

Village of Dexter
Planning Commission – Regular Meeting
AMENDED
****Tuesday, September 3, 2013 at 7:30 pm**
7720 Ann Arbor Street
Dexter Senior Center

AGENDA

I. Roll Call	Matt Kowalski, Chair Scott Bell, Vice Chair Scott Stewart	Thomas Phillips Marni Schmid Derk Wilcox	Molly Robinson Mary Kimmel Joe Semifero-Ex Officio
---------------------	---	--	--

II. Action on minutes from – August 5, 2013 - Regular Meeting minutes

III. Approval of agenda

IV. Public Hearings - NONE

V. Pre-Arranged Citizen Participation

Limit to those who pre-arrange participation before 5:00 pm Monday the week preceding the meeting. (10-minute limit).

Huron River Watershed Council (Mike Kaminski) – Making Climate Resilient Communities Presentation

VI. Reports of Officers

- A. Chairman Report – Matt Kowalski
- B. Planning Commissioners and Council Ex officio Reports
 - 1. DAPCO Redevelopment – August 27, 7-9 pm Dexter Senior Center
- C. Community Development Office Report – A. Bishop
 - 1. ZBA Notice of Decision – 8080 Grand Street – Administrative Review
 - 2. Segment D1 Site Plan – submitted to MDOT for review
 - 3. Victoria Condominiums Update
 - 4. LaFontaine Update
 - 5. Office Coverage – Laura Kreps – Carlisle Wortman

VII. Citizens Wishing to Address the Commission

This area is intended for those in the audience not listed on the agenda that wish to speak. (5-minute time limit for individuals and 10-minutes for groups)

VIII. Old Business

A. Discussion of: Subcommittee Report
2013 Ordinance Revisions –
Article 7 – Signs – DRAFT Goals
Future Discussion - Article 3 –Exterior Lighting; Article 6 – Landscaping

B. Discussion of: Zoning Ordinance Landscaping Standard Article VI, Section 6.14 Tree Replacement Standard

IX. New Business

X. Proposed business for next agenda

- A. Ann Arbor and Central Street Construction Plans – TBD
- B. Beer Grotto – TBD
- C. Ordinance Revisions - TBD

XI. Citizens wishing to address the Commission

This area is intended for those in the audience not listed on the agenda that wish to speak. (5-minute time limit for individuals and 10-minutes for groups)

XII. Adjournment

XIII. Communications

- A.

DEXTER VILLAGE PLANNING COMMISSION

Monday, August 5, 2013

Regular Meeting

The meeting was called to order at 7:32 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

Present: Kowalski, Bell, Stewart, Phillips, Schmid, Wilcox, Robinson, Kimmel, Semifero

Absent: none

Approval of Minutes

-Moved Robinson, support Bell to approve the Regular Meeting minutes for July 1, 2013.

Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Bell support Schmid to approve the agenda as presented.

Voice vote: Unanimous Motion Carried

Public Hearings-none

Pre-Arranged Citizen Participation-none

Reports of Officers-

A. Chairman Report Kowalski-none

B. Planning Commissioners Reports and Council Ex-Officio Reports

1. Commissioner Schmid-briefly states that the Arts, Culture and Heritage Committee met last week to discuss two new pieces of art; a troll-with several submission's by artists and one for bike art. Discussion on both pieces was postponed.

C. Community Development Office Report-Allison Bishop

1. ZBA Application-8080 Grand Street-meeting 3rd Monday, August 19, 2013-OHM review included in packet.
2. FY 12-13-4th Quarter Report-Development is up with new permits coming in weekly.
3. Segment D1 Site Plan-submitted to MDOT for review
4. There is a possibility of a Beer Grotto going into the old pharmacy building on Main Street-May submit for a special use at the next Planning Commission meeting for serving alcohol in downtown-new franchise concept.
5. Sign subcommittee recommended list
6. At the next meeting a representative from the Huron River Watershed Council will be giving a 45 minute presentation about Climate Resiliency-Commission requested to reduce presentation to 30 minutes with questions.

Citizens Wishing to Address the Commission-none

Old Business

A. Discussion of: Subcommittee Report

2013 Ordinance Revisions-included is a memo about the direction of the committee-bullet points and feedback, list of goals and objectives to be submitted to Planning Commission. Will send out final list for approval-possibly no need to meet in September.

New Business

A. Consideration of: Dexter Fastener Technologies-Waiver or Modifications per Section 6.13, Waiver or Modification for Special Situations

WAIVER #1(Distribution Facility, 2103 Bishop Circle) – In accordance with Section 6.04, Parking Lot Screening Modification - Determination if existing landscaping to be preserved provides all or part of the required parking lot screening.

Move Bell, support Phillips, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.04 Parking Lot Screening Requirements and GRANT credit for the existing plant material because the proposed landscaping plan for the Dexter Fastener Technologies Project at 2103 Bishop Circle MEETS the intent of the ordinance.

