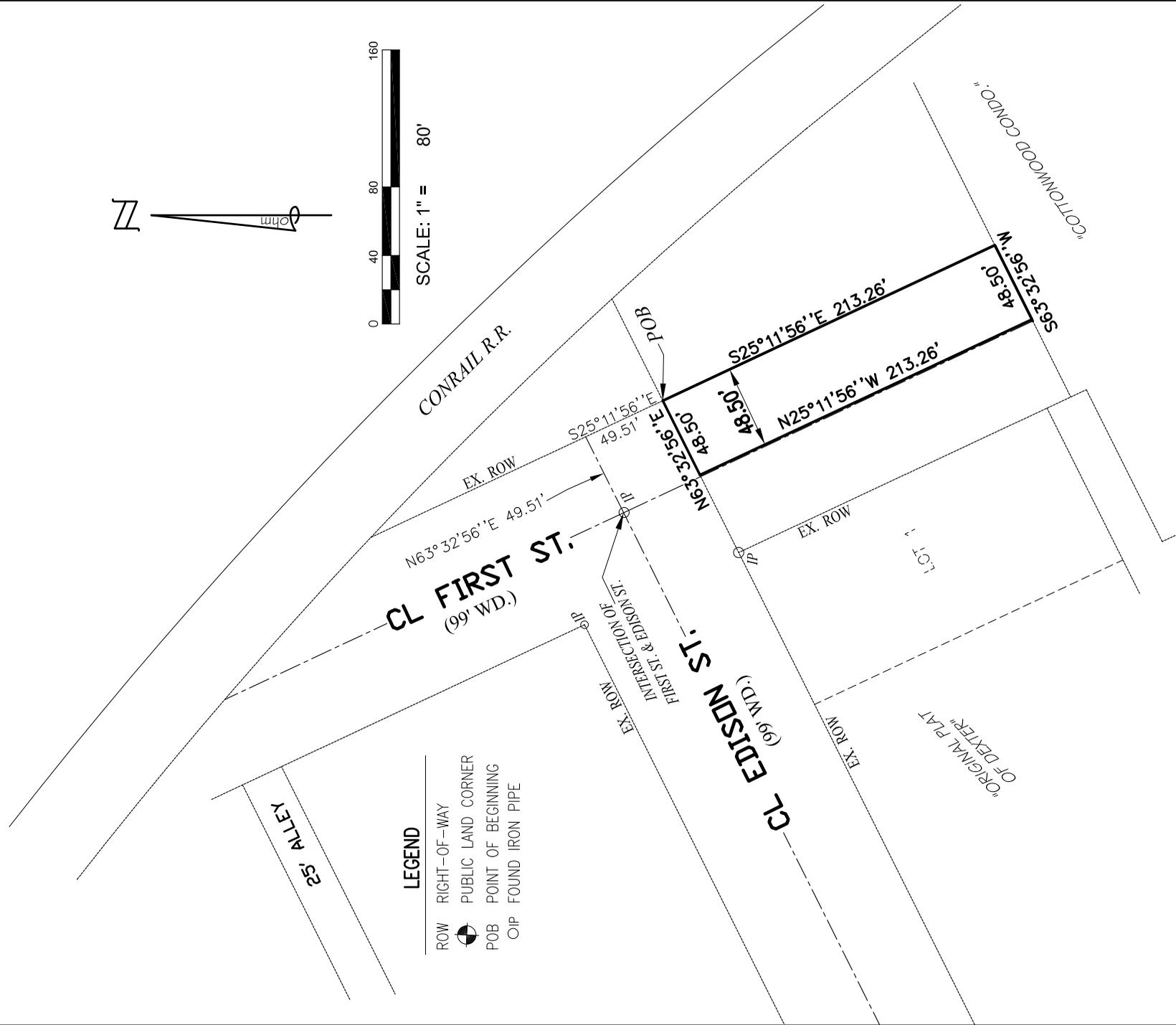
- On April 10, 2006 Village Council voted to approve the recommendation from the Planning Commission to grant special land use approval for the end of Edison Street.
- On May 1, 2013 Village Council discussed the "need for improvements to Horseshoe Park"; the "need for seed money to begin building a shelter and storage facilities," and estimated the cost between \$3,000 and \$5,000, during a budget worksession.
- On May 22, 2013 Village Council discussed "improvements to Horseshoe Park", during a budget worksession.
- On June 10, 2013 Village Council discussed improvements to Horseshoe Park during its public hearing to consider the budget for FY 2013-14.
- On June 24, 2013 Village Council, in a 3-2 vote, approved \$5,000 for the First Street Park shelter.

Based on the information found in our records and a conversation with Donna Palmer, it appears that a portion of First Street has already been vacated. The exact date/time period in which the vacation may have occurred is not known at this time. According to the City Assessor, it would take a title search to determine when the vacation or abandonment became official.

At this time, staff recommends the proposed vacation of a portion of First Street be postponed indefinitely.

Staff will present this information to the Planning Commission at its December meeting, to help them in their rezoning deliberations.

# SKETCH OF SURVEY



- LEGEND**
- ROW RIGHT-OF-WAY
  - PUBLIC LAND CORNER
  - POB POINT OF BEGINNING
  - OIP FOUND IRON PIPE

**LEGAL DESCRIPTION**

Commencing at the Centerline intersection of First Street (99 ft. wide) and Edison Street (99 ft. wide) being part of the Original Town of Dexter; thence N 63°32'56" E 49.51 feet along the extended centerline of Edison Street; thence S 25°11'56" E 49.51 feet along the Easterly right of way line of said First Street for a Place of Beginning; thence continuing along said right of way line S 25°11'56" E 213.26 feet; thence S 63°32'56" W 48.50 feet; thence N 25°11'56" W 213.26 feet; thence N 63°32'56" E 48.50 feet along the Southerly right of way line of Edison Street extended Northeasterly to the Place of Beginning.  
 Contains 10,341 square feet of land, more or less.

**SKETCH AND DESCRIPTION**

PART OF THE NW 1/4 OF SECTION 5  
 TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP  
 WASHTENAW COUNTY, MICHIGAN



34000 Plymouth Road | Livonia, MI 48150  
 p (734) 522-6711 | f (734) 522-6427

*Advancing Communities*

<b>CLIENT:</b> CITY OF DEXTER	<b>DATE:</b> 11-12-15	<b>SHEET</b>	<b>JOB NO.</b>
	<b>DRAWN BY:</b> EDISON-FIRST	<b>1 OF 1</b>	<b>0130-15-0011</b>
	<b>DWG:</b>		

EXCHANGE AGREEMENT

THIS AGREEMENT made this 22nd day of February, 1988, by and between the Village of Dexter, a Michigan Municipal Corporation, of 8140 Main Street, Dexter, Michigan, hereinafter referred to as "VILLAGE" and EDWARD F. PALMER and DONNA E. PALMER, husband and wife, of 3074 Baker Road, Dexter, Michigan 48130, hereinafter referred to as "PALMER";

WHEREAS, Palmer is the owner of a .94 acre parcel which is described as:

A 0.94 acre (41,040 S.F.) parcel of land in part of the N 1/2 of Section 6, T2S, R5E, Village of Dexter, Washtenaw County, Michigan, and in part of the "Original Plat of the Village of Dexter" as recorded in Liber 27 of Deeds, Page 532, Washtenaw County Records, described as: Commencing at the intersection of the centerline of First Street with the centerline of Hudson Street; thence N 25°58'00" W 259.34 feet along the centerline of First Street to a point on the northeasterly extension of the centerline of the Alley in Block 30 of said "Original Plat of the Village of Dexter" said point being the POINT OF BEGINNING; thence N 25°58'00" W 476.26 feet along the centerline of First Street; thence S 47°53'04" E 130.12 feet along the Southwesterly line of the Conrail Railroad Right-of-Way; thence S 45°50'31" E 170.32 feet along said Southwesterly line; thence S 40°34'29" E 173.08 feet along said Southwesterly line; thence S 39°22'58" E 27.67 feet along said Southwesterly line; thence S 63°40'55" W 156.55 feet along the northeasterly extension of the centerline of the Alley in Block 30 of said "Original Plat of the Village of Dexter" to the POINT OF BEGINNING.

and,

WHEREAS, the Village Council of the Village has declared the intent of the Village Council to vacate, discontinue, and abolish a portion of First Street, Public Alley, in Block 30 of the Original Plat of the the Village of Dexter, and a Storm Sewer and Storm Water Easement, described as:

FIRST STREET and ALLEY VACATION:

A 1.59 acre parcel of land in part of the "Original Plat of the Village of Dexter", a subdivision of part of the N 1/2 of Section 6, T2S, R5E, Village of Dexter, Washtenaw County, Michigan described as: Commencing at the

40 08-05-275-001 PT

intersection of the centerline of Hudson Street with the Westerly right-of-way line of First Street, said point of intersection being the POINT OF BEGINNING; thence N 25°58'00" W 259.45 feet along the Westerly right-of-way line of First Street to a point in the centerline of the Alley in Block 30 of said Original Plat of the Village of Dexter; thence N 63°40'55" E 99.00 feet along the northeasterly extension of the centerline of said Alley; thence S 25°58'00" E 259.43 feet along the Easterly right-of-way line of First Street; thence S 26°27'40" E 441.50 feet along said Easterly line; thence S 63°40'50" W 99.00 feet along the northeasterly extension of the Northerly right-of-way line of Inverness Street to the Southeasterly corner of Block 31 of said Original Plat of the Village of Dexter; thence N 26°27'40" W 441.49 feet along the Westerly right-of-way line of First Street to the POINT OF BEGINNING.

#### STORM SEWER EASEMENT VACATION:

An easement for constructing, operating, and maintaining a storm sewer, consisting of a permanent easement 20 feet wide with rights of occupy with men, material, and equipment for construction, additional widths up to 60 feet for the purpose of draining water over, across, through, and under lands as hereinafter described, together with the right to excavate and refill ditches and/or trenches for the location of said storm sewer, and further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, and maintenance of said storm sewer located within the Southwest part of the Northwest fractional 1/4, Section 5, Town 2 South, Range 5 East, Scio Township, now Village of Dexter, Washtenaw County, Michigan, the center of which is described as follows:

Commencing at the intersection of the centerline of First Street and the Northerly boundary line of Inverness Street, formerly called "I" Street, according to the recorded plat of the Addition to the Village of Dexter, thence Northwesterly 264.5 feet along the centerline of First Street for a point of beginning, thence northeasterly to a point on the Southerly right-of-way line of the Michigan Central Railroad Company, said point being 295.5 feet Northwesterly along the said right-of-way line from the intersection of the Northerly line of Inverness Street, extended, and the Southerly said right-of-way line.

and, the parties desire to provide for an exchange of properties and adjustment of rights with respect thereto;

NOW THEREFORE, IT IS AGREED between the parties as follows:

1. CONTINGENCIES. This agreement is contingent upon the occurrence of the following events:

a. Vacation, discontinuance, and abolition of First Street, Public Alley, and Storm Sewer and Water Easement, as described above by action under the provisions of MCLA 67.13, MSA 5.1297.

b. After the above action by the Village Council, the issuance by a title insurance company of a policy insuring the fee simple title of Palmer in and to the vacated portion of First Street, Public Alley, and Easement area. Palmer shall order the title insurance at their expense as soon as action by the Village Council is completed. The Village shall cause certified copies of its Resolution of Vacation to be recorded in the Register of Deeds of Washtenaw County.

2. EXCHANGE. Palmer shall convey to the Village the .94 acre parcel and the Village shall convey to Palmer the vacated portion of First Street, Public Alley, and Easement area. Palmer shall execute and deliver to the Village at closing their Warranty Deed, in the usual statutory form, subject however to the rights of the public in First Street, and other easements and restrictions of record. The Village shall execute and deliver to Palmer its Quit Claim Deed to the vacated portions of First Street, Public Alley, and Easement area.

3. TITLE INSURANCE AND COSTS. Each party may purchase such title insurance as they or it desires to insure the parcel received by them or it, in such amount of insurance as desired and pay the cost with respect thereto. The grantor shall be liable for no costs of transfer tax, title insurance, attorney fees, or recording fee. Each party shall bear its own cost.

4. REPRESENTATIONS. No party has made any representation as to the condition of their title and each party shall accept the conveyance in an "AS IS" condition, and accept any patent or latent condition of the premises.

5. EASEMENTS FOR UTILITIES. Palmer agrees to furnish to the Village an easement for utilities, including sanitary and storm water and lines from time to time as shall be required for the orderly development of "COTTONWOOD HOLLOW CONDOMINIUM" parcel which is described on the attachment hereto. Village agrees to grant to Palmer such similar utilities and easements including storm water and sanitary, over the .94 acre parcel as shall be reasonably necessary for the development of "COTTONWOOD HOLLOW CONDOMINIUM".

6. BINDING EFFECT AND OTHER DOCUMENTS. The within agreement is binding upon the parties respective heirs, assigns, successors and personal representatives. The parties shall execute such other and further documents as shall be necessary to effectuate the intent and purposes of this agreement. Time is of the essence of this agreement.

7. CLOSING. This agreement shall be closed at the offices of the Village on or before 30 days after action by the Village Council vacating, discontinuing, abolishing First Street, the Public Alley, and Storm Easement area, as described herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF

James M. Palevick )  
 JAMES M. PALEVICK )  
Sherry Burns )  
 SHERRY BURNS )

Edward F. Palmer )  
 EDWARD F. PALMER )  
Donna E. Palmer )  
 DONNA E. PALMER )

\_\_\_\_\_)  
 \_\_\_\_\_) )  
 \_\_\_\_\_) )  
 \_\_\_\_\_) )  
 \_\_\_\_\_) )  
 \_\_\_\_\_) )  
 \_\_\_\_\_) )  
 \_\_\_\_\_) )

VILLAGE OF DEXTER  
 A Michigan Municipal Corporation  
 BY: Paul S. Bishop )  
 PAULSBISHOP )  
 Its: President )  
 BY: Donna L. Fisher )  
 DONNA L. FISHER )  
 Its: Clerk )

STATE OF MICHIGAN )  
COUNTY OF WASHTENAW) <sup>ss</sup>

On this 24th day of MARCH 1988, appeared before me, a Notary Public, PAUL BISHOP and Dannel Fisher, respectively the President and Clerk of the Village of Dexter, a Michigan Municipal Corporation, who acknowledged that they were executing the aforesaid agreement on behalf of the Village of Dexter, pursuant to a Resolution of the Village of Dexter Village Council approving and authorizing their action, and that said agreement was executed for and on behalf of the Village of Dexter and represents the free act and deed of the Village of Dexter.

Joseph J. Schnebelt  
Joseph J. Schnebelt, Notary Public  
Washtenaw County, Michigan  
My commission expires: April 1, 1990

Prepared by:

KEUSCH AND FLINTOFT, P.C.  
Attorneys at Law  
BY: PETER C. FLINTOFT, (P-13531)  
119 South Main Street  
P.O. Box 187  
Chelsea, Michigan 48118  
Phone: 313/475-8671.

---

PAGE LEFT INTENTIONALLY BLANK

---

WAVE Ridership - Year End - FY's 14 15 Comparisons

Chelsea City Bus (#1)		
	FY 14	FY 15
Oct	878	813
Nov	675	711
Dec	649	673
Jan	698	785
Feb	686	661
Mar	733	823
Apr	728	839
May	710	741
Jun	682	678
Jul	833	640
Aug	631	505
Sept	734	621
<b>Total</b>	<b>8637</b>	<b>8,490</b>

#1 is a door-to-door, reserved ride program serving the Chelsea area.

Community Enrichment (#2)		
	FY 14	FY 15
Oct	104	100
Nov	96	25
Dec	56	32
Jan	46	54
Feb	50	40
Mar	110	45
Apr	56	29
May	53	145
Jun	87	69
Jul	255	5
Aug	46	54
Sept	43	47
<b>Total</b>	<b>1002</b>	<b>645</b>

#2 is a communal D2D program serving WISD and senior activity programs.

Community Connector (#3)		
	FY 14	FY 15
Oct	1,320	1,440
Nov	1152	1135
Dec	1195	1093
Jan	1148	1143
Feb	1184	1021
Mar	1321	1203
Apr	1272	1206
May	1109	1008
Jun	1092	1115
Jul	1147	1100
Aug	1047	1100
Sept	1184	984
<b>Total</b>	<b>14,171</b>	<b>13,548</b>

#3 is a hop-on service that links Chelsea with Dexter and Ann Arbor.

Scio Urban Route M-S (#3U)		
	FY 14	FY 15
Oct	84	160
Nov	81	91
Dec	80	113
Jan	71	99
Feb	86	110
Mar	96	136
Apr	131	150
May	96	87
Jun	102	91
Jul	83	70
Aug	96	53
Sept	132	82
<b>Total</b>	<b>1138</b>	<b>1242</b>

#3U is an adjacent housing area route attached to program #3 off Parkland Plaza.

Dexter School District Bus (#4)		
	FY 14	FY 15
Oct	531	591
Nov	425	476
Dec	431	462
Jan	416	564
Feb	446	470
Mar	535	708
Apr	461	550
May	494	593
Jun	326	374
Jul	206	321
Aug	142	196
Sept	375	403
<b>Total</b>	<b>4788</b>	<b>5708</b>

#4 is a door-to-door, reserved ride program for Dexter School District riders.

Lifeline Svc (#5)		
	FY 14	FY 15
Oct	83	66
Nov	63	42
Dec	40	49
Jan	36	91
Feb	50	79
Mar	58	72
Apr	68	49
May	72	50
Jun	76	69
Jul	78	79
Aug	54	61
Sept	111	83
<b>Total</b>	<b>789</b>	<b>790</b>

#5 is a Chelsea door-to-door van service allowing residents to travel county-wide.

WAVE Ridership - Year End - FY's 14 15 Comparisons

Chelsea Com Ride Shuttle M-S (#6)	
FY 14	FY 15
Oct	536
Nov	441
Dec	450
Jan	600
Feb	578
Mar	663
Apr	653
May	677
Jun	699
Jul	696
Aug	611
Sept	679
<b>Total</b>	<b>7283</b>

#6 is Chelsea's free shuttle program operating Monday through Saturday.

Chelsea Com Ride Shuttle Sunday (#7)	
FY 14	FY 15
Oct	135
Nov	134
Dec	129
Jan	151
Feb	116
Mar	189
Apr	167
May	195
Jun	142
Jul	181
Aug	164
Sept	168
<b>Total</b>	<b>1871</b>

#7 is Chelsea's free shuttle program operating on Sunday.

Senior Enrichment (#8)	
FY 14	FY 15
Oct	354
Nov	211
Dec	300
Jan	104
Feb	49
Mar	176
Apr	231
May	281
Jun	226
Jul	325
Aug	251
Sept	258
<b>Total</b>	<b>2766</b>

#8 is a Chelsea senior D2D life enrichment program offering communal trips for seniors.

Community Connector Weekends	
FY 14	FY 15
Oct	157
Nov	224
Dec	196
Jan	202
Feb	159
Mar	172
Apr	135
May	171
Jun	153
Jul	135
Aug	148
Sept	111
<b>Total</b>	<b>1963</b>

Total of weekend ridership for the Community Connector route.

Year End Ridership Summary	
FY 14	FY 15
44,373	44,095

All Programs	
FY 14	FY 15
Oct	4,364
Nov	3,504
Dec	3,507
Jan	3,803
Feb	3,284
Mar	4,187
Apr	4,011
May	3,948
Jun	3,608
Jul	3,552
Aug	2,891
Sept	3,436
<b>Total</b>	<b>44,373</b>

The sum of all program ridership.

**Five Year Ridership Summary  
Western-Washtenaw Area Value Express**

<b>Program:</b>	<b><u>FY 2011</u></b>	<b><u>FY 2012</u></b>	<b><u>FY 2013</u></b>	<b><u>FY 2014</u></b>	<b><u>FY 2015</u></b>
#1: Chelsea Door-to-Door	7,092	7,765	8,535	8,637	8,490
#2: Community Enrichment	781	1,350	868	1,002	645
#3: Community Connector Monday-Friday	8,831	9,025	13,047	14,171	13,296
#3W: Community Connector Saturday-Sunday	0	995	2,214	1,982	1,963
#3U: Scio Urban Route Monday-Saturday	947*	1299*	1632*	1317*	1283*
	*Rides by pickup locations in the contracted area. Double statistics for return rides from destinations.				
#4: Dexter Door-to-Door	3,988	5,092	4,837	4,779	5,707
#5: LifeLine	1,024	604	448	798	790
#6: Chelsea Community Ride Monday-Saturday	5,570	5,767	6,707	6,828	7,283
#7: Chelsea Community Ride Sunday Service	1,815	1,628	1,577	1,366	1,872
#8: Senior Life Enrichment	5,547	5,668	5,106	3,493	2,766
<b>Total of All Programs:</b>	<b><u>FY 2011</u></b> <b>35,595</b>	<b><u>FY 2012</u></b> <b>39,193</b>	<b><u>FY 2013</u></b> <b>44,971</b>	<b><u>FY 2014</u></b> <b>44,373</b>	<b><u>FY 2015</u></b> <b>44,095</b>



<b>Hourly Personnel:</b>	<b>Wage History</b>	
	<b><u>FY15</u></b>	<b><u>FY 16</u></b>
Dispatcher:	15.04	\$15.50
Scheduler:	15.04	\$15.50
Drivers:	14.40	\$14.84

<b>Salaried:</b>	<b>Wage History</b>	
	<b><u>FY 15</u></b>	<b><u>FY 16</u></b>
Executive Director:	73,269.00	75467.00

**WAVE**  
**Balance Sheet**  
As of September 30, 2015

Cash Basis

	<u>Sep 30, 15</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1020 Petty Cash	23.48
1000 CSB Savings	199,185.33
1010 CSB Checking	<u>6,531.67</u>
Total Checking/Savings	205,740.48
Other Current Assets	
1110 Prepaid Insurance	<u>1,549.26</u>
Total Other Current Assets	<u>1,549.26</u>
<b>Total Current Assets</b>	<b>207,289.74</b>
Fixed Assets	
1301 · Office Furniture - Accumulated	-5,994.17
1201 · Vehicle Fleet - Accumulated Dep	-357,360.93
1200 Vehicle Fleet	755,828.45
1300 Office Furniture	12,154.02
1440 Software and Computers	29,520.16
1441 Acc Dept Software & Comp	<u>-28,614.23</u>
Total Fixed Assets	<u>405,533.30</u>
<b>TOTAL ASSETS</b>	<b><u>612,823.04</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
3900 · Retained Earnings	661,989.18
Net Income	<u>-49,166.14</u>
Total Equity	<u>612,823.04</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>612,823.04</u></b>

**CITY OF DEXTER**

**[cnicholls@dextermi.gov](mailto:cnicholls@dextermi.gov)**

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

**MEMO**

**To: Mayor Keough and Council Members**  
**From: Courtney Nicholls, City Manager**  
**Date: November 18, 2015**  
**Re: City Manager/Assistant to the Manager Report - Meeting of  
November 23, 2015**

1. Meeting Review:
  - November 10<sup>th</sup> – Arts, Culture & Heritage Committee
  - November 11<sup>th</sup> – Staff and Blair Selover regarding NUBCO
  - November 11<sup>th</sup> – Council person elect Zach Michels re: update on City projects
  - November 13<sup>th</sup> – 3045 Broad Redevelopment Committee
  - November 17<sup>th</sup> – Parks & Recreation Commission
  
2. Upcoming Meetings:
  - November 19<sup>th</sup> – Downtown Development Authority
  - November 20<sup>th</sup> – Facility Committee
  - November 20<sup>th</sup> – Northern United Brewing re: Wastewater Permitting
  - December 1<sup>st</sup> – Arts, Culture & Heritage Committee
  - December 10<sup>th</sup> – Police Services Steering Committee
  
3. **Border to Border Trail.** As of November 17<sup>th</sup> the work on grading the path is at about 50% completion. Work on the storm sewer started on the 17<sup>th</sup>. The final decision on paving the trail once the work is complete will be weather dependent.
  