Ayes: Wilcox, Schmid, Robinson, Kowalski, Bell, Phillips, Kimmel, Semifero, Stewart

Nays: none

Motion Carried 9-0

WAIVER #2 (Manufacturing Facility, 2110 Bishop Circle) – In accordance with Section 6.04, Parking Lot Screening Modification – Determination if existing landscaping to be preserved provides all or part of the required parking lot screening.

Move Bell, support Schmid, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.04 Parking Lot Screening Requirements and GRANT credit for the existing plant material because the proposed landscaping plan for the Dexter Fastener Technologies Project at 2110 Bishop Circle MEETS the intent of the ordinance.

Ayes: Semifero, Stewart, Kimmel, Phillips, Bell, Kowalski, Robinson, Schmid, Wilcox

Nays: none

Motion Carried 9-0

WAIVER #3 – In accordance with Section 6.07, On Site Landscaping Modification – Determination if existing landscaping to be preserved provides all or part of the required on site landscaping.

Move Wilcox, support Robinson, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.07 On Site Landscaping and GRANT credit for the existing plant material because the proposed on site landscaping for the Dexter Fastener Technologies Project MEETS the intent of the ordinance.

Ayes: Kowalski, Bell, Robinson, Schmid, Wilcox, Phillips, Kimmel, Semifero, Stewart

Nays: none

Motion Carried 9-0

WAIVER #4 – In accordance with Section 6.06, Buffer/Screen Landscaping Waiver or Modification – Determination if the proposed Buffer Zones 1-9 landscaping provides all or part of the required east, west and south property line landscaping.

Move Bell, support Phillips, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.06 Buffer/Screen Landscaping for Buffer Zones 1-4; 6-9 and GRANT credit for the existing plant material/vegetation because the proposed buffers, existing vegetation or the topographical changes that would limit the benefits of required landscaping MEETS the intent of the ordinance. Buffers 5W, 5C and 5E have been excluded from this waiver approval.

Ayes: Phillips, Kimmel, Robinson, Schmid, Semifero, Wilcox, Stewart, Bell, Kowalski

Nays: none

Motion Carried 9-0

WAIVER #4A – In accordance with Section 6.06, Buffer/Screen Landscaping Waiver or Modification – Determination if the proposed Buffer Zones 1-9 landscaping provides all or part of the required east, west and south property line landscaping.

Move Schmid, support Robinson, Pursuant to Section 6.13 of the Village of Dexter Zoning Ordinance the Planning Commission moves to WAIVE Section 6.06 Buffer/Screen Landscaping for Buffer Zones 5W, 5C and 5E and GRANT credit for the existing plant material/vegetation because the proposed buffers, existing vegetation or the topographical changes that would limit the benefits of required landscaping MEETS the intent of the ordinance. The proposed buffer is adjacent to an agricultural use; the future residential use has an unknown timeline; the future property owner should be responsible as part of a rezoning process; there is more than enough room for the future property owner to provide a buffer; there was disagreement about the need for the Buffer D requirement and the proposal meets the Buffer A requirement except for the shrub count.

Ayes: Bell, Stewart, Phillips, Schmid, Wilcox, Robinson, Kimmel, Semifero

Nays: Kowalski

Motion Carried 8-1

WAIVER #5-In accordance with Section 3.19 E. 4. d, Light Pole Height Modification – Planning Commission determination if the applicant's request to increase light pole height to 22 feet should **be recommended to the Village Council. (There is an agenda item for Council to take action on the recommendation).**

Move Wilcox, support Schmid, Pursuant to Section 3.19E.4.d, the Planning Commission recommends that the Village Council PERMIT Dexter Fastener Technologies to install 22 foot parking lot light poles at 2103 and 2110 Bishop Circle as part of the proposed building and parking lot expansion project as

requested by the applicant.

Ayes: Bell, Stewart, Wilcox, Schmid, Phillips, Kimmel, Semifero

Nays: Kowalski, Robinson

Motion Carried 7-2

Following action on the waiver requests the Planning Commission discussed various site plan elements as detailed above and made the following motion to APPROVE the Combined Preliminary and Final Site plan with conditions.

Moved Bell, support Wilcox-based upon the information received from the applicant, reflected in minutes of this meeting, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Planning Commission finds the Dexter Fastener Technologies, 2103 and 2110 Bishop Circle East, combined site plan dated 7-26-13 meets the requirements to recommend the combined site plan.

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

1. Applicable concerns noted in the planning consultant, engineering consultant and DAFD reviews included in the August 5, 2013 Planning Commission packet.
2. Parking on the site plan should be shown as land-banked. The applicant will work with staff on administrative approval of the parking upon the need to construct the parking.
3. Remove from the site plan all prohibited tree species, replace the trees with permitted, preferably native species (specifically Norway and Crimson Maple).
4. The plan shall conform to the tree replacement ordinance or a suitable resolution as approved by the Village Council.