4. **Department of Public Works Signage.** Mayor Keough has mentioned that he would like the City to place a sign on the Department of Public Works building so that the people on the Border to Border Trail know what it is. I asked Evann Rohloff, who has been a summer employee for the past three years and is currently in school for graphic design, to put together some ideas. Attached for Council's review and comment is a draft of the sign. The plan is to place it on the side of the building facing the railroad tracks. The dimensions have not been determined. The maximum square footage allowed for the sign according to the Zoning Ordinance is 20 sqft.
  
5. **8258 Huron St. Demolition.** The contractor for the demolition of 8258 Huron St. and 7651 Dan Hoey Rd. properties began work on 8258 Huron St. on Tuesday, November 17<sup>th</sup>. He is expecting to complete work on that property by the end of the week. The contractor is currently waiting for DTE to disconnect the gas line at 7651 Dan Hoey before beginning demolition on that property.

6. **Parks and Recreation Master Plan Public Input Session.** The Parks and Recreation Commission has decided to host a Public Input Session for the Parks and Recreation Master Plan on December 3, 2015 at the Dexter District Library (3255 Alpine St.) in order to collect additional feedback for the goals and action items to be included in the plan, and review the public survey results. The Public Input Session will take place from 6:30 – 8:00pm.
7. **Trout Unlimited and Mill Creek Park Trail Phase 2.** Members of Trout Unlimited approached the City to discuss the possibility of a joint venture in creating a path along Mill Creek adjacent to the Forest Lawn Cemetery. This proposed path location is similarly situated to the proposed Mill Creek Park Trail Phase 2. Bill Phillips and Ethan Cramer of Trout Unlimited came to the Parks and Recreation Commission meeting on November 17<sup>th</sup> to discuss this project. The Commission has requested a written request from Trout Unlimited detailing the request, and staff will schedule a follow-up meeting between the Commission, Trout Unlimited, and Paul Evanoff of JJR. The Commission also directed staff to get an estimate for the planning, engineering, and design of Phase 2 from Paul Evanoff of JJR. The Commission would like place the City in the best possible position to apply for an MDNR Trust Fund Grant in 2016. There are a number of hurdles that will need to be met in order for the planning and engineering stages to be eligible for the grant.
8. **First Street Park.** The Parks and Recreation Commission also discussed their vision for the future of First Street Park. Before making a recommendation regarding the proposed future plans for the park, they wanted to have a discussion with the Dexter Ringers. They have requested that a member of the Dexter Ringers attend their January meeting.
9. **2017-2020 Transportation Improvement Program.** Submissions for the 2017-2020 Transportation Improvement Program are due to the Washtenaw Area Transportation Study by November 30, 2015. The City will be resubmitting the final two blocks of Central Street, along with Baker Rd including pedestrian enhancements at Forest and Grand and intersection improvements at Dan Hoey. Mill Creek Park Phase II will also be resubmitted in hopes of receiving some additional non-motorized funding. One other possible alternative is submitting the pedestrian bridge from Huron Farms to the Border to Border Trail, however it might be prudent to not have that compete with Mill Creek Park Phase II since that is a higher priority at this time. We have not heard yet whether Broad and Third will become Federal Aid eligible roads, so we cannot submit those project. WATS staff has committed to letting us know when this determination is made.

# CITY OF DEXTER

*DEPARTMENT  
OF PUBLIC  
WORKS*



*Maintaining our town  
with pride since 1824.*

---

PAGE LEFT INTENTIONALLY BLANK

---

**Mayor Report  
Shawn Keough  
November 23, 2015**

Hello Residents and Council members,

Here is a report of my activities over the past couple of weeks and my calendar looking ahead:

Recent Activities

November 13, 2015 – Meeting with potential Zoning Board of Appeals (alternate) applicant - I will be providing a recommendation in the near future to fill the vacancy of an alternate position on our Zoning Board of Appeals.

November 13, 2015 – Meeting with the 3045 Broad Street Redevelopment Proposal Review Committee. The Committee discussed scheduling second interviews with the two developers.

November 17, 2015 – Discussion with City Manager Nicholls and Community Development Manager Aniol regarding tree trimming and packet preparation items.

Upcoming Activities

November 19, 2015 – Dexter Downtown Development Authority meeting

November 19, 2015 – Dexter Area Fire Department meeting – we will be having a detailed discussion on the draft budget.

November 20, 2015 – Facility Committee meeting

November 20, 2015 – Northern United Brewing regarding wastewater permitting

November 23, 2015 – City Council meeting

Please feel free to contact me at any time with questions or suggestions.

I hope everyone has a Happy Thanksgiving and I look forward to seeing you around our town.

Shawn Keough

Mayor, City of Dexter

[skeough@DexterMI.gov](mailto:skeough@DexterMI.gov)

(313) 363-1434 (cell)

---

PAGE LEFT INTENTIONALLY BLANK

---

<b>SUMMARY OF BILLS AND PAYROLL</b>			<b>11/23/2015</b>
Payroll Check Register	11/11/15	\$39,754.62	Payroll
Employer Costs (paid via electronic transfer)	11/11/15	\$3,644.31	Payroll
Account Payable Check Register	11/18/15	\$346,265.12	
		<b>\$389,664.05</b>	<b>TOTAL BILLS &amp; PAYROLL EXPENDED ALL FUNDS</b>
<b>The due date column on the accounts payable worksheets represents the date of the Council meeting</b>			
<b>ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS</b>			
<b>DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED</b>			
<i>"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."</i>			

BANK CODE: POOL

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. ALEXANDER CHEMICAL CORPORATION	6,472.98		
2. ANDREA DORNEY	58.85		
3. ANN ARBOR SPARK	1,500.00		
4. AT&T	61.00		
5. BRIGHTON ANALYTICAL LLC	756.00		
6. BS&A SOFTWARE	2,860.00		
7. CADILLAC ASPHALT, LLC	116,838.63		
8. CARLISLE-WORTMAN ASSOCIATES	1,547.50		
9. CHALLENGER TECHNOLOGIES, LLC	479.20		
10. CINTAS CORPORATION	1,404.12		
11. CONCORD EXCAVATING & GRADING INC	32,329.07		
12. CORRIGAN OIL COMPANY	577.35		
13. CRIBLEY WELL DRILLING CO INC	14.25		
14. CULLIGAN WATER CONDITIONING	33.95		
15. DEPT. OF ENVIRN. QUALITY	1,197.26		
16. DEXTER MILL	107.90		
17. DYKEMA GOSSETT PLLC	1,676.00		
18. ELECTION SOURCE	84.89		
19. ETNA SUPPLY CO	5,876.60		
20. FIFTH STREET DENTAL CARE	491.10		
21. G2 CONSULTING GROUP, LLC	1,496.00		
22. GAMETIME	33,041.41		
23. GFG INSTRUMENTATION	200.00		
24. GRAINGER	205.20		
25. HACKNEY HARDWARE	683.56		
26. H-O-H WATER TECHNOLOGY, INC	332.04		
27. HOPP ELECTRIC, INC.	505.51		
28. JOHN'S SANITATION	3,255.00		
29. MARK'S AUTO SERVICE, INC.	20.00		
30. MICHIGAN MUNICIPAL LEAGUE	350.00		
31. MID STATES BOLT & SCREW CO	43.60		
32. NORTH CENTRAL LABORATORIES	408.32		
33. ORCHARD, HILTZ & MCCLIMENT INC	33,505.75		
34. PARAGON LABORATORIES INC	95.00		
35. PARTS PEDDLER AUTO SUPPLY	540.43		
36. PLANT WISE	3,650.00		
37. PNC	276.48		
38. PRINTING SYSTEMS	119.65		
39. RICOH AMERICAS CORPORATION	1,626.74		
40. ROBERT ASSENMACHER	100.00		
41. ROBERT MESTER	37.95		
42. SCOTT E. MUNZEL, PC	10,255.72		
43. SMALL BUSINESS ASSOC OF MICH	22,419.02		
44. STAPLES BUSINESS ADVANTAGE	613.91		
45. STATE OF MICHIGAN-MDOT	12,405.36		
46. TIM STEWART	144.90		
47. UNUM LIFE INSURANCE	582.38		
48. USA BLUE BOOK	461.57		
49. VARNUM, RIDDERING, SCHMIDT	633.35		
50. VIEBAHN, TODD	84.80		

11/18/2015 03:27 PM  
User: erin  
DB: Dexter

INVOICE APPROVAL BY VENDOR REPORT FOR CITY OF DEXTER  
EXP CHECK RUN DATES 11/18/2015 - 11/18/2015  
JOURNALIZED OPEN AND PAID  
BANK CODE: POOL

Claimant	Amount Claimed	Amount Owed	Amount Rejected
51. WASHTENAW COUNTY TREASURER	1,369.50		
52. WASTE MANAGEMENT OF MICHIGAN	42,435.32		
***TOTAL ALL CLAIMS***	346,265.12		

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 101 GENERAL FUND							
Dept 172 CITY MANAGER							
101-172-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	6,019.28	
101-172-722.000	LIFE & DISABILITY INSURANC	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	121.56	
Total For Dept 172 CITY MANAGER						6,140.84	
Dept 210 ATTORNEY							
101-210-810.000	ATTORNEY FEES	DYKEMA GOSSETT PLLC	LEGAL	3021506	11/23/15	1,676.00	
101-210-810.000	ATTORNEY FEES	SCOTT E. MUNZEL, PC	LEGAL	11/17/15	11/23/15	10,255.72	
Total For Dept 210 ATTORNEY						11,931.72	
Dept 253 TREASURER							
101-253-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	1,565.36	
101-253-722.000	LIFE & DISABILITY INSURANC	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	36.50	
101-253-727.000	OFFICE SUPPLIES	STAPLES BUSINESS ADVAN	SUPPLIES	11/17/15	11/23/15	149.77	
Total For Dept 253 TREASURER						1,751.63	
Dept 257 ASSESSING DEPARTMENT							
101-257-977.000	EQUIPMENT	BS&A SOFTWARE	ANNUAL SUPPORT	103836	11/23/15	1,560.00	
Total For Dept 257 ASSESSING DEPARTMENT						1,560.00	
Dept 262 ELECTIONS							
101-262-727.000	OFFICE SUPPLIES	ELECTION SOURCE	ELECTION	29679	11/23/15	84.89	
101-262-727.001	ELECTION SUPPLIES	HACKNEY HARDWARE	ACCT# 6430	11/17/15	11/23/15	86.40	
101-262-955.000	MISCELLANEOUS	PNC	ELECTION	11/17/15	11/23/15	249.74	
Total For Dept 262 ELECTIONS						421.03	
Dept 265 BUILDINGS & GROUNDS							
101-265-727.000		HACKNEY HARDWARE	ACCT# 6430	11/17/15	11/23/15	21.25	
101-265-727.000	OFFICE SUPPLIES	STAPLES BUSINESS ADVAN	SUPPLIES	11/17/15	11/23/15	251.67	
101-265-803.000	CONTRACTED SERVICES	BS&A SOFTWARE	ANNUAL SUPPORT	103836	11/23/15	300.00	
101-265-920.001		AT&T	U-VERSE	11/17/15	11/23/15	61.00	
101-265-935.000		CINTAS CORPORATION	OCT 2015	11/17/15	11/23/15	143.66	
101-265-935.001	OFFICE CLEANING	HACKNEY HARDWARE	ACCT# 6430	11/17/15	11/23/15	23.83	
101-265-936.000		RICOH AMERICAS CORPORA	LEASE	95781079	11/23/15	1,626.74	
101-265-977.000	EQUIPMENT	CHALLENGER TECHNOLOGIE	DATA DROPS WWTP	DXT-02-001	11/23/15	479.20	
Total For Dept 265 BUILDINGS & GROUNDS						2,907.35	
Dept 301 LAW ENFORCEMENT							
101-301-807.000		WASHTENAW COUNTY TREAS	OT OCT 2015	27177	11/23/15	1,369.50	
Total For Dept 301 LAW ENFORCEMENT						1,369.50	
Dept 400 PLANNING DEPARTMENT							
101-400-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	1,563.55	
101-400-722.000	LIFE & DISABILITY INSURANC	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	30.99	
101-400-802.000	PROFESSIONAL SERVICES	CARLISLE-WORTMAN ASSOC	ORDINANCE UPDATE	2136658	11/23/15	402.50	
101-400-802.000	PROFESSIONAL SERVICES	CARLISLE-WORTMAN ASSOC	OIL & GAS	2136661	11/23/15	1,145.00	
101-400-977.000	EQUIPMENT	BS&A SOFTWARE	ANNUAL SUPPORT	103836	11/23/15	620.00	
Total For Dept 400 PLANNING DEPARTMENT						3,762.04	
Dept 441 DEPARTMENT OF PUBLIC WORKS							
101-441-721.000	HEALTH & DENTAL INSURANCE	FIFTH STREET DENTAL CA	PATIENT: KURT AUGUSTINE	11/17/15	11/23/15	491.10	
101-441-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	1,962.91	
101-441-722.000	LIFE & DISABILITY INSURANC	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	36.12	
101-441-740.000	OPERATING SUPPLIES	CINTAS CORPORATION	OCT 2015	11/17/15	11/23/15	26.22	
101-441-740.000		HACKNEY HARDWARE	ACCT# 6431	11/17/15	11/23/15	189.23	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 101 GENERAL FUND							
Dept 441 DEPARTMENT OF PUBLIC WORKS							
101-441-740.000	OPERATING SUPPLIES	HACKNEY HARDWARE	ACCT# 6431	11/17/15	11/23/15	162.45	
101-441-740.000	OPERATING SUPPLIES	STAPLES BUSINESS ADVAN	SUPPLIES	11/17/15	11/23/15	19.59	
101-441-745.000		CINTAS CORPORATION	OCT 2015	11/17/15	11/23/15	588.74	
101-441-802.000	PROFESSIONAL SERVICES	BS&A SOFTWARE	ANNUAL SUPPORT	103836	11/23/15	380.00	
101-441-958.000	MEMBERSHIPS & DUES	MICHIGAN MUNICIPAL LEA	MEMBERSHIP	12587	11/23/15	350.00	
Total For Dept 441 DEPARTMENT OF PUBLIC WORKS						4,206.36	
Dept 442 DOWNTOWN PUBLIC WORKS							
101-442-730.000	FARMERS MARKET SUPPLIES	DEXTER MILL	SUPPLIES	11/17/15	11/23/15	50.00	
101-442-730.000	FARMERS MARKET SUPPLIES	HACKNEY HARDWARE	ACCT# 6430	11/17/15	11/23/15	15.00	
101-442-731.000	LANDSCAPE SUPPLIES	HACKNEY HARDWARE	ACCT# 6431	11/17/15	11/23/15	18.32	
Total For Dept 442 DOWNTOWN PUBLIC WORKS						83.32	
Dept 447 ENGINEERING							
101-447-830.000	ENGINEERING CONSULTING	ORCHARD, HILTZ & MCCLI	SERVICES THRU OCT 3RD	11/18/15	11/23/15	1,120.00	
Total For Dept 447 ENGINEERING						1,120.00	
Dept 728 ECONOMIC DEVELOPMENT							
101-728-802.000	PROFESSIONAL SERVICES	ANN ARBOR SPARK	2015 CONTRIBUTION	6761	11/23/15	1,500.00	
Total For Dept 728 ECONOMIC DEVELOPMENT						1,500.00	
Dept 751 PARKS & RECREATION							
101-751-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	316.60	
101-751-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	5.83	
101-751-731.000	LANDSCAPE SUPPLIES	HACKNEY HARDWARE	ACCT# 6431	11/17/15	11/23/15	52.90	
101-751-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCLI	SERVICES THRU OCT 3RD	11/18/15	11/23/15	388.00	
101-751-803.000	CONTRACTED SERVICES	PLANT WISE	MILL CREEK	15-1672	11/23/15	3,650.00	
101-751-944.000	PORTABLE TOILET RENTAL	JOHN'S SANITATION	PARKS	11/18/15	11/23/15	3,255.00	
101-751-970.000	CONTRACTED CAPITAL IMPROVE	CONCORD EXCAVATING & G	DPW DRIVEWAY	11/17/15	11/23/15	5,031.00	
101-751-970.000	CONTRACTED CAPITAL IMPROVE	GAMETIME	PARK	11/17/15	11/23/15	33,041.41	
Total For Dept 751 PARKS & RECREATION						45,740.74	
Dept 851 INSURANCE & BONDS							
101-851-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	732.87	
Total For Dept 851 INSURANCE & BONDS						732.87	
Dept 901 CAPITAL IMPROVEMENTS							
101-901-970.000	CONTRACTED CAPITAL IMPROVE	CONCORD EXCAVATING & G	DPW DRIVEWAY	11/17/15	11/23/15	4,563.00	
101-901-970.000	CONTRACTED CAPITAL IMPROVE	ORCHARD, HILTZ & MCCLI	SERVICES THRU OCT 3RD	11/18/15	11/23/15	793.50	
Total For Dept 901 CAPITAL IMPROVEMENTS						5,356.50	
Total For Fund 101 GENERAL FUND						88,583.90	
Fund 202 MAJOR STREETS FUND							
Dept 000 ASSETS, LIABILITIES & REVENUE							
202-000-211.000	RETAINAGE PAYABLE	STATE OF MICHIGAN-MDOT	STREETS	AP 382674	11/23/15	12,405.36	
Total For Dept 000 ASSETS, LIABILITIES & REVENUE						12,405.36	
Dept 451 CONTRACTED ROAD CONSTRUCTION							
202-451-974.000	CIP CAPITAL IMPROVEMENTS	ORCHARD, HILTZ & MCCLI	SERVICES THRU OCT 3RD	11/18/15	11/23/15	5,259.50	
Total For Dept 451 CONTRACTED ROAD CONSTRUCTION						5,259.50	
Dept 463 ROUTINE MAINTENANCE							
202-463-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	1,646.31	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 202 MAJOR STREETS FUND							
Dept 463 ROUTINE MAINTENANCE							
202-463-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	30.30	
202-463-740.000		HACKNEY HARDWARE	ACCT# 6431	11/17/15	11/23/15	34.98	
202-463-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCL	SERVICES THRU OCT 3RD	11/18/15	11/23/15	1,365.00	
Total For Dept 463 ROUTINE MAINTENANCE						3,076.59	
Dept 474 TRAFFIC SERVICES							
202-474-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O PERIOD DEC 2015	11/18/15	11/23/15	506.56	
202-474-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	9.32	
202-474-802.000	PROFESSIONAL SERVICES	HOPP ELECTRIC, INC.	DAMAGED POLE	S6828	11/23/15	505.51	
Total For Dept 474 TRAFFIC SERVICES						1,021.39	
Dept 478 WINTER MAINTENANCE							
202-478-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O PERIOD DEC 2015	11/18/15	11/23/15	1,013.11	
202-478-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	18.64	
Total For Dept 478 WINTER MAINTENANCE						1,031.75	
Total For Fund 202 MAJOR STREETS FUND						22,794.59	
Fund 203 LOCAL STREETS FUND							
Dept 451 CONTRACTED ROAD CONSTRUCTION							
203-451-970.000	CONTRACTED CAPITAL IMPROVE	CADILLAC ASPHALT, LLC	2015 ASPHALT	11/17/15	11/23/15	95,739.42	
203-451-970.000	CONTRACTED CAPITAL IMPROVE	G2 CONSULTING GROUP, L	STREETS	152490	11/23/15	1,496.00	
203-451-970.000	CONTRACTED CAPITAL IMPROVE	ORCHARD, HILTZ & MCCL	SERVICES THRU OCT 3RD	11/18/15	11/23/15	2,250.00	
203-451-970.000	CONTRACTED CAPITAL IMPROVE	ORCHARD, HILTZ & MCCL	SERVICES THRU OCT 3RD	11/18/15	11/23/15	18,957.00	
203-451-974.001	OTHER CAPITAL IMPROVEMENTS	CONCORD EXCAVATING & G	DPW DRIVEWAY	11/17/15	11/23/15	22,735.07	
Total For Dept 451 CONTRACTED ROAD CONSTRUCTION						141,177.49	
Dept 463 ROUTINE MAINTENANCE							
203-463-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O PERIOD DEC 2015	11/18/15	11/23/15	506.54	
203-463-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	9.32	
203-463-740.000	OPERATING SUPPLIES	DEXTER MILL	SUPPLIES	11/17/15	11/23/15	57.90	
Total For Dept 463 ROUTINE MAINTENANCE						573.76	
Dept 474 TRAFFIC SERVICES							
203-474-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O PERIOD DEC 2015	11/18/15	11/23/15	126.64	
203-474-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	2.33	
Total For Dept 474 TRAFFIC SERVICES						128.97	
Dept 478 WINTER MAINTENANCE							
203-478-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O PERIOD DEC 2015	11/18/15	11/23/15	253.28	
203-478-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	4.66	
Total For Dept 478 WINTER MAINTENANCE						257.94	
Total For Fund 203 LOCAL STREETS FUND						142,138.16	
Fund 204 MUNICIPAL STREETS							
Dept 248 ADMINISTRATION							
204-248-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC	O PERIOD DEC 2015	11/18/15	11/23/15	776.21	
Total For Dept 248 ADMINISTRATION						776.21	
Total For Fund 204 MUNICIPAL STREETS						776.21	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 226 SOLID WASTE COLLECTION FUND							
Dept 528 SOLID WASTE							
226-528-805.000	CONTRACTED SOLID WASTE SEFWASTE MANAGEMENT OF MI	SEFWASTE MANAGEMENT OF MI	OCT 2015	8376437	11/23/15	42,435.32	
			Total For Dept 528 SOLID WASTE			42,435.32	
			Total For Fund 226 SOLID WASTE COLLECTION FUND			42,435.32	
Fund 402 EQUIPMENT REPLACEMENT FUND							
Dept 441 DEPARTMENT OF PUBLIC WORKS							
402-441-939.000	PARTS PEDDLER AUTO SUP	PARTS PEDDLER AUTO SUP	OCT 2015	11/17/15	11/23/15	539.34	
			Total For Dept 441 DEPARTMENT OF PUBLIC WORKS			539.34	
			Total For Fund 402 EQUIPMENT REPLACEMENT FUND			539.34	
Fund 406 2014 ROAD BOND CONSTRUCTION FUND							
Dept 511 CONSTRUCTION ON LOCAL STREETS							
406-511-970.000	CONTRACTED CAPITAL IMPROVE CADILLAC ASPHALT, LLC	2015 ASPHALT		11/17/15	11/23/15	21,099.21	
			Total For Dept 511 CONSTRUCTION ON LOCAL STREETS			21,099.21	
			Total For Fund 406 2014 ROAD BOND CONSTRUCTION FUND			21,099.21	
Fund 590 SEWER ENTERPRISE FUND							
Dept 248 ADMINISTRATION							
590-248-811.000	ATTORNEY FEES - MISCELLANE VARNUM, RIDDERING, SCH	LEGAL		959485	11/23/15	633.35	
			Total For Dept 248 ADMINISTRATION			633.35	
Dept 548 SEWER UTILITIES DEPARTMENT							
590-548-720.000	SOCIAL SECURITY & MEDICARE UNUM LIFE INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	43.45	
590-548-721.000	HEALTH & DENTAL INSURANCE SMALL BUSINESS ASSOC O	PERIOD DEC 2015		11/18/15	11/23/15	2,659.69	
590-548-721.001	RETIREE HEALTH INSURANCE SMALL BUSINESS ASSOC O	PERIOD DEC 2015		11/18/15	11/23/15	715.09	
590-548-722.000	LIFE & DISABILITY INSURANCE UNUM LIFE INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	140.02	
590-548-728.000	POSTAGE	PNC	MALING	11/17/15	11/23/15	26.74	
590-548-740.000	OPERATING SUPPLIES	CRIBLEY WELL DRILLING	WWTP	11/17/15	11/23/15	14.25	
590-548-740.000		HACKNEY HARDWARE	ACCT # 6432	11/17/15	11/23/15	28.27	
590-548-740.000		HACKNEY HARDWARE	ACCT # 6433	11/17/15	11/23/15	23.96	
590-548-740.000	OPERATING SUPPLIES	STAPLES BUSINESS ADVAN	SUPPLIES	11/17/15	11/23/15	96.44	
590-548-742.000	CHEMICAL SUPPLIES - PLANT	ALEXANDER CHEMICAL COR	WWTP	10039340	11/23/15	4,950.00	
590-548-742.000	CHEMICAL SUPPLIES - PLANT	ALEXANDER CHEMICAL COR	WWTP	10039091	11/23/15	645.29	
590-548-743.000	CHEMICAL SUPPLIES - LAB	BRIGHTON ANALYTICAL LL	WWTP	1015-90728	11/23/15	756.00	
590-548-743.000	CHEMICAL SUPPLIES - LAB	CULLIGAN WATER CONDITI	WWTP	11/17/15	11/23/15	33.95	
590-548-743.000		NORTH CENTRAL LABORATO	WWTP	363880	11/23/15	50.87	
590-548-743.000		NORTH CENTRAL LABORATO	WWTP	363770	11/23/15	357.45	
590-548-745.000		CINTAS CORPORATION	OCT 2015	11/17/15	11/23/15	248.78	
590-548-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCLI	SERVICES THRU OCT 3RD	11/18/15	11/23/15	582.25	
590-548-937.000	EQUIPMENT MAINTENANCE & RE	GFG INSTRUMENTATION	WWTP	253674	11/23/15	200.00	
590-548-937.000	EQUIPMENT MAINTENANCE & RE	GRAINGER	WWTP	9877557489	11/23/15	205.20	
590-548-937.000	EQUIPMENT MAINTENANCE & RE	USA BLUE BOOK	WWTP	781265	11/23/15	329.76	
590-548-939.000	VEHICLE MAINTENANCE & RE	MARK'S AUTO SERVICE, I	WWTP	49480	11/23/15	20.00	
590-548-960.000	EDUCATION & TRAINING	ANDREA DORNEY	TRAINING	11/17/15	11/23/15	47.15	
590-548-960.000	EDUCATION & TRAINING	TIM STEWART	TRAINING	11/17/15	11/23/15	72.45	
			Total For Dept 548 SEWER UTILITIES DEPARTMENT			12,247.06	
			Total For Fund 590 SEWER ENTERPRISE FUND			12,880.41	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF DEXTER  
EXP CHECK RUN DATES 11/18/2015 - 11/18/2015  
JOURNALIZED OPEN AND PAID  
BANK CODE: POOL