Ayes: Robinson, Schmid, Wilcox, Stewart, Semifero, Kimmel, Phillips, Bell, Kowalski

Nays: none

Motion Carried 9-0

Proposed Business for Next Agenda

- A. Ann Arbor and Central Street Construction Plans
- B. Beer Grotto
- C. Huron River Watershed Council presentation

Citizens Wishing To Address the Commission-none

Adjournment

-Move Bell support Schmid to adjourn at 10:05 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved _____, 13



Dear land managers and municipal leaders,

My name is Michael Kaminski and I am a U-M graduate student intern at the Huron River Watershed Council. I have been working with Rebecca Esselman and Laura Rubin (HRWC) on an initiative aimed at helping communities within the Huron River watershed become more resilient to the anticipated impacts of climate change on our natural resources. We have just completed putting together a **toolkit** that will help key local land managers and decision makers:

- 1) understand how climate is changing locally in the Huron River watershed,
- 2) understand the implications of how this will affect our local forest and tree resources, and
- 3) learn what we can do about anticipated climate change impacts on our trees and manage these resources for climate resilience.

We are focusing on trees because of the wealth of published knowledge on this subject, the universal recognition that trees are an integral part of our environment, and the ability for this resource to be an indicator of overall ecological health.

Rebecca and I would love the opportunity to share this toolkit with you and your organizations via a road show presentation. We are willing to travel to each of your offices and lead a one-hour talk where we'll discuss the contents of the toolkit and show you how to use them. If you are interested, please email me (mkaminski@hrwc.org) so we can schedule a time to visit your organization.

For more information, please visit our toolkit website:
<http://www.hrwc.org/our-work/programs/making-climate-resilient-communities/tree-resource-resiliency-toolkit/>

Thank you for your time and we look forward to hearing from you soon.

Mike Kaminski

HRWC Summer Intern 2013

U-M Master of Landscape Architecture Candidate, 2014

Contact: Rebecca Esselman – resselman@hrwc.org / Mike Kaminski – mkaminski@hrwc.org



NOTICE OF DECISION

TO: Village Council and President Keough
Planning Commission

CC: Rebecca Dunlavy, 4535 Cornwell Lane, Whitmore Lake, MI 48189
Patricia and Clifford Blossom, 6550 Walsh Road, Dexter, MI 48130
8080 Grand Street, Dexter, MI 48130
Donna Dettling, Village Manager

FROM: Allison Bishop, AICP, Community Development Manager, Village of Dexter

DATE: Wednesday, August 21, 2013

RE: ZBA Decision (Case #2013-04)
8080 Grand Street, HD-08-06-280-003

In compliance with the Zoning Board of Appeals Rules of Procedure and Policy, Article III, notice of the following ZBA decisions is given to Village Council and Planning Commission:

Variance Request (ZBA Case #2013-04)

On August 19, 2013, the ZBA reviewed a waiver request submitted by Rebecca Dunlavy and Patricia and Clifford Blossom for 8080 Grand Street. The waiver was requested from the following section of the Village of Dexter Zoning Ordinance:

Section 5.06 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE - D. Adequate ingress and egress to the parking lot by means of clearly defined drives shall be provided for all vehicles. Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways. All driveways and parking lots shall have a concrete or asphalt surface in accordance with specifications of the Village of Dexter. The parking area shall be surfaced within one (1) year of the date the occupancy permit is issued.

PROPOSAL - The applicant is proposing a change of use from auto repair to fitness center which requires site plan review and conformance with the Village's current standards, including a paved parking lot. The applicant is proposing to improve the parking lot with gravel and bumper blocks in lieu of paving.

The public hearing was opened at 7:04 pm and staff presented the consultant review provided in the packet along with the application materials.

The applicant's representative, Cliff Blossom, made a few comments, including but not limited to: introducing the owners and the current and potential future tenant, provided a history of the building including the current owner possession since 1975, owner and staff's work over the last decade to clean up the previous auto use, removal/eviction of the auto use nuisance, building built near World War II, constructed to house a wood pallet manufacturer, owners review of the site utilities, 80 year old building being renovated and given a facelift until future development arrives, owners not interested in development of the site due to the amount of upgrades necessary to bring site into compliance, potential redevelopment of area and possible relocation of Broad Street, too many variables/changes forthcoming to area to be worth a significant investment at this time, site engineering necessary, 7,000 square foot of decent leasable space in the interim until a developer arrives, likely 5-10 years maximum before redevelopment, requested waiver of additional requirements(staff explained current request and need to make an additional application for additional waivers).

The following public comment was provided:

Ray Tell, 3539 Hudson, asked questions about lot conditions, discussed consultants reviews, commented on redevelopment of area in near future, no sense to make significant investment when future redevelopment planned for area, substantial justice to property owner based on future redevelopment, discussed regional storm needs, discouraged piecemeal approach.

Keely Tammer, 4215 Cornwell, Whitmore Lake, potential future tenant explained about the proposed fitness center, studio setting, set class times, members only, private group training.

Cliff Blossom, 6550 Walsh Road, owner, requested clarification of the variance request and requirements for site plan review and approval. Staff explained the requested variance for a waiver of the paving requirements was the only action the ZBA could take action on, staff indicated that to applicant clearly during pre-application meetings, staff indicated that future requests could be made on different issues, following action by the ZBA a request for a waiver of the current request (Section 5.06D) could not be made within 12 months of 8/19/13 action.

Rebecca Dunlavy, 4535 Cornwell Lane, Whitmore Lake, owner, commented on interest in long term investment into the building, desire to improve the building, needs to get up and going so that they can get a tenant in for cash flow to make required improvements, will entertain future redevelopment collaboration.

The public hearing was closed at 7:46 pm.

The Board discussion included, but was not limited to: the rate of redevelopment could have a significant impact on the ZBA decision, doing functional improvements to get immediate change while redevelopment plans are made, challenge for applicant and village, \$1.3 million commitment to entire area, applicant timeline is in advance of the village's to complete upgrades, Ex Officio Carson provided update on DAPCO Redevelopment, including listing property, decision making meeting on August 27, fine tuning of vision necessary to attract developers, known infrastructure issues, Broad Street could be relocated, Village owns lots on both sides of Broad Street, multiple variables in the area, redevelopment will have a dramatic impact on area, master plan for area is redevelopment, last remaining area in the village prime for redevelopment, applicant will have one year to pave per the ordinance, village desires improvements, opportunity to wait to decide how and what, paving or lack of paving will not prevent opening of business, village could deny request and applicant could

reapply in 12 months when there is more information on the redevelopment of the area and the infrastructure needs, need to be sensitive to current uncertainties in the area, need to be cognoscente of precedent and past, present and future requests for paving waivers, require buffers and improvement for all properties that go through site plan review, part of the elimination of non-conformities, age of the building and rehab is an interim, not long term solution, expectation that standards are followed, ordinance is clear/standards must be met, redevelopment could take years, applicant has the options to withdraw to rethink application request, ZBA can deny or postpone, DDA's involvement in redevelopment, potential collaboration with parking lot and infrastructure needs, point of diminishing returns for a property owner, interest in seeing improvement, but village has obligation to enforce rules/regulations, request does not meet standards for approval.

ZBA Decision

On August 19, 2013, the Village of Dexter Board of Zoning Appeals moved the following (DRAFT motion):

Move Bombery, support Rush,

Based on the information provided by the applicant, Rebecca Dunlavy, Patricia and Clifford Blossom for 8080 Grand Street, HD-08-06-280-003, at the August 19, 2013 Zoning Board of Appeals meeting the Board determines that per Section 24.05 Standards for Variances and Appeals that the request to waive the following sections be DENIED:

Section 5.06 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE - D. Adequate ingress and egress to the parking lot by means of clearly defined drives shall be provided for all vehicles. Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways. All driveways and parking lots shall have a concrete or asphalt surface in accordance with specifications of the Village of Dexter. The parking area shall be surfaced within 18 months of the date the occupancy permit is issued.

The determination was made based on the applicant's failure to meet Section 24.05 of the Village of Dexter Zoning Ordinance.