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 591 WATER ENTERPRISE FUND							
Dept 556 WATER UTILITIES DEPARTMENT							
591-556-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	1,686.64	
591-556-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC O	PERIOD DEC 2015	11/18/15	11/23/15	368.38	
591-556-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	DEC 2015	11/17/15	11/23/15	93.34	
591-556-740.000		HACKNEY HARDWARE	ACCT # 6433	11/17/15	11/23/15	26.97	
591-556-740.000	OPERATING SUPPLIES	MID STATES BOLT & SCRE	WWTP	30672039	11/23/15	43.60	
591-556-740.000	OPERATING SUPPLIES	PARTS PEDDLER AUTO SUP	OCT 2015	11/17/15	11/23/15	1.09	
591-556-740.000	OPERATING SUPPLIES	STAPLES BUSINESS ADVAN	SUPPLIES	11/17/15	11/23/15	96.44	
591-556-743.000	CHEMICAL SUPPLIES - LAB	ALEXANDER CHEMICAL COR	WWTP	10039096	11/23/15	877.69	
591-556-745.000		CINTAS CORPORATION	OCT 2015	11/17/15	11/23/15	396.72	
591-556-751.000		CORRIGAN OIL COMPANY	WWTP	6152959	11/23/15	384.46	
591-556-751.000		CORRIGAN OIL COMPANY	WWTP	6156509	11/23/15	192.89	
591-556-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCLI	SERVICES THRU OCT 3RD	11/18/15	11/23/15	187.50	
591-556-824.000	TESTING & ANALYSIS	PARAGON LABORATORIES I	WWTP	42155-89010	11/23/15	95.00	
591-556-861.000	TRAVEL & MILEAGE	VIEBAHN, TODD	TRAINING	11/17/15	11/23/15	84.80	
591-556-901.000		PRINTING SYSTEMS	SHUT OFF NOTICES	91857	11/23/15	119.65	
591-556-937.000	EQUIPMENT MAINTENANCE & RE	H-O-H WATER TECHNOLOGY	WWTP	465199	11/23/15	332.04	
591-556-937.000	EQUIPMENT MAINTENANCE & RE	USA BLUE BOOK	WWTP	783904	11/23/15	131.81	
591-556-955.000	MISCELLANEOUS	ROBERT ASSENMACHER	REFUND FOR SECOND METER PULLED OUT	11/18/15	11/23/15	100.00	
591-556-957.004	STATE LICENSE/PERMIT FEES	DEPT. OF ENVIRN. QUALI	WWTP	937802	11/23/15	1,197.26	
591-556-960.000	EDUCATION & TRAINING	ANDREA DORNEY	TRAINING	11/17/15	11/23/15	11.70	
591-556-960.000	EDUCATION & TRAINING	ROBERT MESTER	TRAINING	11/17/15	11/23/15	37.95	
591-556-960.000	EDUCATION & TRAINING	TIM STEWART	TRAINING	11/17/15	11/23/15	72.45	
591-556-977.000	EQUIPMENT	ETNA SUPPLY CO	WWTP	8101635804.001	11/23/15	4,344.35	
591-556-977.000	EQUIPMENT	ETNA SUPPLY CO	WWTP	101628052.001	11/23/15	1,532.25	
Total For Dept 556 WATER UTILITIES DEPARTMENT						12,414.98	
Total For Fund 591 WATER ENTERPRISE FUND						12,414.98	
Fund 701 TRUST & AGENCY FUND							
Dept 000 ASSETS, LIABILITIES & REVENUE							
701-000-254.000-0MEDOF SPR-DAN	HOEY MEDOFFICE	ORCHARD, HILTZ & MCCLI	SERVICE THRU OCT 3 2015	11/17/15	11/23/15	1,066.25	
701-000-254.000-0MEDOF SPR-DAN	HOEY MEDOFFICE	ORCHARD, HILTZ & MCCLI	SERVICE THRU OCT 3 2015	11/17/15	11/23/15	156.25	
701-000-254.100-MC3-00 CONST E - MC3		ORCHARD, HILTZ & MCCLI	SERVICE THRU OCT 3 2015	11/17/15	11/23/15	115.50	
701-000-254.100-MORNIN CONST E - MORNINGSTAR		ORCHARD, HILTZ & MCCLI	SERVICE THRU OCT 3 2015	11/17/15	11/23/15	263.25	
701-000-254.100-VARIET CONST E - VARIETY DIE & S		ORCHARD, HILTZ & MCCLI	SERVICE THRU OCT 3 2015	11/17/15	11/23/15	1,001.75	
Total For Dept 000 ASSETS, LIABILITIES & REVENUE						2,603.00	
Total For Fund 701 TRUST & AGENCY FUND						2,603.00	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund Totals:							
			Fund 101 GENERAL FUND			88,583.90	
			Fund 202 MAJOR STREETS FUND			22,794.59	
			Fund 203 LOCAL STREETS FUND			142,138.16	
			Fund 204 MUNICIPAL STREETS			776.21	
			Fund 226 SOLID WASTE COLLECTION FUND			42,435.32	
			Fund 402 EQUIPMENT REPLACEMENT FUND			539.34	
			Fund 406 2014 ROAD BOND CONSTRUCTION			21,099.21	
			Fund 590 SEWER ENTERPRISE FUND			12,880.41	
			Fund 591 WATER ENTERPRISE FUND			12,414.98	
			Fund 701 TRUST & AGENCY FUND			2,603.00	
Total For All Funds:						<u>346,265.12</u>	

---

PAGE LEFT INTENTIONALLY BLANK

---

**CITY OF DEXTER  
2016 MEETING SCHEDULE**

Agenda: 11/23/2015  
Item: J-2

\* Holiday week

<b>CITY COUNCIL</b>	<b>PLANNING COMMISSION</b>	<b>PARKS COMMISSION (City Offices)</b>	<b>ZONING BOARD OF APPEALS</b>	<b>DOWNTOWN DEVELOPMENT AUTHORITY</b>
<b>2nd &amp; 4th Monday at 7:30 PM</b>	<b>1st Monday at 7:30 PM</b>	<b>3rd Tuesday at 7 PM</b>	<b>3rd Monday at 7 PM</b>	<b>3rd Thursday at 7:30 AM</b>
January 11, 2016	January 4, 2016	January 19, 2016	January 19, 2016*(Tues)	January 21, 2016
January 25, 2016	February 1, 2016	February 16, 2016	February 16, 2016*(Tues)	February 18, 2016
February 8, 2016	March 7, 2016	March 15, 2016	March 21, 2016	March 17, 2016
February 22, 2016	April 4, 2016	April 19, 2016	April 18, 2016	April 21, 2016
March 14, 2016	May 2, 2016	May 17, 2016	May 16, 2016	May 19, 2016
March 28, 2016	June 6, 2016	June 21, 2016	June 20, 2016	June 16, 2016
April 11, 2016	July 5, 2016*(Tues)	July 19, 2016	July 18, 2016	July 21, 2016
April 25, 2016	August 1, 2016	August 16, 2016	August 15, 2016	August 18, 2016
May 9, 2016	September 6, 2016*(Tues)	September 20, 2016	September 19, 2016	September 15, 2016
May 23, 2016	October 3, 2016	October 18, 2016	October 17, 2016	October 20, 2016
June 13, 2016	November 7, 2016	November 15, 2016	November 21, 2016	November 17, 2016
June 27, 2016	December 5, 2016	December 20, 2016	December 19, 2016	December 15, 2016
July 11, 2016				
July 25, 2016				
August 8, 2016				
August 22, 2016				
September 12, 2016				
September 26, 2016				
October 10, 2016				
October 24, 2016				
November 14, 2016				
November 28, 2016				
December 12, 2016				
December 27, 2016*(Tues)				

All meetings are held at the Senior Center, 7720 Ann Arbor Street, unless otherwise noted.

\* If meetings are not on the regularly scheduled day due to a holiday, please check meeting location changes.

Accepted by City Council:

---

PAGE LEFT INTENTIONALLY BLANK

---



## OFFICE OF COMMUNITY DEVELOPMENT

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

### Staff Report

**To:** Mayor Keough and City Council  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** SLU #2015-03 Northern United Brewing Company Special Land Use Request  
Planning Commission Recommendation

**Date:** November 17, 2015

Attached for your consideration and action is the application information and staff's review for a special land use request, submitted by Northern United Brewing Company (NUBC), 2319 Bishop Circle E, for an expansion of its tasting room to include a dining area (for food service).

The NUBC facility measures 68,000 sq. ft. The proposed dining area measures 4,331.25 sq. ft., which constitutes 6% of the NUBC facility. The area of the existing tasting room measures 5,820 sq. ft., which constitutes 9% of the NUBC facility. Together, the total area of the existing tasting room and proposed dining area would be 10,151.25 sq. ft., or 15% of the NUBC facility.

#### PLANNING COMMISSION RECOMMENDATION

On November 2, 2015 based on the information provided by the applicant, staff's review and consultation with the City Attorney, and following a duly noticed public hearing, the Planning Commission voted unanimously to recommend special land use approval for an expansion of the existing tasting room to include a dining area for food service at Northern United Brewing Company, located at 2319 Bishop Circle E to City Council, subject to the following conditions:

1. The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBCo facility, and
2. Sewer discharge must be at or below permitted levels.

Staff's review letter to the Planning Commission accompanies this report.

#### PUBLIC HEARING COMMENTS

- Paul Bishop, 5510 Vaughn Road, Dexter spoke of being the Village President when the Industrial Park was developed. He feels that the proposed Special Use request from NUBCo is not compatible with the use of the Industrial Park and that the City needs to protect the other business ownership's in the park. He stated that there are other places in Dexter to open a restaurant and that a restaurant should not be in the Industrial Park. Changing the zoning doesn't make it proper.
- Paul Cousins, 7648 Forest, Dexter stated that NUBCo could put a restaurant in some places in Dexter but that is not compatible with the type of business they have. They are a very good business and generous with their donations to the community. What is being asked is to revamp what they currently have, not changing what they have. Mr. Cousins mentioned that he had talked to other business owners in the park and they feel that this proposal is a good idea. He also spoke of being in the Chicago area and visiting a brew pub that was located in an industrial park.
- Kyle Marsh of 7820 Fourth Street, Dexter spoke about the original zoning of the Industrial Park as a closed area and that has since changed. Also the activity during the day in the park is

concentrated around the manufacturing businesses, but the evening is different and activity at a tasting room would not conflict with the traffic and activities during the day time.

### **PLANNING COMMISSION COMMENTS**

- Commissioner Carty mentioned a "We Love Dexter" report that had 36 favorable responses to NUBCo's plan. He stated the Planning Commission has not had any one from the Industrial Park comment negatively on this proposal. He felt that "we have a chance to develop a sense of place for the Dexter community and that NUBCo is a good corporate citizen and business."

### **ADDITIONAL BACKGROUND**

You will recall at your October 26, 2015 meeting, staff was asked 1) if the process for considering NUBC's request for an expansion of the tasting room to include a dining area could be simplified and 2) doesn't the definition of a tasting room include food service. The concern voiced was that "things have gotten too complicated," with the public hearing for zoning ordinance amendments now to be considered. Staff was asked if the process could be simplified, and if staff could provide an alternative motion for the PC to consider.

Initially, it was staff's opinion that simplifying the process at this point would constitute a reconsideration of the NUBC request. Staff consulted with the City Attorney, and offers the following summary of his findings and recommendations:

#### Findings:

- The zoning ordinance does not contain a definition for a microbrewery, nor does it list a microbrewery as a permitted or special uses in any district.
- A microbrewery could be permitted as a principal use pursuant to Section 17.02, sub-section B, Permitted Principal Uses in the RD District, as a manufacturing operation, but wine, beer and other alcoholic beverage manufacturing should be specifically listed.
- There is a provision in Section 3.07 that states, *No use shall be permitted in a district under Section 3.07, Uses Not Otherwise Included within a District, if the use is listed as a principal permitted special or conditional use in another zoning district.* The intent of this provision is to close a loophole for use variances.
- The zoning ordinance contains a definition for a tasting room, but does not list a tasting room as a permitted or special use in any district.
- The zoning ordinance defines restaurant, and lists restaurant(s) as principal permitted, special or conditional uses in other zoning districts.
- The zoning ordinance does not contain a definition of a dining area, nor is a dining area listed as a principal permitted, special or conditional uses in any zoning district. Therefore, these terms restaurant and dining area are not interchangeable in this case. Furthermore, the Planning Commission could not have consideration of an expansion of the tasting room to include a restaurant under Section 3.07.
- NUBC received administrative approval for a new brewer/manufacturing operation, pursuant to Section 17.02; sub-section B, Permitted Principal Uses in the RD District (7/2012).
- NUBC received special land use approval for a tasting room, pursuant to Section 3.07, Uses Not Otherwise Included within a District. A tasting room was not listed as a principal permitted, special or conditional use in any other zoning district, so using the Section 3.07 process was appropriate.

- The City adopted a definition of a tasting room, which states a tasting room may include food service.
- The October 5, 2015 public hearing notice stated the purpose of the public hearing was for the Planning Commission to hear comments regarding a special land use request for an expansion of the NUBC tasting room to include a restaurant. Staff erred when drafting the public hearing notice for the following reasons:
  - The determination made by the Planning Commission, based on Section 3.07 was for an expansion of the tasting room to consider a dining area, not a restaurant.
- The November 2, 2015 public hearing notice states the purpose of the public hearing is for the Planning Commission to hear comments regarding a special land use request for an expansion of the NUBC tasting room to include a dining area. This notice is accurate. As such, the Planning Commission has the authority to consider the request on November 2, 2015.

Recommendations:

- Conduct public hearing on November 2, 2015 to consider the request to expand the tasting room to include a dining area because:
  - The public hearing was properly noticed;
  - The proper process was used by the Planning Commission to make the special land use determination in this case;
  - Through the special land use process, the community health, safety and welfare of the community is protected; and
  - Through the special land use process the Planning Commission/City Council may establish relevant conditions.
- Add the phrase "for food service" after "dining area" in any motion to recommend approval.
- Amend the Zoning Ordinance 1) to add a tasting room as a special land use in the RD Research & Development District and 2) to add wine, beer or other alcoholic beverage manufacturing as a permitted principal use in the RD Research & Development District, as follows:
  1. §17.03 Special Land Uses in the RD Research & Development District. Add a tasting room as a special land use, as follows:
    - F. Tasting Room, subject to the following provisions:
      1. A tasting room shall be an accessory use to a wine, beer and/or other alcoholic beverage manufacturing facility, licensed as such by the State of Michigan.
      2. The square footage of the tasting room shall not exceed 15% of the gross floor area of the principal facility.
  2. §17.02 Permitted Principal Uses in the RD Research & Development District. Add wine, beer and other alcoholic beverage manufacturers, as follows:
    - D. Manufacturing of wine, beer and/or other alcoholic beverages.

**SUGGESTED MOTIONS**

Based on the Planning Commission's recommendation, information provided by the applicant and staff, and pursuant to Section 8.03, Special Land Use review standards, the Dexter City Council moves to **(APPROVED/DENY)** the Special Land Use application for an expansion of the tasting room at Northern United Brewing Company (NUBC), located at 2319 Bishop Circle E, to include a dining area for food service, subject to the following conditions:

1. The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBC facility; and
2. Sewer discharge must be at or below permitted levels.

OR

Based on the information provided at the November 23, 2015 City Council meeting and pursuant to Section 8.03, Special Land Use review standards, City Council moves to **(POSTPONE)** the Special Land Use request submitted by Northern United Brewing Company, for an expansion of the tasting room to include a dining area for food service, to allow the applicant more time to address the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## STAFF REVIEW

**To:** Chairman Kowalski and Planning Commission  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** UPDATE to Staff Review Re: #2015-03 Expansion of the Tasting Room to include a Dining Area at 2319 Bishop Circle E

**Date:** November 2, 2015

---

At the City Council meeting on Monday, October 26, 2015, staff was asked 1) if the process for considering NUBC's request for an expansion of the tasting room to include a dining area could be simplified and 2) doesn't the definition of a tasting room include food service. The concern voiced was that "things have gotten too complicated," with the public hearing for zoning ordinance amendments now to be considered. Staff was asked if the process could be simplified, and if staff could provide an alternative motion for the PC to consider.