Ayes: Carson, Hansen, Rush, Bombery

Nays: None

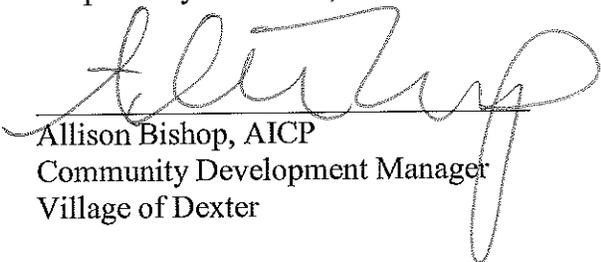
Absent: Wilcox

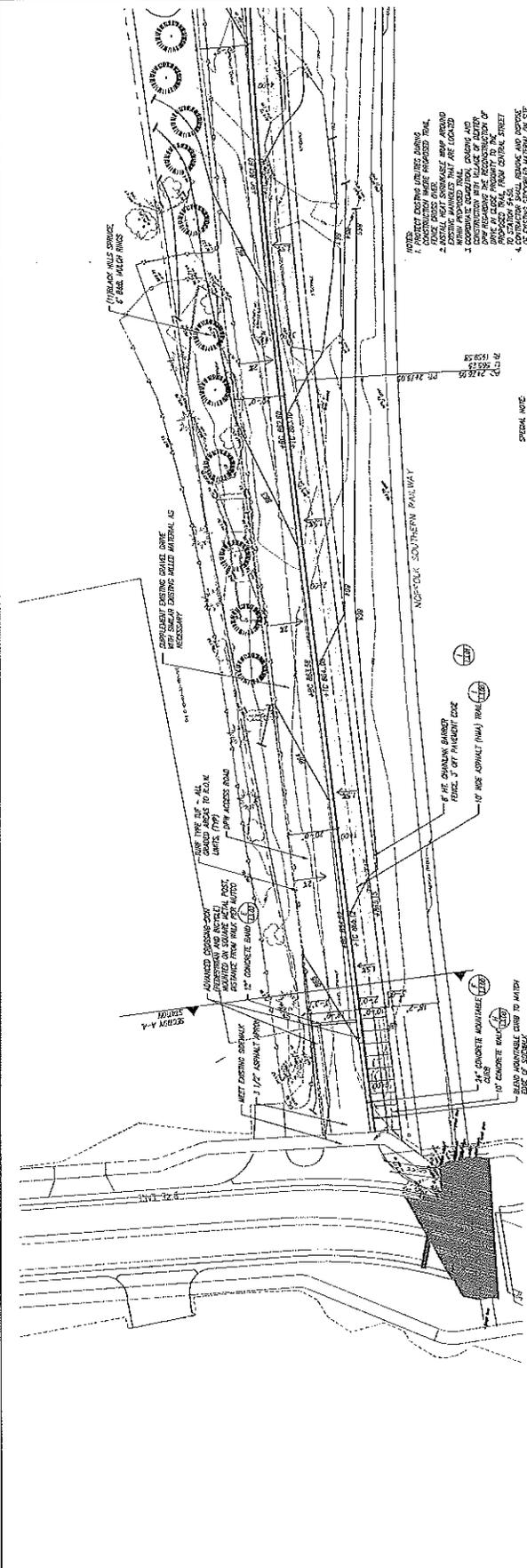
Motion Carried 4-0

Please feel free to contact me with any questions regarding the variance request or decision.

Thank you.

Respectfully submitted,


Allison Bishop, AICP
Community Development Manager
Village of Dexter

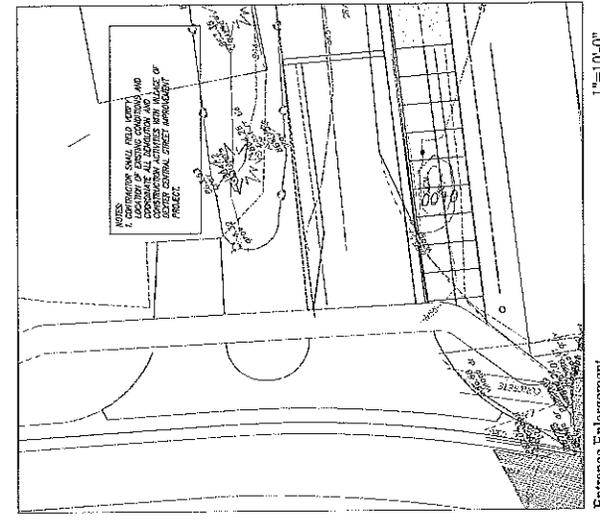
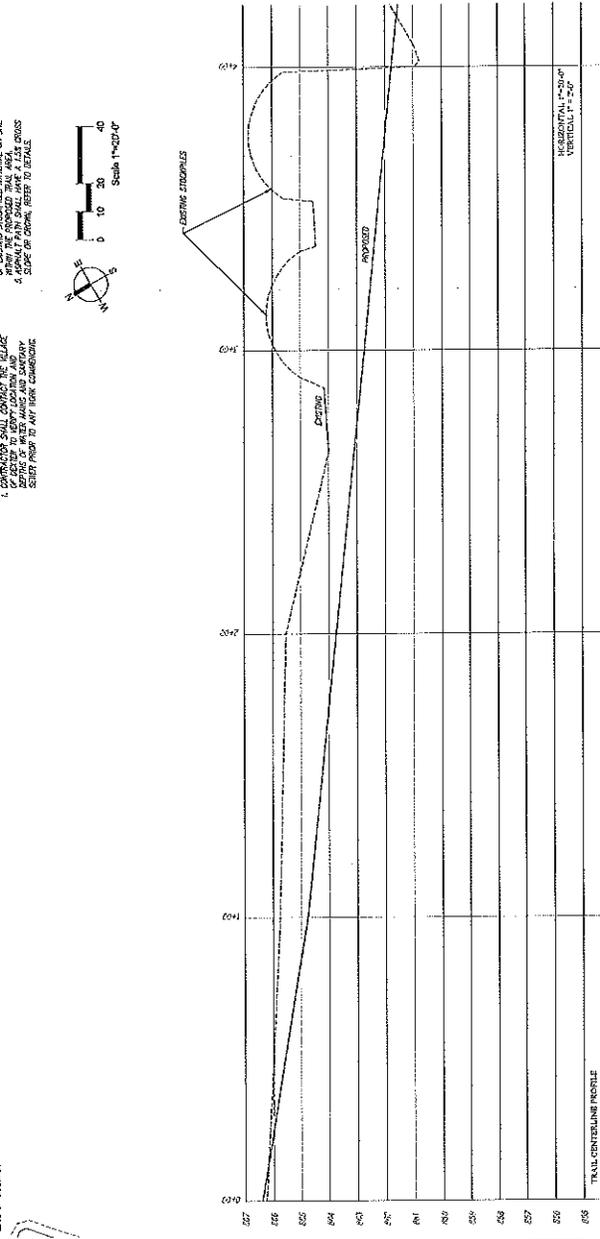


- NOTES:**
1. PROPOSED TRAIL ALIGNMENT SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE TRAIL.
 2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 5. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 6. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 7. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 8. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 9. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 10. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.