It was staff's opinion that simplifying the process at this point would constitute a reconsideration of the NUBC request. As you know, staff was not able to connect with the City Attorney before your packet was distributed. However, staff and the City Attorney were able to connect via telephone. The following is a summary of his findings and recommendations:

### Summary:

- The zoning ordinance does not contain a definition for a microbrewery, nor does it list a microbrewery as a permitted or special uses in any district.
- A microbrewery could be permitted as a principal use pursuant to Section 17.02, sub-section B, Permitted Principal Uses in the RD District, as a manufacturing operation, but wine, beer and other alcoholic beverage manufacturing should be specifically listed.
- There is a provision in Section 3.07 that states, *No use shall be permitted in a district under Section 3.07, Uses Not Otherwise Included within a District, if the use is listed as a principal permitted special or conditional use in another zoning district.* The intent of this provision is to close a loophole for use variances.
- The zoning ordinance contains a definition for a tasting room, but does not list a tasting room as a permitted or special use in any district.
- The zoning ordinance defines restaurant, and lists restaurant(s) as principal permitted, special or conditional uses in other zoning districts.
- The zoning ordinance does not contain a definition of a dining area, nor is a dining area listed as a principal permitted, special or conditional uses in any zoning district. Therefore, these terms restaurant and dining area are not interchangeable in this case. Furthermore, the Planning Commission could not have consideration of an expansion of the tasting room to include a restaurant under Section 3.07.
- NUBC received administrative approval for a new brewer/manufacturing operation, pursuant to Section 17.02; sub-section B, Permitted Principal Uses in the RD District.
- NUBC received special land use approval for a tasting room, pursuant to Section 3.07, Uses Not Otherwise Included within a District. A tasting room was not listed as a principal permitted, special or conditional use in any other zoning district, so using the Section 3.07 process was appropriate.

- The City adopted a definition of a tasting room, which states a tasting room may include food service.
- The October 5, 2015 public hearing notice stated the purpose of the public hearing was for the Planning Commission to hear comments regarding a special land use request for an expansion of the NUBC tasting room to include a restaurant. Staff erred when drafting the public hearing notice for the following reasons:
  - The determination made by the Planning Commission, based on Section 3.07 was for an expansion of the tasting room to consider a dining area, not a restaurant.
- The November 2, 2015 public hearing notice states the purpose of the public hearing is for the Planning Commission to hear comments regarding a special land use request for an expansion of the NUBC tasting room to include a dining area. This notice is accurate. As such, the Planning Commission has the authority to consider the request on November 2, 2015.

Recommendations:

- Conduct public hearing on November 2, 2015 to consider the request to expand the tasting room to include a dining area because:
  - The public hearing was properly noticed;
  - The proper process was used by the Planning Commission to make the special land use determination in this case;
  - Through the special land use process, the community health, safety and welfare of the community is protected; and
  - Through the special land use process the Planning Commission/City Council may establish relevant conditions.
- Add the phrase “for food service” after “dining area” in any motion to recommend approval.
- Amend the Zoning Ordinance 1) to add a tasting room as a special land use in the RD Research & Development District and 2) to add wine, beer or other alcoholic beverage manufacturing as a permitted principal use in the RD Research & Development District, as follows:
  1. §17.03 Special Land Uses in the RD Research & Development District. Add a tasting room as a special land use, as follows:
    - E. Tasting Room, subject to the following provisions:
      1. A tasting room shall be an accessory use to a wine, beer and/or other alcoholic beverage manufacturing facility, licensed as such by the State of Michigan.
      2. The square footage of the tasting room shall not exceed 15% of the gross floor area of the principal facility.
  2. §17.02 Permitted Principal Uses in the RD Research & Development District. Add wine, beer and other alcoholic beverage manufacturers, as follows:
    - D. Manufacturing of wine, beer and/or other alcoholic beverages.

Additionally, based on staff's consultation with the City Attorney, the following revised motion is recommended for your consideration:

**REVISED MOTIONS**

Based on the information provided by the applicant and staff at the November 2, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council (**APPROVE/ DENY**) the Special Land Use application for an expansion of the tasting room at Northern United Brewing Company (NUBC), located at 2319 Bishop Circle E, to include a dining area for food service, subject to the following conditions:

1. The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBC facility;
2. Sewer discharge must be at or below permitted levels; and
3. Amendments to the Article XVII, RD Research & Development District of the Zoning Ordinance shall adopted to include add wine, beer and other alcoholic beverage manufacturing as a permitted principal use and a tasting room as a special land use, as cited herein.

OR

Based on the information provided at the November 2, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission moves to (**POSTPONE**) the Special Land Use request submitted for an expansion of the tasting room at Northern United Brewing Company (NUBC) to include a dining area for food service, to allow the applicant more time to address the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## STAFF REVIEW

**To:** Chairman Kowalski and Planning Commission  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** #2015-03 Expansion of the Tasting Room to include a Dining Area at 2319 Bishop Circle E

**Applicant:** Northern United Brewing Company (NUBC), Jon Carlson, representing

**Zoning:** RD Research and Development District

**Date:** October 30, 2015

---

## PROPOSAL

Northern United Brewing Company (NUBC) submitted an Application for Special Land Use for an expansion of its tasting room to include a dining area. The proposed use would be known as NULL 2. NULL stands for Northern United Liquid Libations. The area of the proposed dining area measures 4,331.25 sq. ft., or 6% of the 68,000 sq. ft. facility. The area of the existing tasting room, known as NULL Tap Room, is 5,820 sq. ft., which is 9% of NUBC's entire facility. Together, the total area of the existing taproom and proposed dining area would be 10,151.25 sq. ft., or 15% of the NUBC facility.

## BACKGROUND

On September 8, 2015, following the process set forth in Section 3.07, Uses Not Otherwise Included within a District, the Planning Commission determined the expansion of the tasting room to include a dining area, at Northern United Brewing Company, which together work not exceed 15% of the total gross floor area of the existing NUBC facility, located at 2319 Bishop Circle E is a compatible use within the RD Research and Development zoning district. Furthermore, the Planning Commission determined the proposed dining area is permitted in the RD zoning district as a special land use, subject to the following conditions:

1. Link the special land use to the brewery use, with standards to be provided by staff based on the San Diego model.

## SPECIAL LAND USE STANDARDS

As cited above, the Planning Commission determined a set of standards needed to be established when considering the proposed use in a microbrewery, in the RD zoning district, based on the San Diego model. The intent was to develop regulations that would only benefit bona fide craft beer and spirit manufacturers, thus closing a potential loophole for restaurants with limited on-site manufacturing production operations. As such, the following standards are offered for consideration:

1. Special Use Conditions/Standards:

- In the RD zoning district, microbreweries shall have a minimum of 12,000 square feet of gross floor area, and may be permitted to have tasting room and/or dining area, as an accessory use, subject to applicable state and local regulations. The square footage of the accessory tasting room and/or restaurant shall not exceed 15% of the gross floor area of the microbrewery facility.

NUBC is licensed by the State of Michigan as a microbrewery. The NUBC facility is 68,000 square feet. It would meet the minimum gross floor area standard proposed above. The existing tasting room measures 5,820 sq. ft., which is 9% of the NUBC facility. The proposed dining area measures 4,331.25 sq. ft., or 6% of the facility. The total area of the tasting room and proposed dining area would not exceed 15% of the gross floor area of the NUBC facility.

If the Planning Commission decides to amend the zoning ordinance to establish the above cited special use standards, it would be prudent planning and zoning practice to include a definition of microbreweries and amend the definition of a tasting room, as follows:

Definition:

- A microbrewery means a facility that produces in total less than 60,000 barrels of beer per year. It may include a tasting room, dining area and retail space for on and off-site consumption.

This definition reflects the definition used by the State of Michigan for licensing.

Tasting Room definition:

- A tasting room is an establishment that allows customers to taste samples of wine, beer or other alcoholic beverage manufactured on site or that has a State of Michigan issued liquor license as a tasting room. A tasting room may include wine, beer, or other alcoholic beverages and related item sales, marketing events, special events, entertainment, and/or food service. [Food service may include a dining area.](#) Establishments that are classified by the State Liquor Control Board as bars, nightclubs, taverns, restaurants or Class C liquor licenses are not included within this definition.

On October 5, 2015, during the first public hearing on this issue, Commissioner Donaldson questioned the proposed amendments to the zoning ordinance and felt any amendments to the zoning ordinance needed to be considered before the approving NUBC's request. Staff explained that special land use is a valuable zoning tool. Through the special land use process, the Planning Commission and City Council have the authority to establish conditions, which may not exist in the zoning ordinance. As such, the Planning Commission and/or City Council can choose to amend the zoning ordinance to include such standards or not.

Following our discussion, consensus of the Planning Commission was to hold a public hearing in November to consider the above cited standards. The public hearing to consider the text amendments is scheduled for November 2, 2015, following the public hearing to consider this case. IT'S IMPORTANT TO NOTE; staff used the term "restaurant" in the published public hearing notice and in her review. This was done based on the Planning Commission discussion regarding Northern United Brewing Company's special land use request. The term "dining area" has been use in this correspondence, for consistency with the applicant's request.

Staff has provided the Planning Commission with a motion at the end of this review that includes the following three (3) conditions:

1. The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBC facility;
2. Sewer discharge level must be at or below permitted levels; and
3. Amendments to the zoning ordinance shall be adopted to include the definition of a microbrewery, revised definition of a tasting room and special land use standards, based on the San Diego model, as cited herein.

The Planning Commission has the option of including condition #3 in the motion or not. If the Planning Commission decides not to include condition #3, staff recommends the public hearing to consider amendments to the zoning ordinance be cancelled.

### **SPECIAL LAND USE PROCEDURES**

The intent of the special land use process is to regulate uses that may be compatible with uses in some, but not all, locations within a particular zoning district. The special land use process is designed to accomplish the following:

- Provide a mechanism for public input on decisions involving more intense land uses.
- Establish criteria for both new development and infill/redevelopment consistent with the City's land use goals and objectives as stated in the City Master Plan.
- Regulate the use of land on the basis of impact to the City overall and adjacent properties in particular.
- Promote a planned and orderly development pattern which can be served by public facilities and service in a cost-effective manner.
- Ensure uses can be accommodated by the environmental capability of specific sites.
- Provide site design standards to diminish negative impacts of potentially conflicting land uses.
- Provide greater flexibility to integrate land uses within the City.

The process for special land use requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval, denial or approval with conditions to City Council. City Council is responsible for taking final action to approve, deny or approve with conditions.

### **SPECIAL LAND USE CONSIDERATIONS**

Staff has reviewed the proposed special land use with respect to the general review standards listed in Section 8.03 of the Zoning Ordinance, and offers the following comments for your consideration:

- A. *The Special Land Use will be consistent with the goals, objective and future land use plan described in the Dexter Master Plan.*

According to the Master Plan the goal for industrial development is to promote quality, job producing economic development with the City that serves the needs of residents. Objectives to meet this goal focus on responsible use of land, good stewardship of natural features and resources, quality site and building design, redevelopment of brownfield sites, future growth and expansion of Dexter Business and Research Park, promotion and coordination of activities aimed at improving the business climate within the City, fostering job creation, minimizing negative impacts on non-industrial areas, and collaboration with the MEDC and Ann Arbor SPARK.

The Future Land Use Map in the current Dexter Master Plan classifies the subject site as Research Development. The intent of the Research Development land use classification is to provide a diverse range of wholesale, parts assembly, high-tech industry, research facilities, laboratories and light fabrication operations.

The proposed operation will employ twelve (12) people, according to materials submitted by the applicant.

The proposed use would be accessory to the principal use, a microbrewery operation. NUBC is a craft/artisan brewer. The craft/artisan brewing process is the embodiment of research and development, testing and production. The proposed use is an extension of this process. For the proposed use, NUBC will develop a creative and distinctive menu of food fare designed to compliment the main attraction – its sour oak-aged ales and craft beers.

The proposed use is consistent with the goals, objectives and intent of the Master Plan.

B. *The Special Land Use will be consistent with the stated intent of the zoning district.*

Property in DBRP is zoned RD Research Development District. According to Section 17.02, sub-section B of the Zoning Ordinance, principal permitted uses in the RD District included manufacturing, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, non-animal agricultural products, hardware and cutlery, tools, die, gauge and machine shops. Uses such as, smelting or other similar processing of raw ores and metals, petroleum products and products with petroleum bases, from asphalt to perfume, and slaughtering and/or processing of animals and animal parts are not permitted. Therefore expansion of food production is a permitted use in the RD District.

Other uses listed in Section 17.02, sub-section B, as being permitted within the RD District, include printing operations, laboratories, storage of materials to be used on site and of products made on-site, testing facilities, retail/showroom for goods manufactured on site or in conjunction with site operations, not to exceed 15% of the total gross floor area; and accessory uses.

As stated previously, the Planning Commission determined the proposed use, which together with the tasting room, would not exceed 15% of the total gross floor area of the existing NUBC facility, is a compatible use within the RD Research and Development zoning district.

C. *The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.*

Hours of operation would be 11 am to 11 pm seven days a week. The proposed use measures 4,331.25 square foot. Total seating would accommodate 109 occupants. The proposed use will not increase or produce negative environmental impacts, noise, vibration, glare, air quality, drainage, views, aesthetics or property values. In regards to traffic staff consulted the Institute of Traffic Engineers (ITE) Trip Generation Manual. The ITE Manual does not have a category for a "restaurant with bar", or a "tasting room" and/or "dining area within a brewery. Therefore, the standard for a quality restaurant is used for this review.

The ITE average daily traffic (ADT) count for a quality restaurant is 89.95 trips per 1,000 square feet of gross floor area. When that standard is applied, the proposed use would generate approximately 390 vehicle trips per day. Whereas, application of the specialty retail standard (40.67 trips per 1,000 square feet of gross floor area) would produce 236 vehicle trips per da. It must be noted, using the quality restaurant standard is not an apples to apples comparison. It's logical to conclude the proposed use is likely to produce between 236 and 390 vehicle trips per day. The ADT count in the Dexter Business and Research Park is 6,430. The proposed use would generate between 2.7 and 6% of the ADT in the DBRP.

D. *The Special Land Use will not significantly impact the natural environment.* No additional impacts to the natural environment are anticipated since the site is already developed.

E. *The Special Land Use can be served adequately by public facilities and services such as police and fire protection, schools, drainage structures, water and sewage facilities, and refuse disposal.*

The site is currently served adequately by public facilities and services. NUBC recently installed a new pretreatment system intended to reduce the concentration of the waste stream and bring the operation into compliance with permitted levels. Testing of the new pretreatment system began October 23, 2015. The new system is expected to be fully operational in early November.

Additionally, NUBC is in the process of implementing a supplemental treatment system that would significantly reduce the waste strength and utilize the waste to generate electrical and gas utilities on-site. This new treatment system secured the company a \$200,000 grant from the Michigan Department of Agriculture and Rural Development (MDARD), and is expected to reduce biological oxygen demand and total suspended solids ("TSS") discharged to the City treatment plant to below the permitted levels.

The applicant will be required to pay any utility capital charges resulting from the change of use and intensity of use, if applicable. Additionally, the applicant will be required to install grease, oil, and sand interceptors, in accordance with Article IV, Sewer Service, of the City of Dexter Code of Ordinances.

- F. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.*

The proposed use is not expected to make vehicular and pedestrian traffic no more hazardous than is normal.

- G. *The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

The proposed use will be located within an existing structure and is not likely to discourage future development and use of land/building within the DBRP, or unreasonably affect property values.

- H. *The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.*

According to the McDonald Center at the University of Notre Dame, having food in ones stomach will help slow down the processing of alcohol. The proposed use would not produce negative impacts to the health, safety, or welfare to the public.

## **CONCLUSIONS**

1. The proposed use is consistent with the goals, objectives and intent of the Master Plan.
2. Expansion of the tasting room to include a dining area is a compatible use within the RD Research and Development zoning district.
3. The proposed use will not increase or produce negative environmental impacts, noise, vibration, glare, air quality, drainage, views, aesthetics or property values.
4. The proposed use would generate between 2.7 and 6% of the ADT in the DBRP.
5. No additional impacts to the natural environment are anticipated.
6. The site is currently served adequately by public facilities and services.
7. NUBC recently installed and began testing a new sanitary sewer pretreatment system. The new system should be fully operational in early November.
8. NUBC received a grant to implement a supplemental sanitary sewer treatment system that will significantly reduce the waste strength and utilize the waste to generate electrical and gas utilities on-site.
9. The proposed use may result in utility capital charges.
10. The proposed use is subject to the requirements of Article IV, Sewer Service, of the City of Dexter Code of Ordinances.

11. The proposed use is not expected to make vehicular and pedestrian traffic no more hazardous than is normal.
12. The proposed use will not produce negative impacts to the health, safety, or welfare to the public.
13. The current NUBC facility meets the minimum gross floor area for a microbrewery.
14. The total area of the tasting room and proposed dining area would not exceed 15% of the gross floor area of the NUBC facility.

**SUGGESTED MOTIONS**

Based on the information provided by the applicant and staff at the November 2, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council (**APPROVE/ DENY**) the Special Land Use application for an expansion of the tasting room at Northern United Brewing Company (NUBC), located at 2319 Bishop Circle E, to include a dining area, subject to the following conditions:

4. The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBC facility;
5. Sewer discharge level must be at or below permitted levels; and
6. Amendments to the zoning ordinance shall be adopted to include the definition of a microbrewery, revised definition of a tasting room and special land use standards, based on the San Diego model, as cited herein.

OR

Based on the information provided at the November 2, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission moves to (**POSTPONE**) the Special Land Use request submitted for an expansion of the tasting room at Northern United Brewing Company (NUBC) to include a dining area, to allow the applicant more time to address the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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



*Michigan* OFFICE OF COMMUNITY DEVELOPMENT

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

CITY OF DEXTER

SITE PLAN REVIEW & SPECIAL USE APPLICATION

Application is being made for: Preliminary Site Plan Review Final Site Plan Review  
Combined Site Plan Special Use Permit

Property Address: 2319 Bishop Circle East, Dexter MI 48130

Tax ID Number: \_\_\_\_\_

Proposed Use: Expansion of tasting room (accessory to the brewery)  
to include a dining area

Zoning District: RD

Property Owner Name: Northern United Holdings LLC Phone: 734-792-9102

Property Owner Address: 2319 Bishop Circle East, Dexter MI 48130

Applicant Name: Same as above Phone: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Representative (e.g. Engineer) Name: Jon Carlson (manager) Phone: 734-609-0977

Representative Address: Same as above

Regulations and Standards: Applicant must complete the following and applicable standards must be noted on the site plan.

	Plan Submitted	Requirement
1. Front Yard Setback (ft) <u>NA</u>	_____	_____ check here if corner lot
2. Side Yard Setback (ft)	_____	_____
3. Rear Yard Setback (ft)	_____	_____
4. Lot Coverage (%) (7a/6)	_____	_____
5. Height (ft)	_____	_____
6. Total Site Area (ft)	_____	_____
7a. Building Coverage (ft)	_____	_____
7b. Floor Area (ft)	_____	_____

Special Use Form - Page 2

	Plan Submitted	Requirement
8. Floor Area Ratio (%) (7b/6)	_____	_____
9. Total Paved Area (ft)	_____	_____
10. Total Impervious Cov. (7a+9)/6	_____	_____
11. Number of Parking Stalls	_____	_____
12. Density (6/13)	_____	_____
13. Number of Units (Residential)	_____	_____
14. For Multi-Family:		
Efficiency	_____	_____
1 Bedroom	_____	_____
2 Bedroom	_____	_____

N/A

Additional required information for Special Use Permit: *see Attached*

15. Statement describing the use proposed. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent information and/or site development characteristics.

16. All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the City Council for final consideration. Therefore, all applications must be submitted four weeks prior to 1st Monday of month in order to ensure proper notice time and preparation time. Incomplete applications cannot be processed.

*Anthony Grant CEO/CFO NVH, LLC.*

*N/A 9/30/15*

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Staff Review: Fee: *350.00* Date Received: *10-6-15* Receipt # *47804*

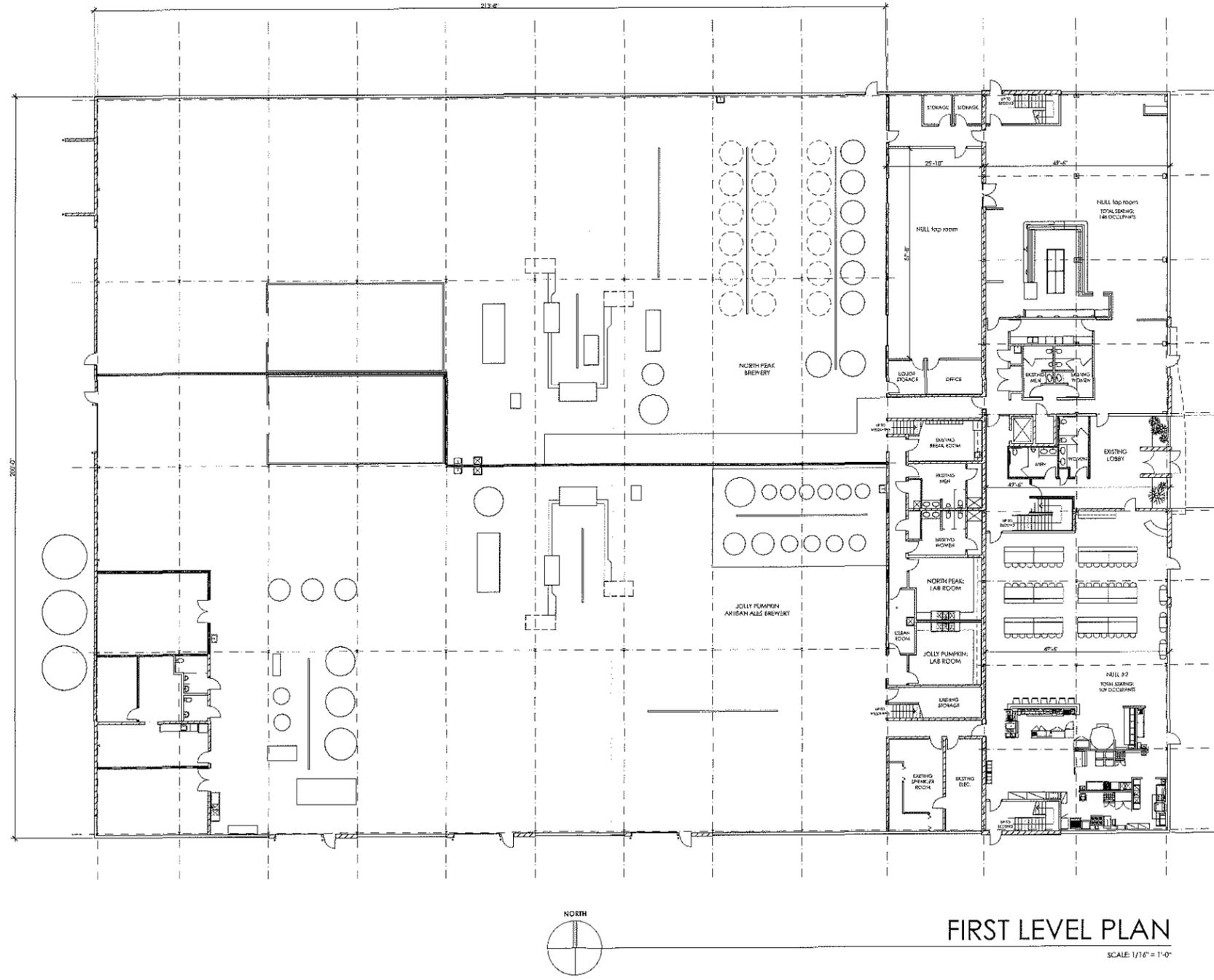
Planning Commission Review Date: *11-2-15* Council Review Date: \_\_\_\_\_

\_\_\_\_ Approved \_\_\_\_\_ Denied Reviewed by: \_\_\_\_\_

REASONS FOR DENIAL: \_\_\_\_\_

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: \_\_\_\_\_

APPROVAL STAMP:

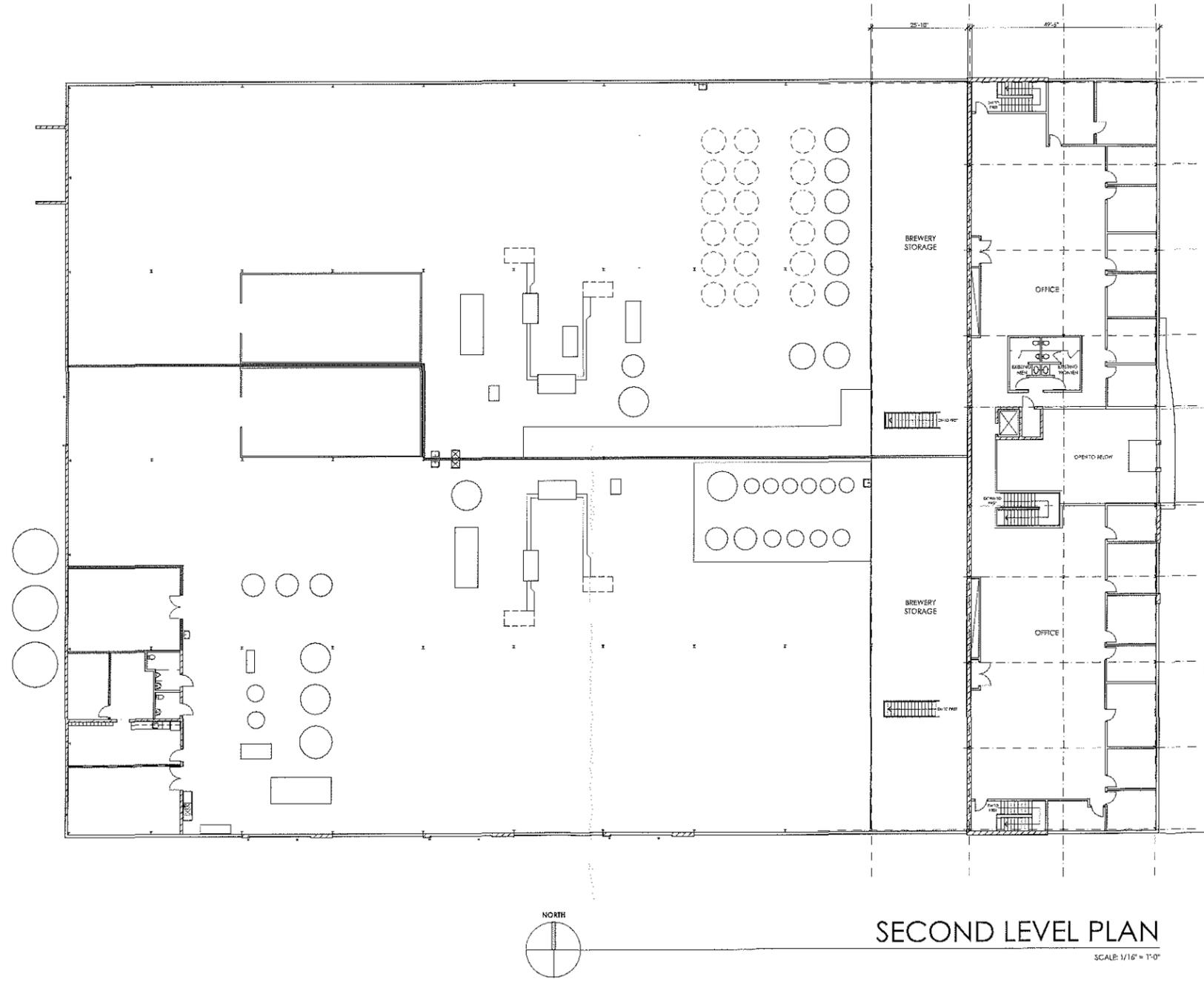


FIRST LEVEL PLAN

SCALE: 1/16" = 1'-0"

BUILDING INFORMATION (FIRST LEVEL):

NULL TAP ROOM	4,785 SF
NULL #2	4,000 SF
BREWERY	45,750 SF
LOBBY/RESTROOMS	2,160 SF

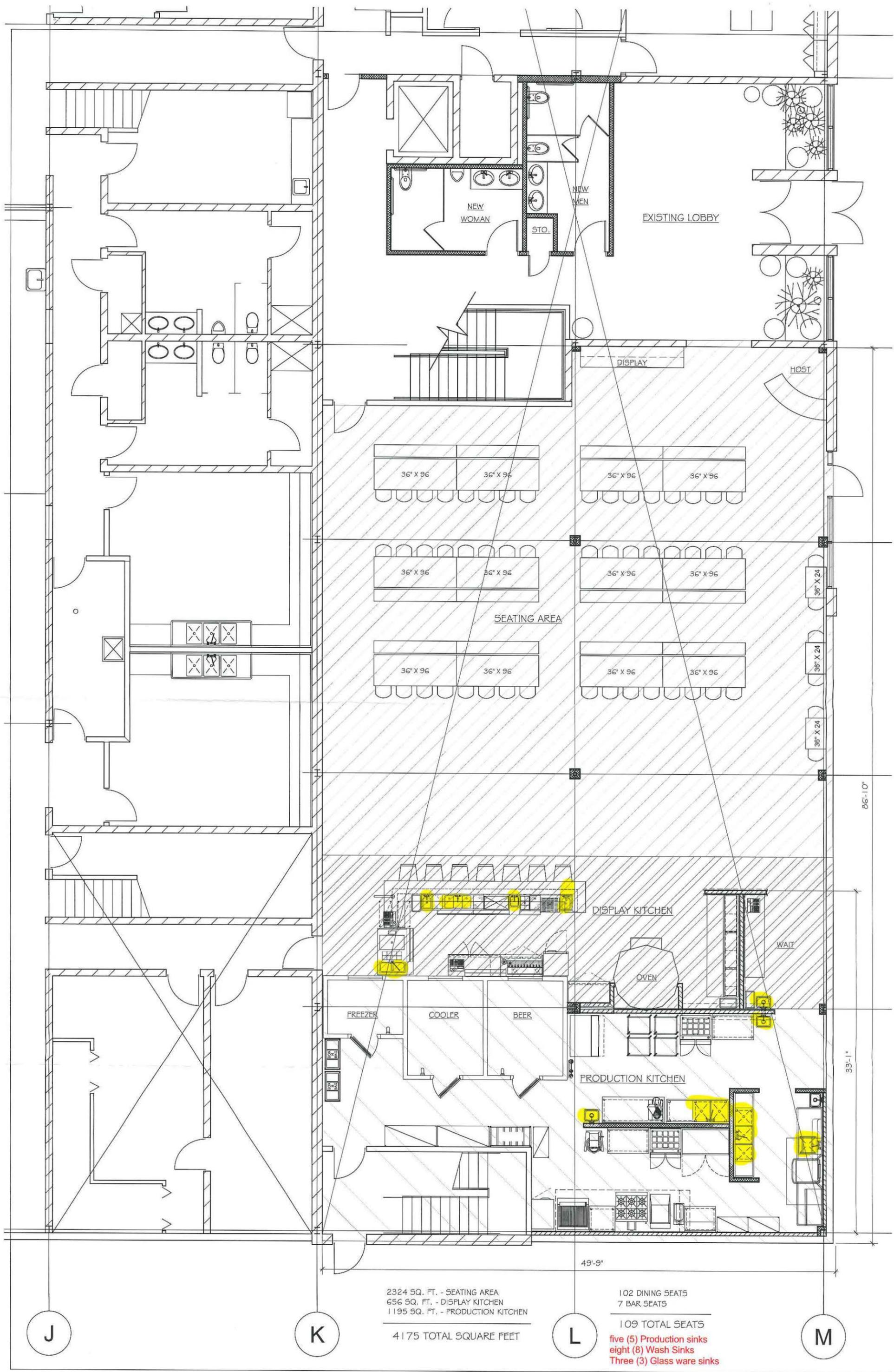


SECOND LEVEL PLAN

SCALE: 1/16" = 1'-0"

BUILDING INFORMATION (SECOND LEVEL):

OFFICE	7,580 SF
BREWERY STORAGE	5,170 SF
LOBBY/RESTROOMS	1,050 SF



2324 SQ. FT. - SEATING AREA  
 656 SQ. FT. - DISPLAY KITCHEN  
 1195 SQ. FT. - PRODUCTION KITCHEN

4175 TOTAL SQUARE FEET

102 DINING SEATS  
 7 BAR SEATS

109 TOTAL SEATS

five (5) Production sinks  
 eight (8) Wash Sinks  
 Three (3) Glass ware sinks

## OFFICE OF COMMUNITY DEVELOPMENT

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

---

### Staff Report

**To:** Mayor Keough and City Council  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** TAZO#2015-01, Text Amendments to the Zoning Ordinance  
Planning Commission Recommendation

**Date:** November 12, 2015

---

#### PLANNING COMMISSION RECOMMENDATION

On November 2, the Planning Commission held a public hearing to consider amendments to Articles II, Definitions, and XVII, RD Research and Development District of the Zoning Ordinance. Following the public hearing, pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text the Planning Commission, in a unanimous vote, recommends that City Council adopt the following amendments to the Zoning Ordinance, as recommended by the City Attorney and cited in staff's November 2, 2015 correspondence (text to be added is underlined; ~~strike through~~ text is to be deleted):

1. §17.03 Special Land Uses in the RD Research & Development District. Add a tasting room as a special land use, as follows:
  - E. Tasting Room, subject to the following provisions:
    1. A tasting room shall be an accessory use to a wine, beer and/or other alcoholic beverage manufacturing facility, licensed as such by the State of Michigan.
    2. The square footage of the tasting room shall not exceed 15% of the gross floor area of the principal facility.
2. §17.02 Permitted Principal Uses in the RD Research & Development District. Add wine, beer and other alcoholic beverage manufacturers, as follows:
  - D. Manufacturing of wine, beer and/or other alcoholic beverages.

Staff's review letter to the Planning Commission accompanies this report. A redline version of the ordinance will be provided prior to the meeting.

#### PUBLIC HEARING COMMENTS

- Ted Tear, 8090 Huron Street, Dexter inquired if NULL has a liquor license.

#### PLANNING COMMISSION COMMENTS

None

#### ADDITIONAL BACKGROUND

As you will recall, the City Attorney recommended the above cited text amendments, in association with affirmative action regarding SLU #2015-03 (i.e. Northern United Brewing Company's special land use request for an expansion of the existing tasting room to include a dining area).

**ACTION REQUESTED**

Based on the Planning Commission's recommendation, information provided by staff and reflected in the minutes of this meeting, City Council finds the text amendments to Article XVII, Sections 17.02, Permitted Principal Uses and 17.03, Special Uses **(meets/fails to meet)** the required standards and finding for a text amendment, pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance and **(approves/denies)** the amendments, as cited herein.

## STAFF REVIEW

**To:** Chairman Kowalski and Planning Commission  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** TAZO#2015-01, Text Amendments to the Zoning Ordinance  
Article II, §2.02 Definitions and Article XVII, §17.03 Special Uses in the RD District

**Date:** October 30, 2015

---

The Planning Commission is scheduled to conduct a public hearing to consider text amendments to the zoning ordinance. The purpose of the public hearing is to consider the following amendments to the City of Dexter Zoning Ordinance (text to be added is underlined; ~~strikeout~~ text to be deleted):

1. Amend Article XVII, RD Research and Development District, §17.03 Special Uses to add microbreweries as a special use:
  - E. Microbrewery, subject to the following provisions:
    1. A microbrewery facility shall have a minimum of 12,000 square feet of gross floor area, and may be permitted to have tasting room and/or restaurant, as an accessory use, subject to applicable state and local regulations. The square footage of the accessory tasting room and/or restaurant shall not exceed 15% of the gross floor area of the microbrewery facility.
2. Amend Article II, Definitions, §2.02 Definitions. Amend add a definition of a microbrewery and the definition of a tasting room, as follows:
  - Microbrewery - A microbrewery means a facility that produces in total less than 60,000 barrels of beer per year. It may include a tasting room, restaurant and retail space for on and off-site consumption.
  - A tasting room is an establishment that allows customers to taste samples of wine, beer or other alcoholic beverage manufactured on site or that has a State of Michigan issued liquor license as a tasting room. A tasting room may include wine, beer, or other alcoholic beverages and related item sales, marketing events, special events, entertainment, and/or food service. Food service may include a restaurant. Establishments that are classified by the State Liquor Control Board as bars, nightclubs, taverns, restaurants or Class C liquor licenses are not included within this definition.

Staff used the term "restaurant" in the published public hearing notice, based on the Planning Commission discussion regarding Northern United Brewing Company's special land use request. It's important to note the term "dining area" could be substituted for the term "restaurant".

### ZONING AMENDMENT PROCESS

The process for a text amendment to the zoning ordinance requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval or denial to City Council. City Council is responsible for taking final action to approve or deny the proposed amendment, subject to the criteria set forth in Section 23.07 of the Zoning Ordinance.

### TEXT AMENDMENT ANALYSIS AND CONSIDERATIONS

The Planning Commission and City 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 City 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 City's standards are outdated.
- C. The City Attorney recommends an amendment to respond to significant case law.
- D. The amendment would promote implementation of the goals and objectives of the City's Master Plan.

**REVIEW**

On September 8, 2015, the Planning Commission determined Northern United Brewing Company's proposed expansion of its tasting room to include a dining area requires special use approval in the RD District. The Planning Commission further determined an additional set of standards needed to be established when considering the proposed use in a microbrewery, in the RD zoning district, based on standards from San Diego, CA.

If the Planning Commission decides to amend the zoning ordinance to add a microbrewery as a special land use in the RD District, it would be prudent planning and zoning practice to amend the ordinance to add a definition of microbreweries and to amend the definition of a tasting room.

**SUGGESTED MOTION**

Pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on November 2, 2015, the Planning Commission **RECOMMENDS** the City Council amend Article XVII, RD Research and Development District, Section 17.03 Special Uses to add microbreweries as a special use and Article II Definitions, Section 2.02 Definitions to add a definition of a microbrewery and amend the definition of a tasting room, as cited herein.

OR

Based on the information presented at the November 2, 2015 Planning Commission meeting, the Planning Commission moves to **(POSTPONE)** the recommendation for the proposed amendments to Article XVII, RD Research and Development District, Section 17.03 Special Uses to add microbreweries as a special use and Article II Definitions, Section 2.02 Definitions to add a definition of a microbrewery and amend the definition of a tasting room, as cited herein until **(DATE)** to allow more time for the following:

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

OR

Based on the information presented at the November 2, 2015 Planning Commission meeting, the Planning Commission moves to **(TABLE)** the recommendation for the proposed amendments to Article XVII, RD Research and Development District, Section 17.03 Special Uses to add microbreweries as a special use and Article II Definitions, Section 2.02 Definitions to add a definition of a microbrewery and amend the definition of a tasting room, of the City of Dexter Zoning Ordinance indefinitely.

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



## OFFICE OF COMMUNITY DEVELOPMENT

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

### STAFF REPORT

**To:** Mayor Keough and City Council  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** SLU #2015-04 Outdoor Seating Special Land Use Request- 8054 Main St.  
Planning Commission Recommendation

**Date:** November 12, 2015

Attached for your consideration and action is the application information and staff's review for a special land use request (SLU), submitted by Scott Thomas. The SLU request is for an outdoor seating area at 8054 Main Street. As you can see on the site plan, this is the open area between the current Dexter Flowers building and Hotel Hickman (8050 Main St). Mr. Thomas has entered into a purchase agreement with the current owner to buy the property at 8054 Main St. The site plan, as submitted by the applicant, calls for an open air pavilion over an existing outside seating area. The existing seating area is entirely located on private property.

The proposed pavilion measures 19.88 feet by 27.25 feet for a total area of 541.73 sq. ft. The pavilion overhang encroaches approximately 1-foot into the property at 8050 Main Street. The applicant will need an easement from the City, which is the owner of the property.

The subject site is zoned CBD, Central Business District. According to Section 15(A).03 outdoor cafes and eating areas are permitted as a special land use in the CB District. Staff review letter to the Planning Commission accompanies this report.

#### PLANNING COMMISSION RECOMMENDATION

Based on the information provided at the November 2, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission, in a unanimous vote, recommended approval the Special Land Use application for the Outdoor Seating at the 8050 Main Street location, to City Council, subject to Council granting approval of an air-rights easement.

#### PUBLIC HEARING COMMENTS

There were no comments from the public.

#### PLANNING COMMISSION COMMENTS

The Commission asked the applicant if he was interested in obtaining a liquor license and/or moving the Hotel Hickman operation from 8050 Main Street. The applicant stated he was not interested in pursuing a liquor license or moving his operation.

#### COUNCIL COMMENTS

At Council's last meeting, a question regarding the need for the easement was raised. Staff recognizes there maybe a concern regarding it's (i.e. the easement) potential to impact on future development. Therefore, staff has provided an alternative motion calling for the elimination of the easement, for your consideration.

**SUGGESTED MOTIONS**

Based on the recommendation by the Planning Commission and pursuant to Section 8.03, Special Land Use review standards, City Council moves to **(APPROVE/ DENY)** the Special Land Use application for the Outdoor Seating at the 8054 Main Street.

The Special Land Use permit is granted with the following conditions:

1. Approval of an air-rights easement.
2. \_\_\_\_\_
3. \_\_\_\_\_

OR

Based on the recommendation by the Planning Commission and pursuant to Section 8.03, Special Land Use review standards, City Council moves to **(APPROVE/ DENY)** the Special Land Use application for the Outdoor Seating at the 8054 Main Street.

The Special Land Use permit is granted with the following conditions:

1. The encroachment of the pavilion overhang shall be eliminated.
2. \_\_\_\_\_
3. \_\_\_\_\_

Based on the information provided at the November 23, 2015 City Council meeting and pursuant to Section 8.03, Special Land Use review standards, City Council moves to **(POSTPONE)** the Special Land Use request submitted for the Outdoor Seating at 8054 Main Street until **(DATE)**, to allow the applicant more time to address the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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

## STAFF REVIEW

**To:** Chairman Kowalski and Planning Commissioners  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** SLU #2015-04 Outdoor Seating Special Land Use Request- 8054 Main St.

**Applicant:** Scott Thomas

**Zoning:** CBD Central Business District

**Date:** October 30, 2015

---

The Planning Commission is scheduled to conduct a public hearing to consider a special land use request submitted by Scott Thomas, for property located at 8054 Main Street. The SLU request is for an outdoor seating area at 8054 Main Street. As you can see on the site plan, this is the open area between the current Dexter Flowers building and Hotel Hickman (8050 Main St). Mr. Thomas has entered into a purchase agreement with the current owner to buy the property at 8054 Main St. The site plan, as submitted by the applicant, calls for an open air pavilion over an existing outside seating area. The existing seating area, as well as the proposed pavilion, is entirely located on private property.

The proposed pavilion measures 19.88 feet by 27.25 feet for a total area of 541.73 sq. ft. The pavilion overhang encroaches approximately 1-foot into the property at 8050 Main Street. The applicant will need an easement from the City, which is the owner of the property.

The subject site is zoned CBD, Central Business District. According to Section 15(A).03 outdoor cafes and eating areas are permitted as a special land use in the CB District

### SPECIAL LAND USE PROCEDURES

The intent of the special land use process is to regulate uses that may be compatible with uses in some, but not all, locations within a particular zoning district. The special land use process is designed to accomplish the following:

- Provide a mechanism for public input on decisions involving more intense land uses.
- Establish criteria for both new development and infill/redevelopment consistent with the City's land use goals and objectives as stated in the City Master Plan.
- Regulate the use of land on the basis of impact to the City overall and adjacent properties in particular.
- Promote a planned and orderly development pattern which can be served by public facilities and service in a cost-effective manner.
- Ensure uses can be accommodated by the environmental capability of specific sites.
- Provide site design standards to diminish negative impacts of potentially conflicting land uses.
- Provide greater flexibility to integrate land uses within the City.