SPECIAL NOTE:

1. THE TRAIL ALIGNMENT SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE TRAIL.
2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
5. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
6. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
7. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
8. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
9. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
10. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.





Cascade Associates, Inc.
 574 West First Street
 Astoria, OR 97103
 Phone: 503.325.2000
 Fax: 503.325.2002
 www.cascadeinc.com

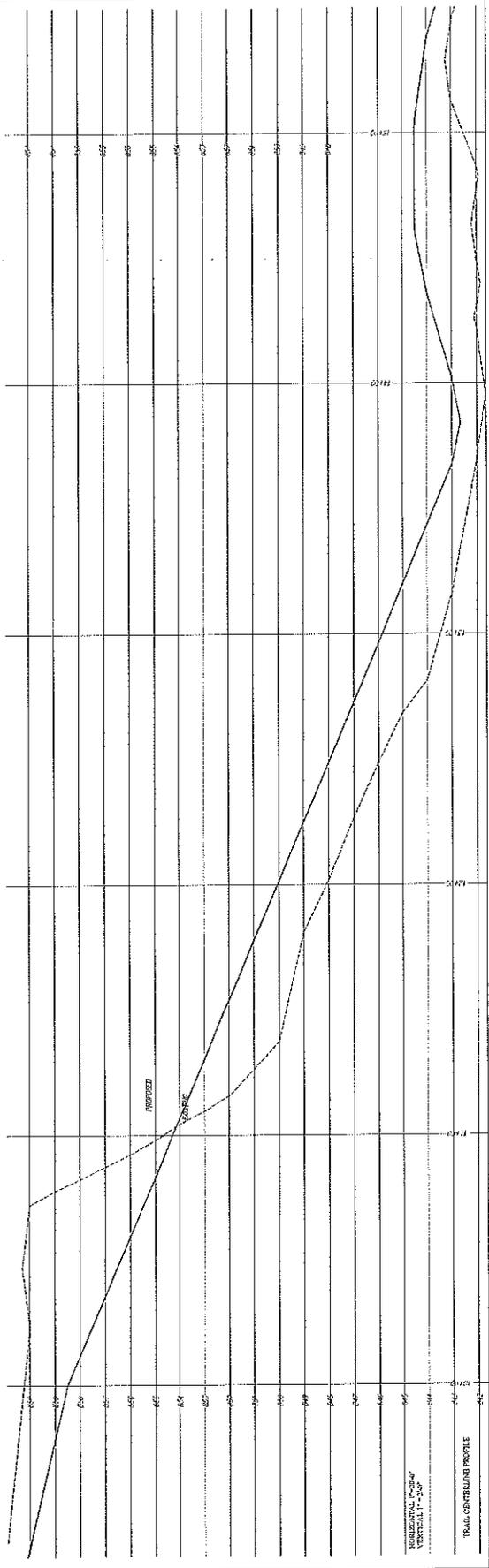
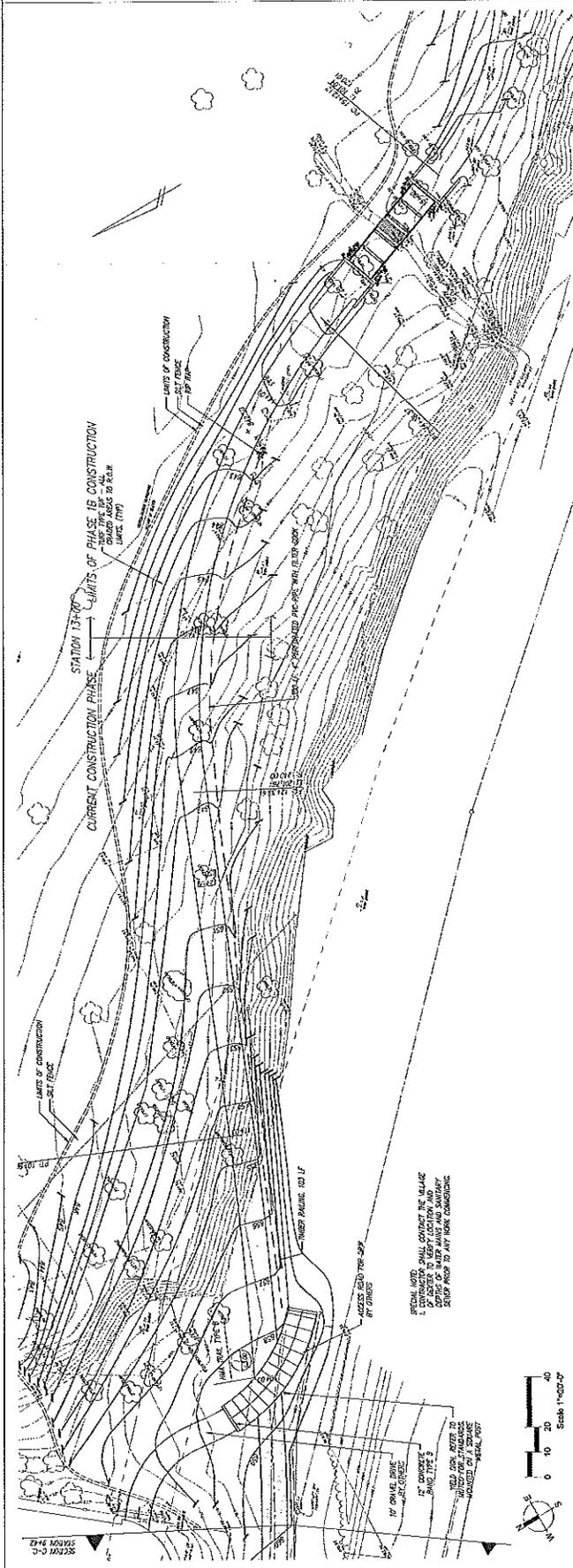
Client:
 Washburn County