The process for special land use requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval, denial or approval with conditions to City Council. City Council is responsible for taking final action to approve, deny or approve with conditions.

## **SPECIAL LAND USE CONSIDERATIONS**

Staff has reviewed the proposed special land use with respect to the general review standards listed in Section 8.03 of the Zoning Ordinance and the specific standards for outdoor cafes and eating areas outlined in Section 8.11 B. 27 of the Zoning Ordinance, and offers the following comments for your consideration:

- A. *The Special Land Use will be consistent with the goals, objective and future land use plan described in the Dexter Master Plan.*

The future land use map shows the subject site as CBD Central Business District. The CBD is intended to be the core area of the city, which contains a mixture of land uses. The CBD also encourages more intense development with uses such as restaurants, retail and personal service establishments. Outdoor seating is a use that is typically associated with a food/beverage related commercial business.

The proposed outdoor seating meets the desired mix of uses within the CBD and compliments the existing mix of restaurants and outdoor seating activity currently available in the CBD.

- B. *The Special Land Use will be consistent with the stated intent of the zoning district.*

The outdoor seating area is proposed for Hotel Hickman, a carry-out barbeque restaurant. The proposed outdoor seating area would be located entirely on private property. As noted in the Zoning Ordinance the intent of the CBD is to encourage improvements that add to the character, social and environmental diversity of the downtown area and to foster an appealing high-density pedestrian environment. Uses along the primary streets, including Main Street, are retail and eatery uses.

The intent of the outdoor seating area is to promote vibrancy within the downtown, and increase the number of guests that the establishment can serve. Outdoor seating will also compliment the downtown by providing a place for people to relax and enjoy Dexter. Outdoor seating will also "add to the character and social environment" in the downtown.

- C. *The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.*

The applicant is proposing a pavilion measuring 19.88 feet by 27.25 feet, for a total area of 541.73 sq. ft. In addition to the eight special land use criteria, there is an additional set of standards for considering an outdoor seating area. The additional criteria under Section 8.11, sub-section B.25 is designed to regulate open seating areas on public sidewalks. Staff has reviewed the proposed use, pursuant to Section 8.11, sub-section B.25 and offer the following comments:

- a. *Pedestrian Circulation: To allow for pedestrian circulation, a minimum of five feet of clear sidewalk along the street frontage, and leading to the entrance to the establishment shall be maintained free of any encumbrances. A minimum of ten feet of sidewalk width must be provided to accommodate outdoor seating, if outdoor seating is placed on the public sidewalk. The proposed pavilion would not be located on the public sidewalk.*
- b. *Street Corner Clearance: When outdoor seating is located at a street corner, a ten-foot setback from the corner of the building shall be maintained along both frontages. The proposed use is not located at a street corner.*

- c. *Enclosure: Planters, posts with ropes, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the outdoor eating area. If liquor is served a removable enclosure is required. The State of Michigan Liquor Control Commission (LCC) requires that outdoor seating areas serving alcohol be enclosed. The applicant has does not currently have a liquor license. If the applicant should obtain a license in the future, the outdoor seating area would need to comply with this standard.*
  - d. *Canopies and umbrellas: Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors. Canopies and umbrellas are not proposed.*
  - e. *Street Furniture: Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located. Photographs, drawings or manufacturers brochures fully describing the appearance of all proposed tables, chairs, umbrellas, awnings, canopies, or other fixtures related to the outdoor seating area shall be included with the application. The applicant plans to use picnic tables, similar to those used currently.*
  - f. *Signage: No additional signage is proposed at this time. If signage is desired in the future, the applicant would be subject to the requirements of Article 7, Signs.*
  - g. *Trash: The operators of the establishment shall be responsible for keeping the outdoor eating area and the immediately adjacent area, clean and void of litter at all times. The applicant proposes to use existing trash containers. The applicant is responsible for keeping the area clean and void of litter at all times.*
  - h. *Hours of Operation: The City may restrict the hours of operation for outdoor seating areas immediately abutting residential districts. Applicants may on a case-by-case basis request to allow outdoor seating furniture remain outdoors (overnight). Hours of operation for the outdoor seating will be Thursday through Sunday, 6:00 am to 7:00 pm.*
  - i. *Public Safety: Outdoor seating furniture and elements such as umbrellas and awnings, associated with outdoor seating furniture, must be of substantial weight so that at no time will the outdoor seating furniture present an obstruction or risk to public safety. Proposed outdoor seating materials should be reviewed and considered on a case-by-case basis. If the outdoor seating furniture and elements associated with outdoor seating furniture is temporary in nature it is the responsibility of the proprietor to remove the outdoor seating furniture during inclement weather. All umbrellas should be closed and removed each evening. The City of Dexter accepts no liability for any injury/damage caused by outdoor seating furniture. Applicants for outdoor seating will also be required to sign and submit the City's Hold Harmless Agreement. It is the responsibility of the applicant to remove any outdoor seating equipment during inclement weather. A hold harmless agreement is not required for this case, as the proposed outdoor seating area is not located on the public sidewalk.*
- D. *The Special Land Use will not significantly impact the natural environment. No additional impacts to the natural environment are anticipated since the site is already developed.*
- E. *The Special Land Use can be served adequately by public facilities and services such as police and fire protection, schools, drainage structures, water and sewage facilities, and refuse disposal. The site is currently served adequately by public facilities and services.*
- F. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved. The proposed use shall not make vehicular and pedestrian traffic more hazardous that is normal.*

G. *The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.* The height of the proposed structure measures 14 feet. The maximum height for an accessory structure of this nature is 14 ft. The proposed pavilion encroaches into the air—rights of the property to the east (8050 Main St), which is owned by the City. The applicant is proposing to enter into an easement agreement with the City of Dexter. The proposed structure will not interfere with or discourage development and the use of adjacent land and buildings or unreasonable affect their value.

H. *The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.* Negative impacts to the health, safety, or welfare to the public are not anticipated.

### CONCLUSIONS

1. Outdoor seating area is a use typically associated with a food/beverage related commercial business. The proposed outdoor seating area at 8054 Main Street is consistent with the desired mix of uses identify in the Master Plan for the Central Business District.
2. The proposed use is consistent with the intent of the CBD Central Business District.
3. The proposed use would be compatible with the existing character of the general vicinity.
4. The proposed use will not significantly impact the natural environment.
5. The proposed use will be adequately served by public services.
6. The proposed use should not be more hazardous to vehicle and pedestrian traffic than is normal for the district.
7. The applicant must obtain approval for an easement agreement from City Council for the overhang encroachment.
8. The proposed use meets the requirements for signage, trash, hours of operation and public safety.

### **SUGGESTED MOTIONS – Outdoor Seating, 8050 Main Street (for Hotel Hickman)**

Based on the information provided at the November 2, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council **(APPROVE/ DENY)** the Special Land Use application for the Outdoor Seating at the 8054 Main Street.

The Special Land Use permit is granted with the following conditions:

1. City Council approval of an air-rights easement.
2. \_\_\_\_\_
3. \_\_\_\_\_

OR

Based on the information provided at the November 2, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission moves to **(POSTPONE)** the Special Land Use request submitted for the Outdoor Seating at 8054 Main Street until **(DATE)**, to allow the applicant more time to address the following:

1. \_\_\_\_\_

- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

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



# VILLAGE OF DEXTER

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

## VILLAGE OF DEXTER

### SITE PLAN REVIEW & SPECIAL USE APPLICATION

Application is being made for:  Preliminary Site Plan Review  Final Site Plan Review  
 Combined Site Plan  Special Use Permit

Property Address: 8054 Main

Tax ID Number: 08-08-06-177-013

Proposed Use: outside seating

Zoning District: CBD

Property Owner Name: Sticks and Stones LLC Phone: 734-426-4797

Property Owner Address: 8922 W. Huron River Dr

Applicant Name: Scott Thomas Phone: 734-646-6261

Applicant Address: 2400 Hickman Rd Ann Arbor Mi 48105

Representative (e.g. Engineer) Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Representative Address: \_\_\_\_\_

**Regulations and Standards:** Applicant must complete the following and applicable standards must be noted on the site plan.

	Plan Submitted	Requirement	
1. Front Yard Setback (ft)	<u>0</u>	<u>0</u>	<input type="checkbox"/> check here if corner lot
2. Side Yard Setback (ft)	<u>0</u>	<u>0</u>	
3. Rear Yard Setback (ft)	<u>0</u>	<u>0</u>	
4. Lot Coverage (%) (7a/6)	<u>N/A</u>	<u>N/A</u>	
5. Height (ft)	<u>14'</u>	<u>14'</u>	
6. Total Site Area (ft)	<u>N/A</u>	<u>N/A</u>	
7a. Building Coverage (ft)	<u>N/A</u>	<u>N/A</u>	
7b. Floor Area (ft)	_____	_____	

	Plan Submitted	Requirement
8. Floor Area Ratio (%) (7b/6)	N/A	N/A
9. Total Paved Area (ft)	100% existing	100%
10. Total Impervious Cov. (7a+9)/6		
11. Number of Parking Stalls	N/A	N/A
12. Density (6/13)	N/A	↓
13. Number of Units (Residential)		
14. For Multi-Family:		
Efficiency	N/A	
1 Bedroom		
2 Bedroom		

Additional required information for Special Use Permit:

15. Statement describing the use proposed. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent information and/or site development characteristics.

16. All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the City Council for final consideration. Therefore, all applications must be submitted four weeks prior to 1st Monday of month in order to ensure proper notice time and preparation time. Incomplete applications cannot be processed.


Date: 10-1-15

Date: 9-30-15

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Staff Review: Fee: 350 Date Received: 9/30/15 Receipt #: 47675

Planning Commission Review Date: 11/2/15 Council Review Date: \_\_\_\_\_

Approved  Denied Reviewed by: \_\_\_\_\_

REASONS FOR DENIAL: \_\_\_\_\_

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: \_\_\_\_\_

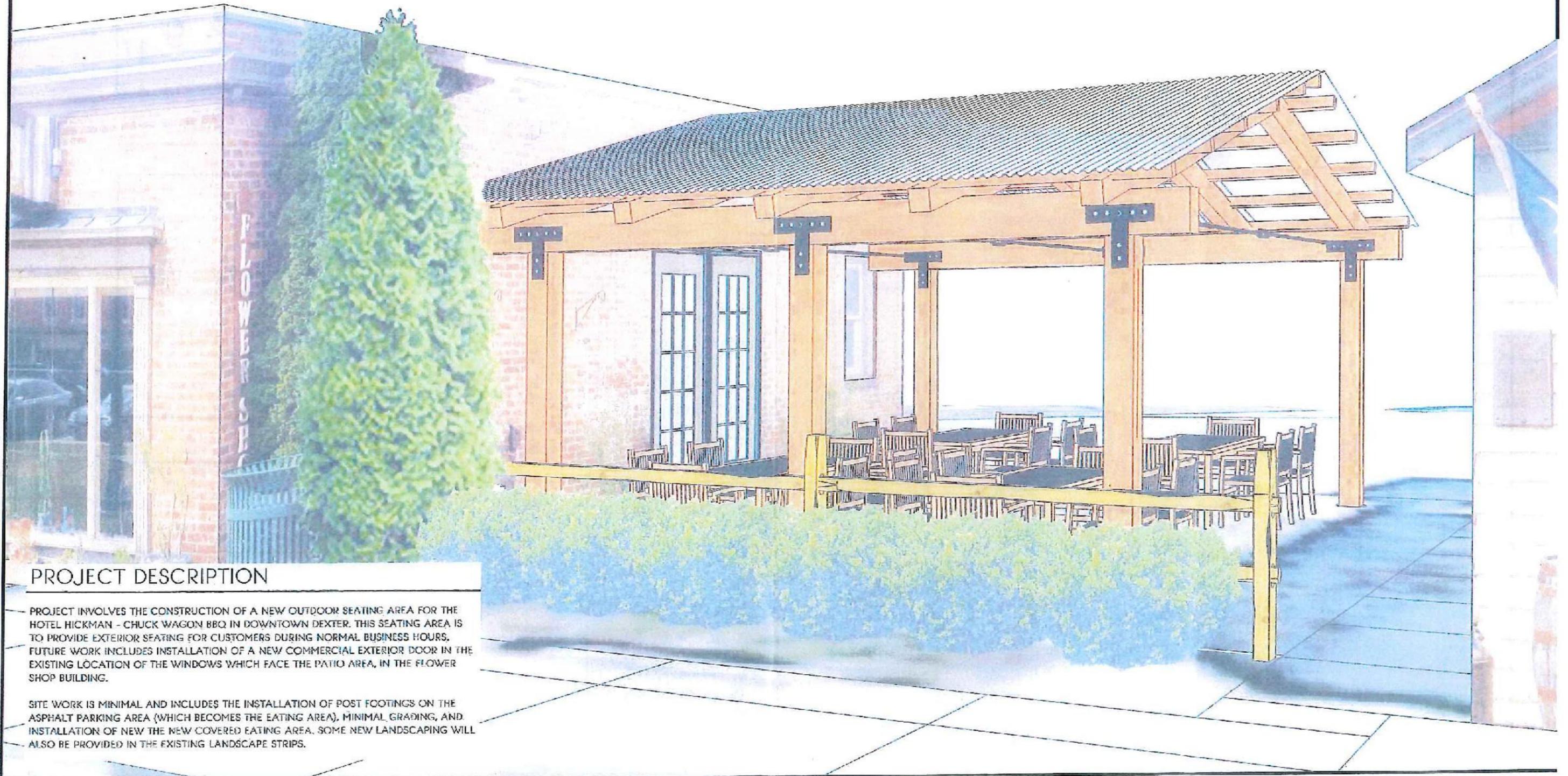
APPROVAL STAMP:



RECEIVED

JUL 27 2015

CITY OF DEXTER



PROJECT DESCRIPTION

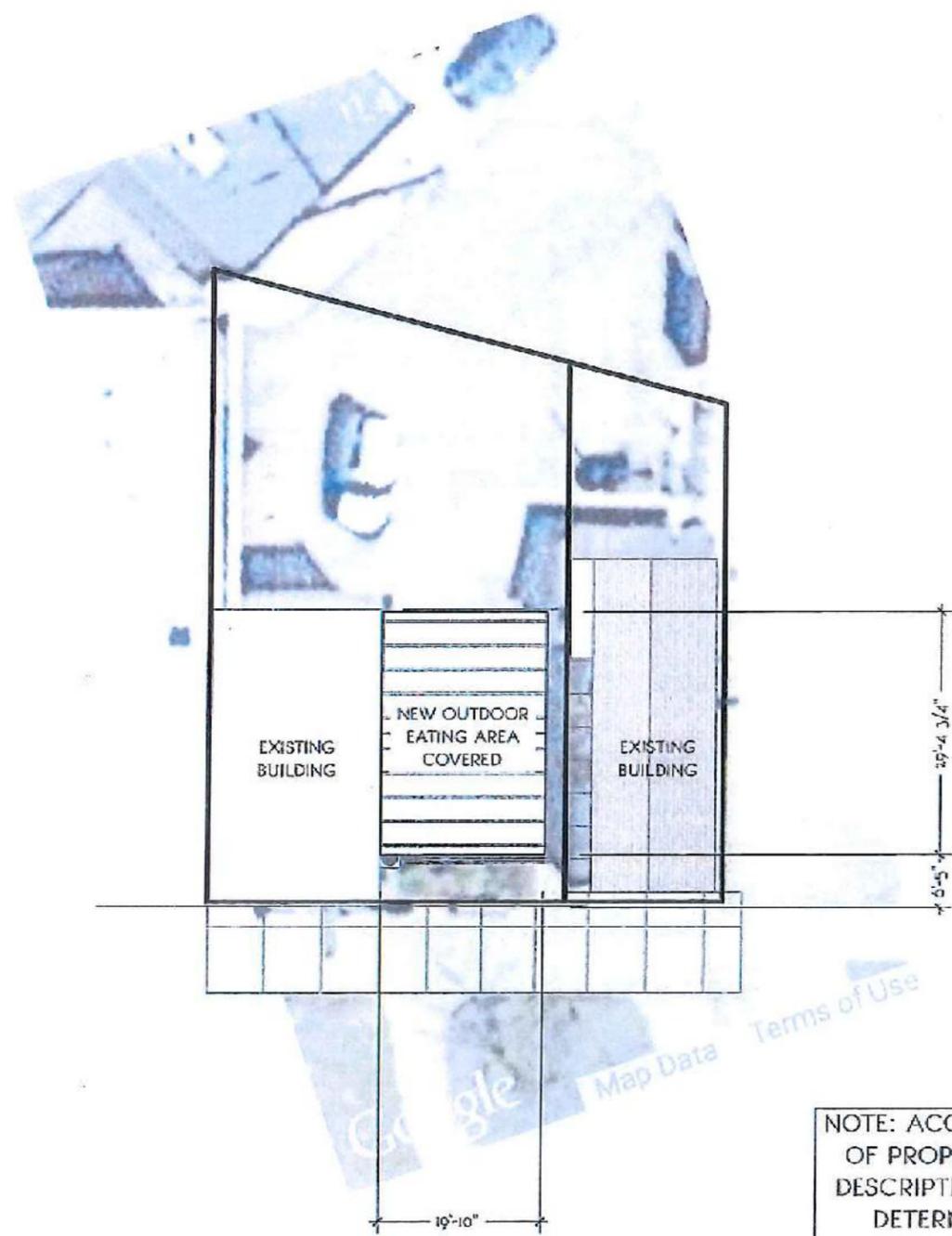
PROJECT INVOLVES THE CONSTRUCTION OF A NEW OUTDOOR SEATING AREA FOR THE HOTEL HICKMAN - CHUCK WAGON BBQ IN DOWNTOWN DEXTER. THIS SEATING AREA IS TO PROVIDE EXTERIOR SEATING FOR CUSTOMERS DURING NORMAL BUSINESS HOURS. FUTURE WORK INCLUDES INSTALLATION OF A NEW COMMERCIAL EXTERIOR DOOR IN THE EXISTING LOCATION OF THE WINDOWS WHICH FACE THE PATIO AREA, IN THE FLOWER SHOP BUILDING.

SITE WORK IS MINIMAL AND INCLUDES THE INSTALLATION OF POST FOOTINGS ON THE ASPHALT PARKING AREA (WHICH BECOMES THE EATING AREA), MINIMAL GRADING, AND INSTALLATION OF NEW THE NEW COVERED EATING AREA. SOME NEW LANDSCAPING WILL ALSO BE PROVIDED IN THE EXISTING LANDSCAPE STRIPS.

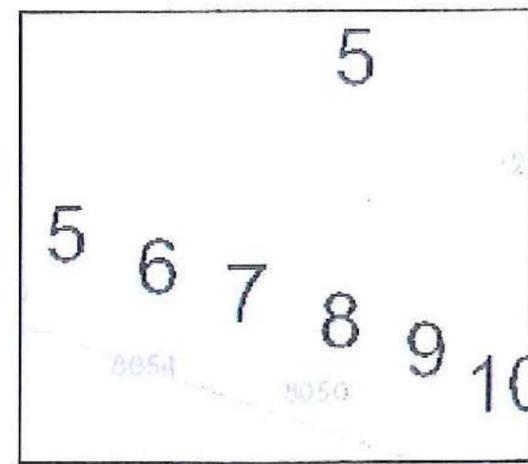
HOTEL HICKMAN BBQ - OUTDOOR SEATING - DEXTER, MI

27 Jul 2015

SITE PLAN



NOTE: ACCURATE SURVEY OF PROPERTY OR LEGAL DESCRIPTION NEEDED TO DETERMINE LOT LINES AND EXACT SETBACKS



eWASHTEAW DATA

r = 40'



VICINITY MAP

APPROXIMATELY 1" = 500'

SOIL BEARING CAPACITIES

	MAX BEARING
CRYSTALLINE BEDROCK	12,000 PSF
SEDIMENTARY ROCK	6,000 PSF
SANDY GRAVEL OR GRAVEL	5,000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL	3,000 PSF
CLAY, SANDY CLAY, SILTY CLAY, AND CLAYEY SILT	2,000 PSF

OSHTEMO LOAM



ALL DRAWINGS, RENDERINGS, AND CONCEPTS ARE THE COPYRIGHT PROPERTY OF:  
KJM DESIGN STUDIO, INC.  
1540 BASE LAKE DRIVE  
DEXTER, MI 48020

THIS DESIGN IS LICENSED FOR A SINGLE BUILD AND REASONABLE REPRODUCTION TOWARD THAT END IS ALLOWED ASSUMING GOOD ACCOUNT STANDING.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO DESIGNER AS SOON AS POSSIBLE FOR REVIEW AND REVISION.

HAVE QUESTIONS OR CLARIFICATIONS ABOUT THE DRAWINGS OR DESIGN? NEED HELP WITH A FUTURE PROJECT? I'M ALWAYS HAPPY TO HELP. FEEL FREE TO CALL OR TEXT ME DIRECTLY AT (734) 209-7224

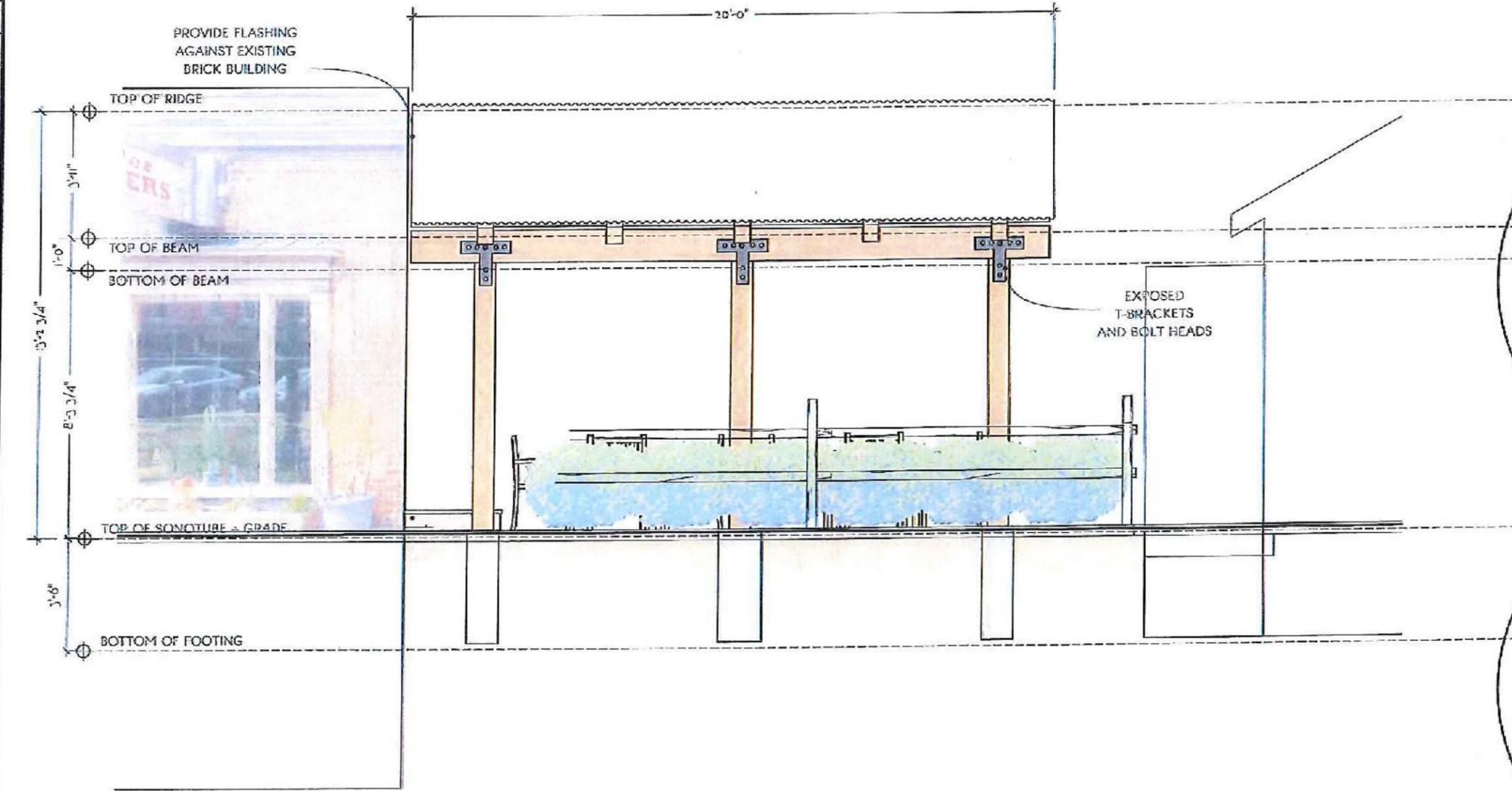
HOTEL  
HICKMAN  
BBQ  
OUTDOOR  
SEATING  
8050 + 8054 MAIN  
DEXTER, MI

ZONING REVIEW  
27 Jul 2015

SITE



FRONT ELEVATION PLAN



1/4" SCALE

10'-0"

10'-0"

3'-0"

3'-11"

1'-0"

3'-2 3/4"

8'-3 3/4"

20'-0"

PROVIDE FLASHING AGAINST EXISTING BRICK BUILDING

TOP OF RIDGE

TOP OF BEAM

BOTTOM OF BEAM

EXPOSED T-BRACKETS AND BOLT HEADS

TOP OF SIGNATURE = GRADE

BOTTOM OF FOOTING

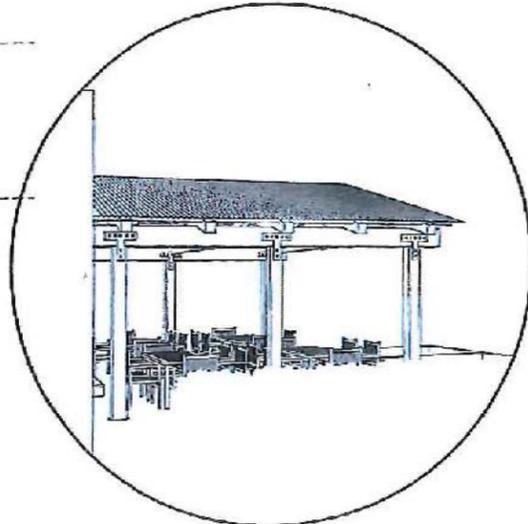
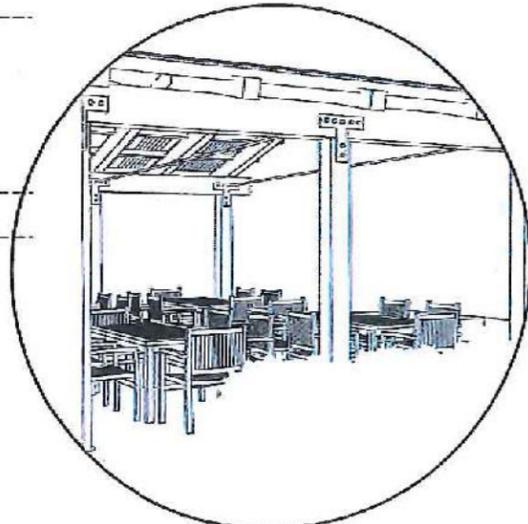
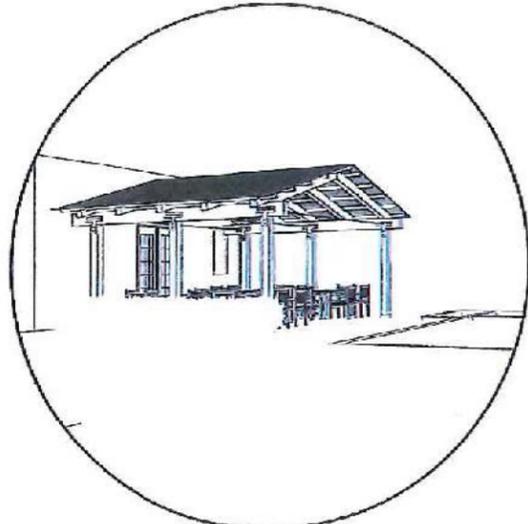


ALL DRAWINGS, RENDERINGS AND CONCEPTS ARE THE COPYRIGHT PROPERTY OF KJM DESIGN STUDIO, INC. 7500 EASE LAKE DRIVE DEXTER, MI 48130

THIS DESIGN IS LICENSED FOR A SINGLE BUILD AND REASONABLE REPRODUCTION TOWARD THAT END IS ALLOWED ASSUMING GOOD ACCOUNT STANDING

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO DESIGNER AS SOON AS POSSIBLE FOR REVIEW AND REPAIR

HAVE QUESTIONS OR CLARIFICATIONS ABOUT THE DRAWINGS? DESIGNER NEED HELP WITH A FUTURE PROJECT? WE'LL ALWAYS HAPPY TO HELP. FEEL FREE TO CALL OR TEXT ME DIRECTLY AT 734-317-5159



HOTEL HICKMAN BBQ OUTDOOR SEATING  
8050 + 8054 MAIN DEXTER, MI

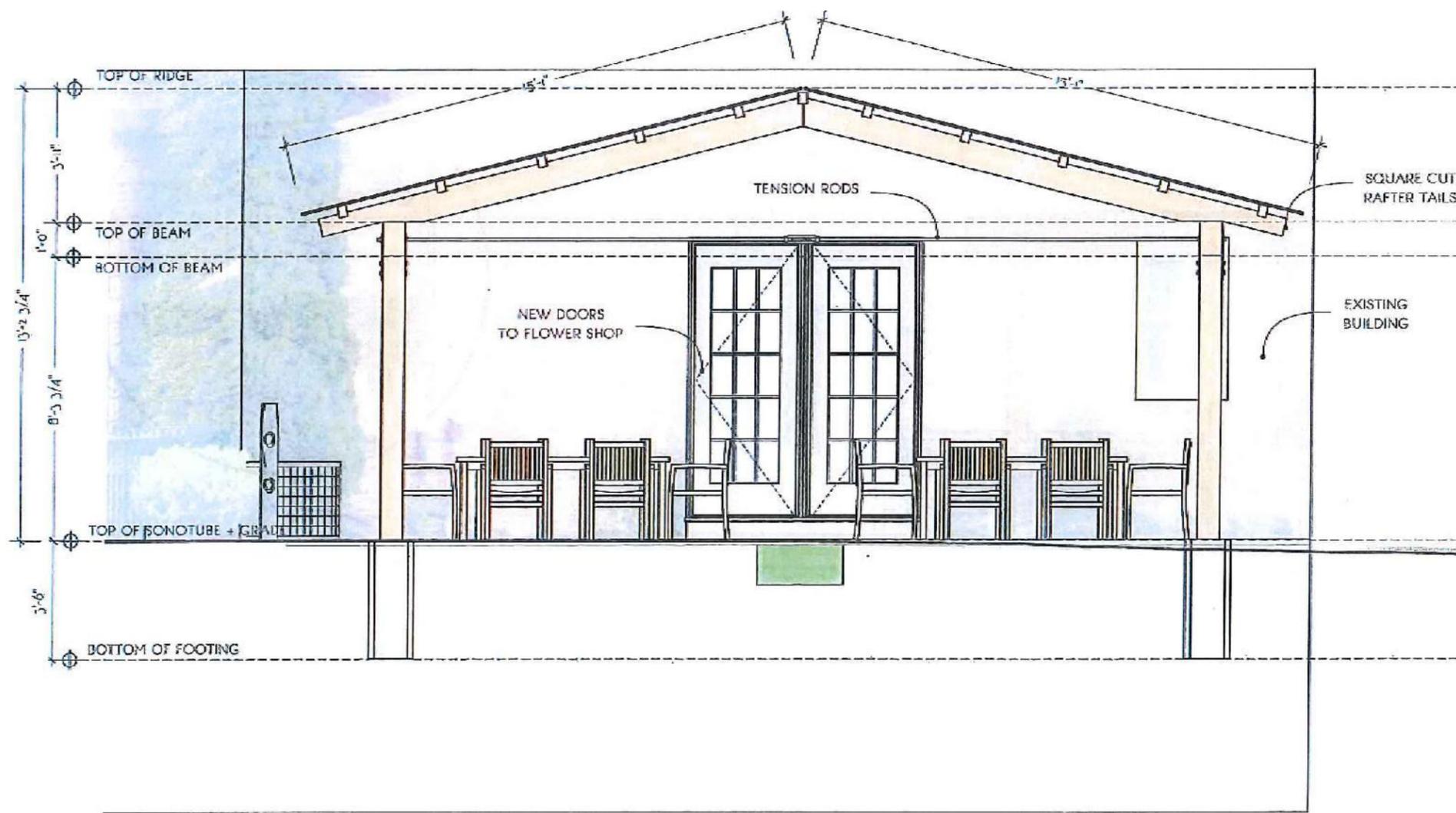
ZONING REVIEW  
27 Jul 2015

FRONT ELEVATION

A2

RIGHT ELEVATION PLAN

1/4" SCALE



ALL DRAWINGS, RENDERINGS, AND CONCEPTS ARE THE COPYRIGHT PROPERTY OF KJM DESIGN STUDIO, INC.

KJM DESIGN STUDIO, INC. 7545 BASS LAKE DRIVE DEXTER, MI 48126

THIS DESIGN IS LICENSED FOR A SINGLE BUILD AND REASONABLE REPRODUCTION TOWARD THAT END IS ALLOWED ASSUMING GOOD ACCOUNT STANDING.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO DESIGNER AS SOON AS POSSIBLE FOR REVIEW AND RESOLVE.

HAVE QUESTIONS OR CLARIFICATIONS ABOUT THE DRAWINGS OR DESIGN? NEED HELP WITH A FUTURE PROJECT? WE'LL ALWAYS HAPPY TO HELP. FEEL FREE TO CALL OR TEXT ME DIRECTLY AT 734.221.4159

**HOTEL HICKMAN BBQ OUTDOOR SEATING**  
8050 + 8054 MAIN DEXTER, MI

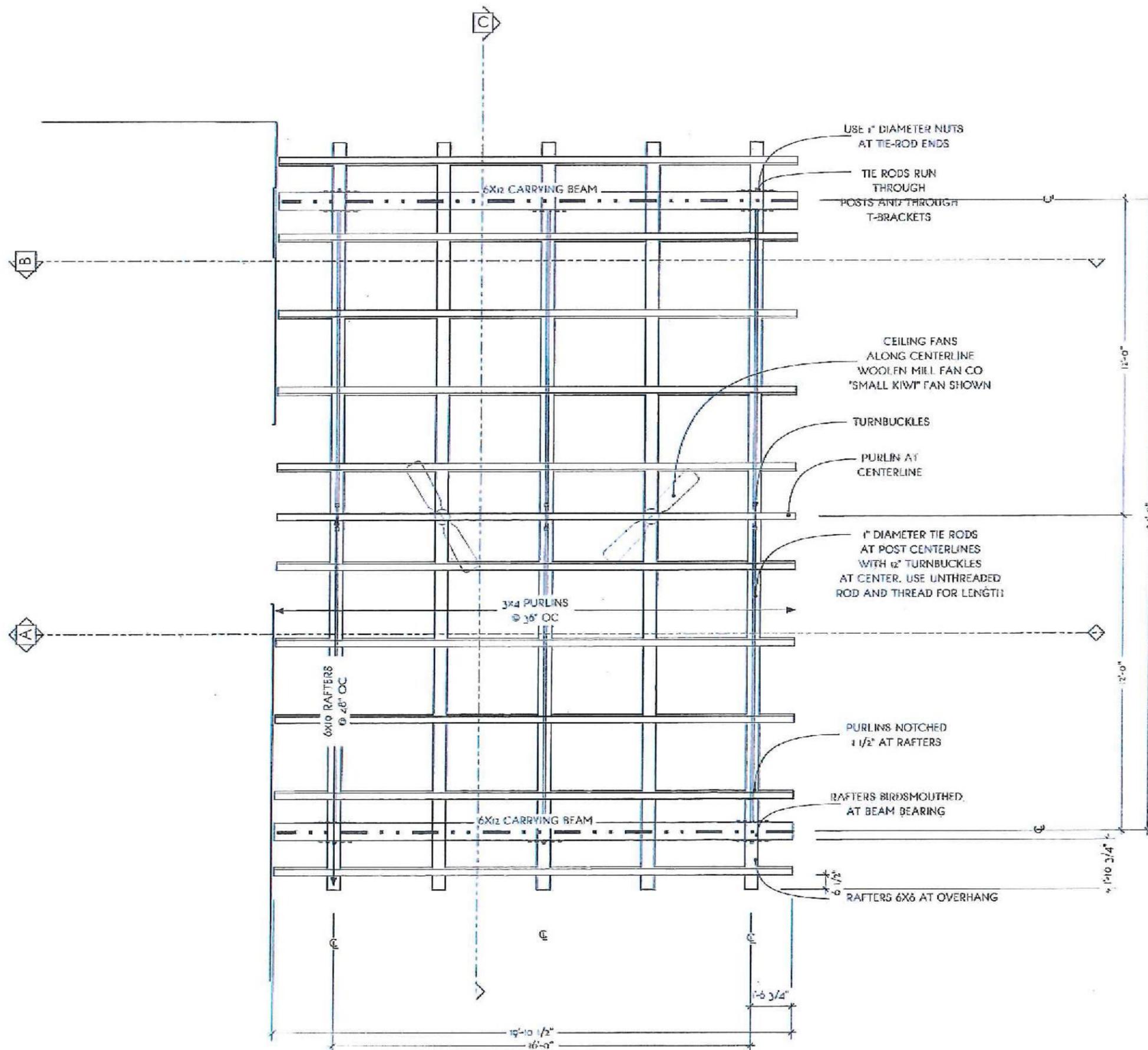
ZONING REVIEW  
17 Jul 2015

RIGHT ELEVATION

A3



FIRST FLOOR ROOF FRAMING PLAN



ALL DRAWINGS, DIMENSIONS AND CONCEPTS ARE THE COPYRIGHT PROPERTY OF KJM DESIGN STUDIO, INC. 7800 BARK LAKE DRIVE, DEXTER, MI 48131

THIS DESIGN IS LICENSED FOR A SINGLE BUILD AND REASONABLE REPRODUCTION TOWARD FABRICATING READY WOODWORK STANDING.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO DESIGNER AS SOON AS POSSIBLE FOR REVIEW AND CORRECTION.

IF YOU HAVE ANY QUESTIONS OR NEED HELP WITH THE DRAWINGS OF THIS PROJECT, PLEASE CONTACT US AT A FUTURE PROJECT. WE WILL ALWAYS BE HAPPY TO HELP. FEEL FREE TO CALL OR E-MAIL ME DIRECTLY AT THE NUMBER LISTED.

**HOTEL HICKMAN BBQ OUTDOOR SEATING**  
 8030 + 8054 MAIN DEXTER, MI

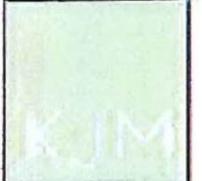
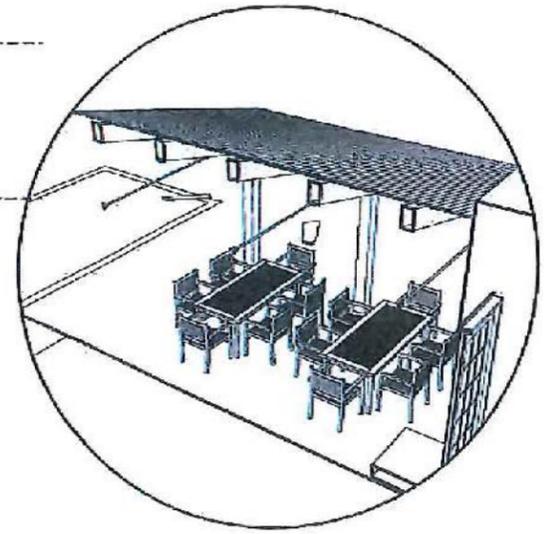
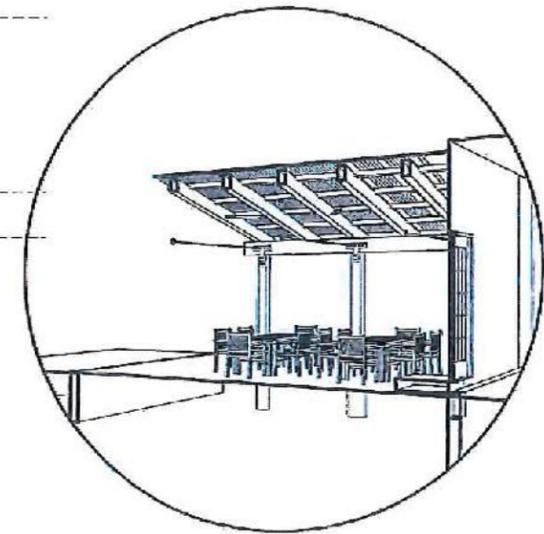
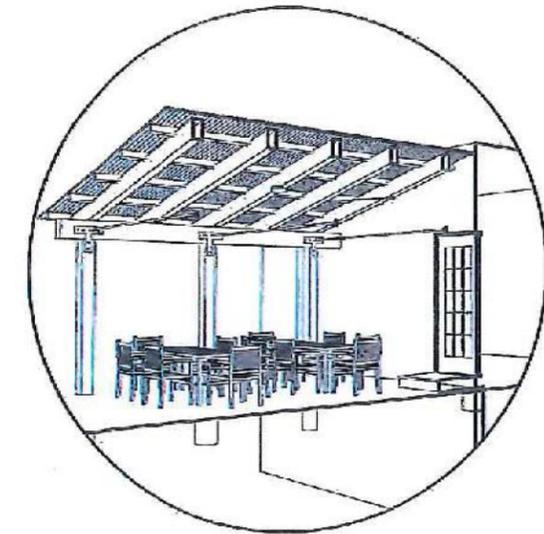
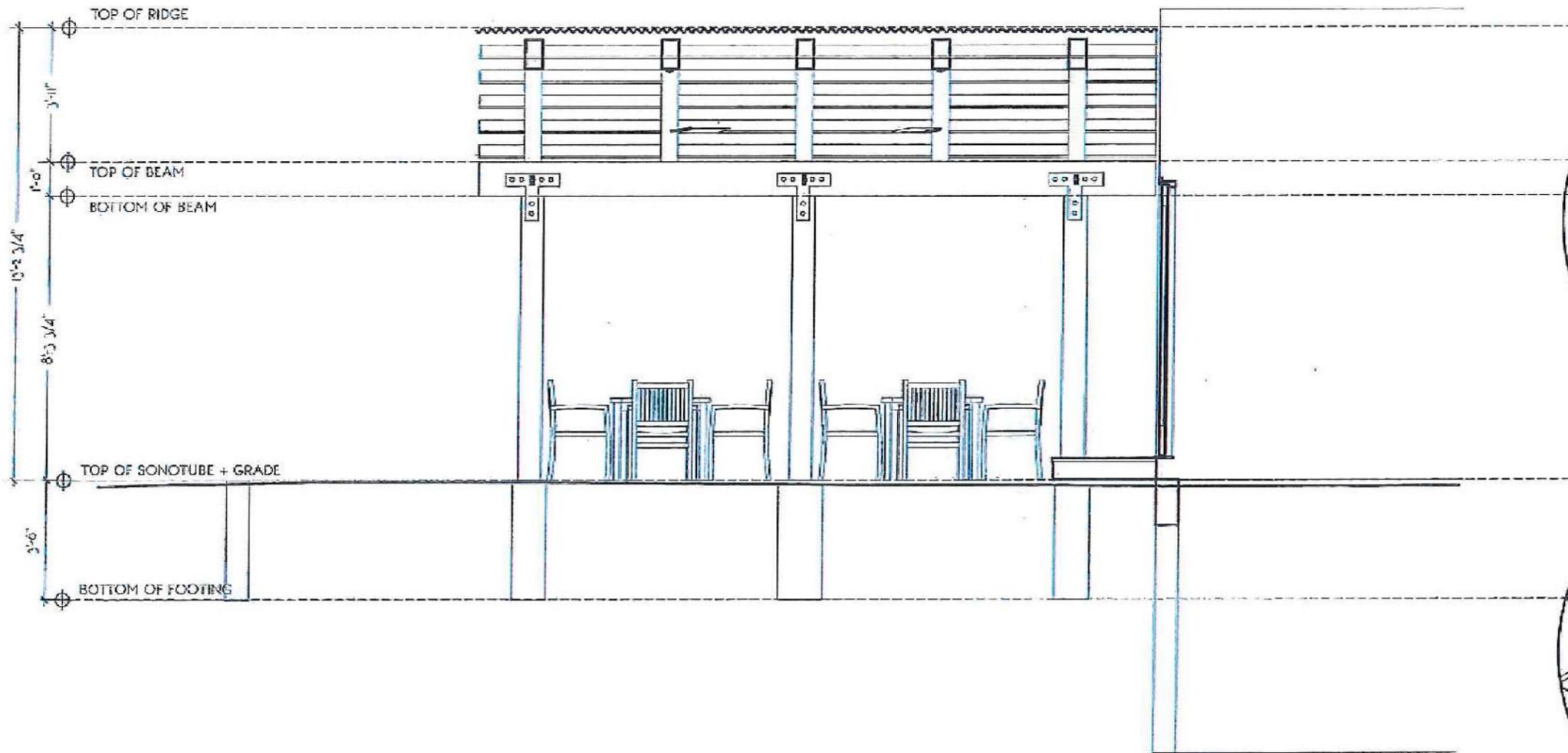
ZONING REVIEW  
 27 Jul 2015

FIRST FLOOR ROOF FRAMING

A6

BUILDING SECTION A PLAN

1/4" SCALE



DESIGN STUDIO

ALL DRAWINGS, EXCEPT WHERE NOTED OTHERWISE, ARE THE SOLE PROPERTY OF KJM DESIGN STUDIO, INC.