Trail Layout & Grading Sta 10+00 - Sta 15+00
 Trail Phase 2

Drawn by: DP
 Checked by: FI
 Date: 10/20/11
 Scale: 1"=20'

Sheet No.: 10111-01
 Project No.: 10111-01
 I-1.02

© 2011 by Cascade Associates, Inc.



TRAIL CENTERLINE PROFILE
 HORIZONTAL CURVE
 VERTICAL 1"=20'

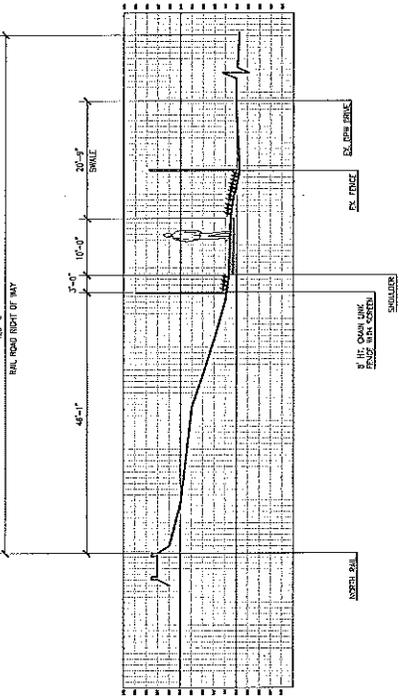


Landscape Architect
 375 1st Ave S
 Olympia, WA 98501
 360-339-2334
 www.wsdot.wa.gov

Weyerhaeuser Engineering Company
 Inc.
 10000
 10000

Chief
 Wapato, WA

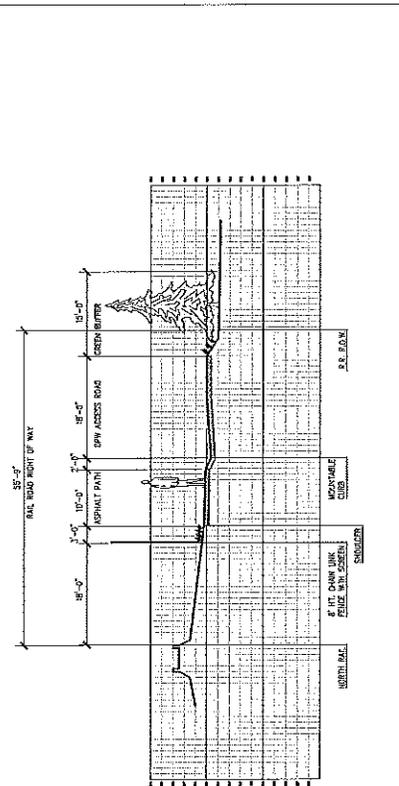
Washington County River Terrace Trail Phase 2



A SECTION A-A, STATION 0+39

B SECTION B-B, STATION 5+44

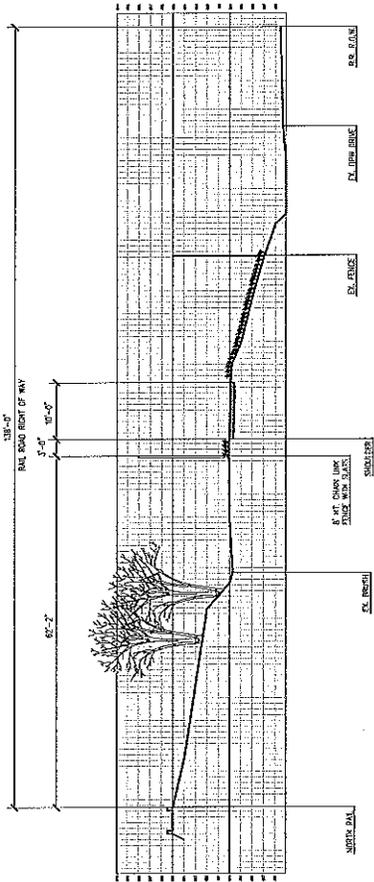
C SECTION C-C, STATION 9+42



A SECTION A-A, STATION 0+39

B SECTION B-B, STATION 5+44

C SECTION C-C, STATION 9+42



A SECTION A-A, STATION 0+39

B SECTION B-B, STATION 5+44

C SECTION C-C, STATION 9+42

State: WA
 Date: 12-2-2013
 Drawn by: JLD
 Check by: JLD



© 2013 by Weyerhaeuser Engineering Company, Inc.