KJM DESIGN STUDIO, INC.  
700 SAND LAKE DRIVE  
DEXTER, MI 48131

THIS DESIGN IS LICENSED FOR A SINGLE BUILD AND REPRODUCIBLE REPRODUCTION TOWARD THAT END IS ALLOWED ASSUMING GOOD ACCOUNTING STANDARDS.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO DESIGNER AS SOON AS POSSIBLE FOR REVIEW AND RESOLVE.

IF YOU HAVE ANY QUESTIONS OR CONCERNS ABOUT THE DESIGN, PLEASE CONTACT US AS SOON AS POSSIBLE. WE WILL BE HAPPY TO HELP. FEEL FREE TO CALL OR TEXT US DIRECTLY AT 734.283.8242

HOTEL  
HICKMAN  
BBQ  
OUTDOOR  
SEATING  
8030 + 8054 MAIN  
DEXTER, MI

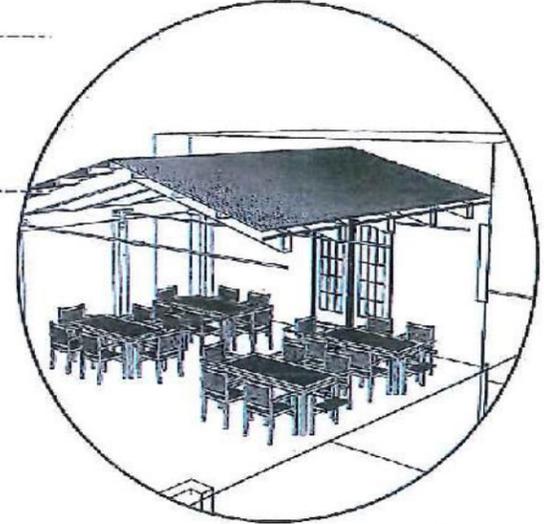
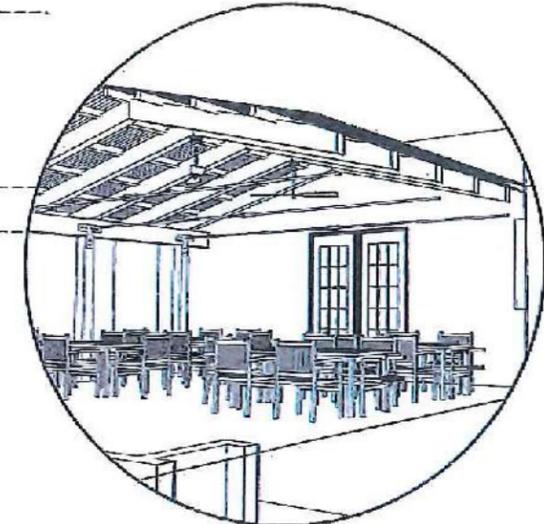
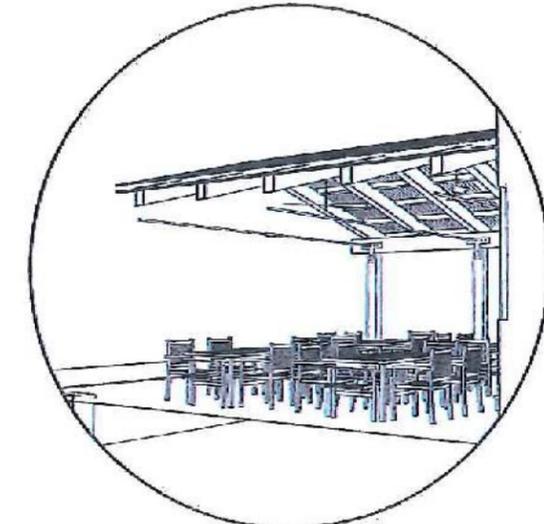
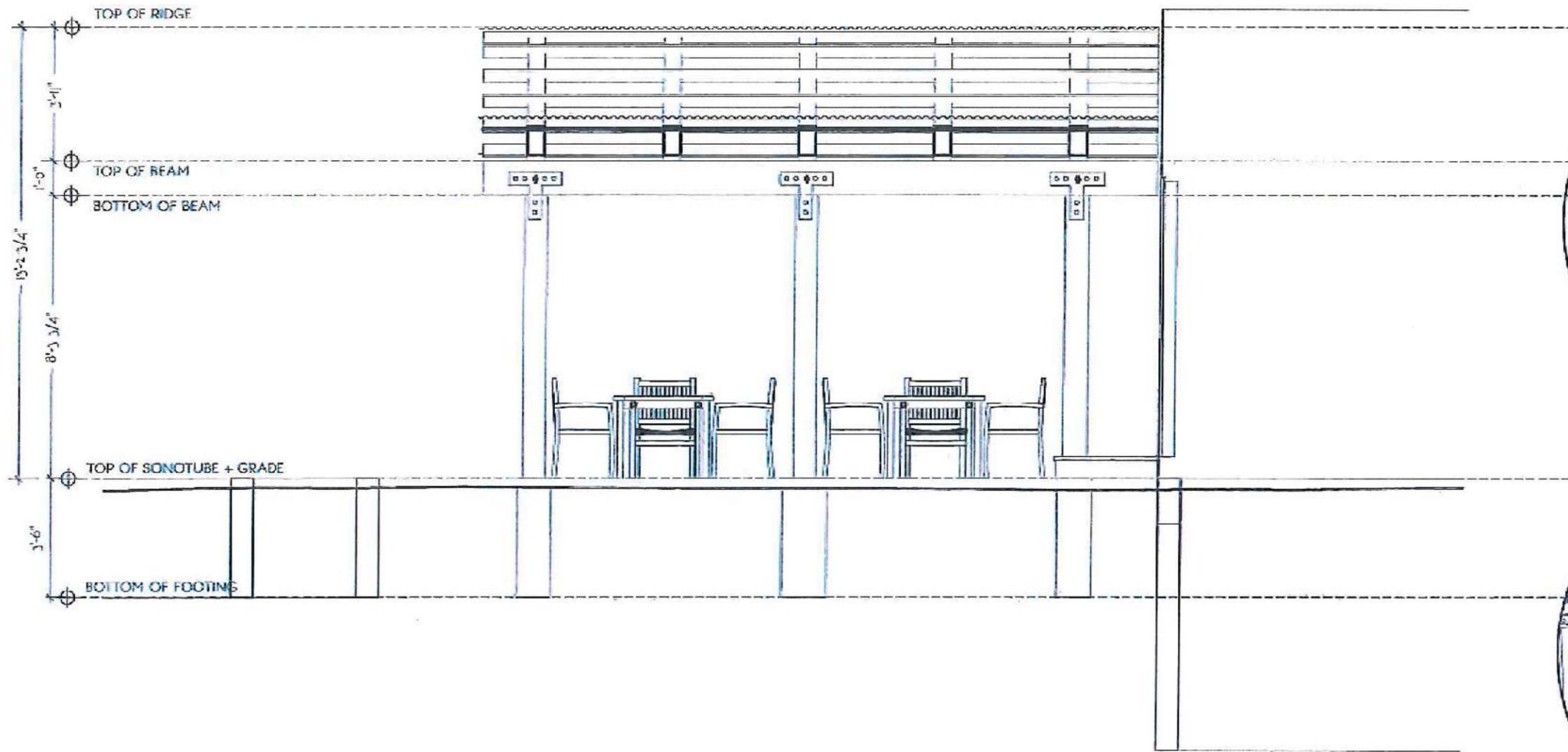
ZONING REVIEW  
27 Jul 2015

BUILDING  
SECTION A

A7

BUILDING SECTION B PLAN

1/2" SCALE



ALL DRAWINGS, DIMENSIONS, AND CONCEPTS ARE THE COPYRIGHT PROPERTY OF KIM DESIGN STUDIO, LLC. THIS DESIGN IS INTENDED FOR A SINGLE BUILD AND REPRODUCTION FOR ANY OTHER PURPOSE IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM KIM DESIGN STUDIO, LLC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY FOR REVIEW AND APPROVAL.

HAVE QUESTIONS OR CLARIFICATIONS ABOUT THE DRAWINGS OR DESIGN? NEED HELP WITH A UTILITY PROBLEM? WE'LL ALWAYS TRY TO HELP. FEEL FREE TO CALL OR TEXT ME DIRECTLY AT 313.487.1111

HOTEL HICKMAN BBQ OUTDOOR SEATING  
8050 + 8054 MAIN DEXTER, MI

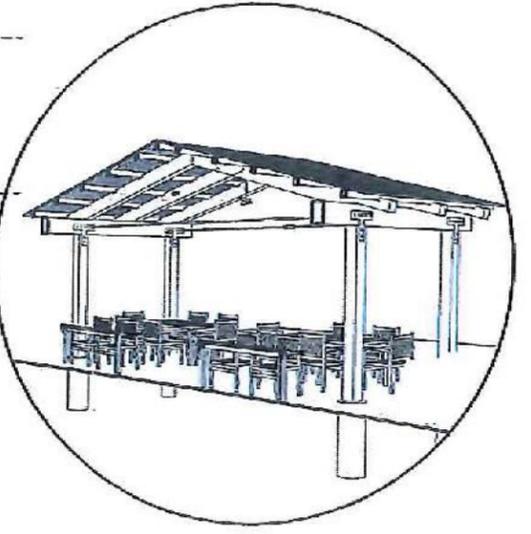
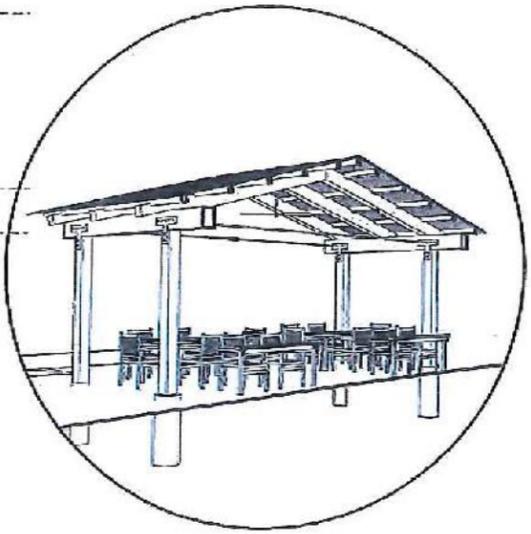
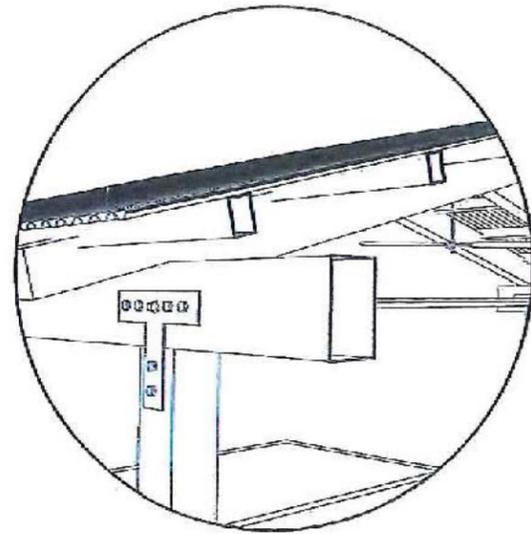
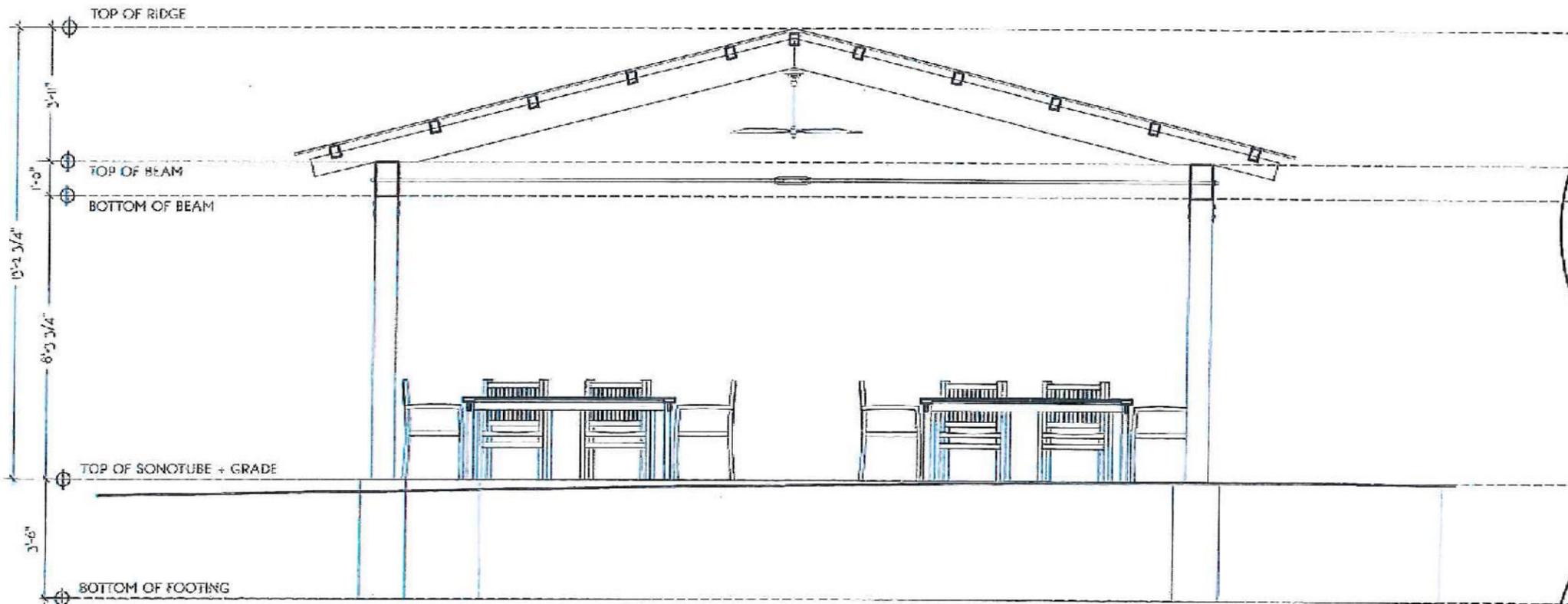
ZONING REVIEW  
27 Jul 2015

BUILDING SECTION B

A8

BUILDING SECTION C PLAN

1/4" SCALE



ALL DRAWINGS, CONCERNS, AND COMMENTS ARE THE COPYRIGHT PROPERTY OF KJM DESIGN STUDIO, INC. THIS DRAWING IS TO BE USED AS SHOWN FOR A SINGLE BUILDING AND REASONABLE REPRODUCTION TOWARD ASSUMING GOOD ACCOUNT STANDING.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO DESIGNER AS SOON AS POSSIBLE FOR REVIEW AND RESOLVE.

HAVE QUESTIONS OR CLARIFICATIONS ABOUT THE DRAWINGS OF DESIGN? NEED HELP WITH A FUTURE PROJECT? WE ALWAYS WANT TO HELP. FEEL FREE TO CALL OR TEXT ME DIRECTLY AT 781.327.1111

**HOTEL HICKMAN BBQ OUTDOOR SEATING**  
8050 & 6054 MAIN DEXTER, MI

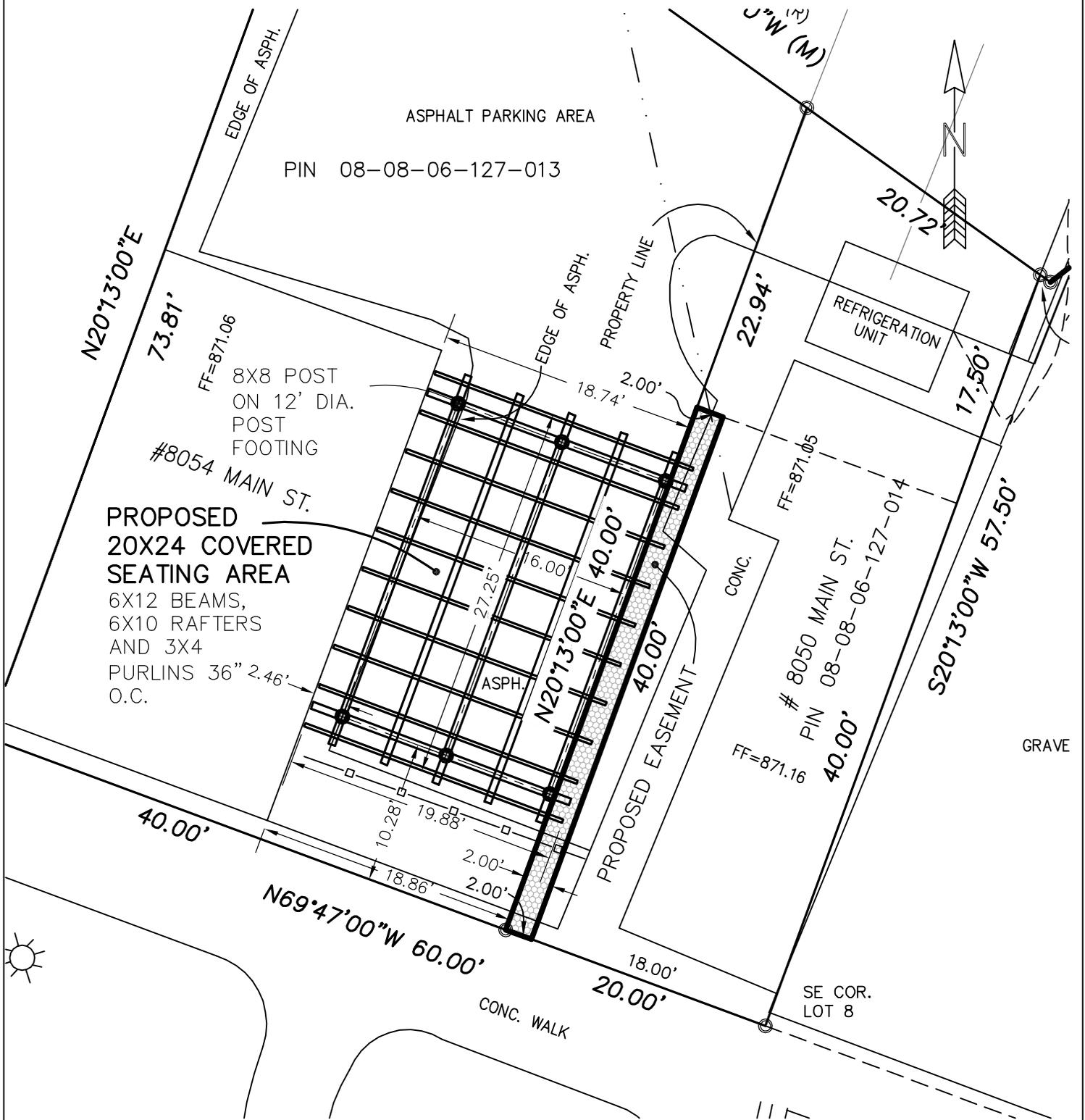
ZONING REVIEW  
27 Jul 2015

BUILDING SECTION C

A9



# SKETCH OF EASEMENT



**PROPOSED EASEMENT EASEMENT:**

Commencing at the Southeast Corner of Lot 8, N.H. Wing's Subdivision, thence along the South line of said Lot 8 North 69°47'00" West 18.00 feet to the POINT OF BEGINNING; thence continuing North 69°47'00" West 2.00 feet; thence North 20°13'00" East 40.00 feet; thence South 69°47'00" East 2.00 feet; thence South 20°13'00" West 40.00 feet to the POINT OF BEGINNING.

CLIENT: HOTEL HICKMAN'S BBQ

**SKETCH OF EASEMENT**

BETWEEN 8050 AND 8054 MAIN ST IN THE CITY OF DEXTER, WASHTEANW COUNTY, MICHIGAN.

**LEGEND:**

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED

**Arbor Land Consultants, Inc.**  
Professional Land Surveyors

2936 S. Madrono  
Ann Arbor, MI 48103  
(734) 669-2960  
Fax 669-2961

www.arborlandinc.com



SCALE: 1" = 10'



JOB NO.: 11315	DATE: 10-29-2015
FLD. BOOK: -	REVISED: -
SHEET 1 OF 1	BY: KJG