Memorandum

To: Planning Commission
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: 2013 Ordinance Revisions – Sign Regulations
Date: August 5, 2013

The Ordinance Subcommittee established at the May 6, 2013 Planning Commission meeting was tasked with reviewing Article 3, General Provisions, specifically Exterior Lighting, Article 6, Landscaping Standards and Article 7, Sign Regulations for potential revisions. Potential revisions were discussed as part of the CIP review, observations and Planning Commission comments/concerns.

The Subcommittee met for the first time on July 1, 2013 prior to the Planning Commission meeting and discussed Sign Regulations, Article 7. Given the complexity of the Sign Regulations and the history, staff recommended that the subcommittee start with review of Article 7 only.

The subcommittee was tasked with creating a list of goals and objectives for potential revisions to Article 7, Sign Regulations and possibly Article 15(B), Ann Arbor Road Corridor (section on Signs). Prior to moving forward with proposed revisions the list of goals and objectives would be shared with the Planning Commission and Village Council for “buy in”. Upon presentation of the goals and objectives if there is not consensus on the goals and objectives or need, the subcommittee will not proceed further with evaluation of the sign regulations. If there is consensus on the goals and objectives or need, the subcommittee will proceed with providing recommended revisions for consideration by the Planning Commission and then the Village Council.

DRAFT GOALS AND OBJECTIVES FOR REVIEW OF SIGN REGULATIONS (Article 7 and Article 15B)

- Type of signs – character of community not articulated well in ordinance. Need to add more graphic and/or photos of preferred signage.
- Sign lighting – add guidance on preferred internal or external illuminated for both building and ground signs. Routed aluminum signs preferred for ground signage.
- Adding Sign Master Plans or provisions for the Planning Commission to approve signage during site plan review.
- Ground Signs – Size allowances and height per district and building sizes or number of buildings a sign is intended to serve. ZBA requests show that we are not permitting large enough signs for large “center” and multi-tenant buildings or multi-building campuses, maximum allowable 42 square feet, not proportional to large buildings or multi-tenant.
- Building Signs – Size allowances and height per district and building sizes or multi-tenant buildings. ZBA requests show that we are not permitting large enough signs for large

buildings, size allowances are tied to building frontage and max out at 42, which is not suitable for a multi-tenant buildings or large buildings.

- Types of Building Signs – Expansion of available types and sizes/regulations.
- Combining the Sign Regulations in the ARC District, Article 15(B) and Article 7. Having 2 locations for sign regulations does not promote consistent standards. If the regulations in Article 15(B) are preferred they should be migrated into Article 7 for one consistent sign ordinance.
- Clarifying Temporary Signage, including, but not limited to: window signs, banners, garage sales, sandwich board signs, street banners, institutional signage.
- Adding graphics and photos to represent preferred signage.

The goals listed above are DRAFT only and will be discussed by the Subcommittee prior to the August 5 meeting. If the Subcommittee supports the goals (or as modified) a recommendation from the Subcommittee will be presented for the Planning Commission's consideration. The Planning Commission will then be asked to discuss the goals and make a formal recommendation to the Village Council for consideration. If the Planning Commission or Subcommittee is not prepared to make a recommendation the item should be postponed for discussion at the September meeting.

Following the Planning Commission and Village Council's "buy in" on the goals the Subcommittee will begin a more formal revisions process and request the participation from the Dexter Chamber and DDA. Following the Subcommittee's revision process the proposed amendments would be required to go through formal ordinance amendment proceedings, including newspaper posting and a public hearing.

Please feel free to contact me with further questions.

Thank you.

VILLAGE OF DEXTER

ddettling@dextermi.gov

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: Allison Bishop and Planning Commissioners
From: Donna Dettling, Village Manager
Date: September 3, 2013
Re: Discussion of Tree Replacement Ordinance

The Dextech Site Plan (Preliminary and Final) was approved by the Planning Commission on August 5th and by Village Council on August 12th. One of the conditions of approval was that *“the plan shall conform to the tree replacement ordinance or suitable resolution as approved by the Village Council”*.

A meeting was arranged with Dextech representatives on August 20th to discuss this condition and review a proposal from Dextech for tree replacement. Molly Robinson, Joe Semifero, Shawn Keough, Allison Bishop and I attended on behalf of the Village. The letter proposal from Dextech is attached for reference. At this meeting, the Village explained the importance of being consistent when applying our ordinances and gave an example of how the ordinance was followed 5 years ago when the Cedars of Dexter development faced a similar position of replacing a large number of trees. Dextech understood the Village’s position and did not push their proposal at the meeting. They also did not try to counter the Village’s concept of being consistent. Their representatives did however ask the Village to consider the fact that the Village Ordinance for Tree Replacement presented a “hidden liability” for businesses that owned land and were trying to grow. Dextech representatives asked the Village to consider that the Village Ordinance for Tree Replacement be amended to something less for the Industrial Park, because the Ordinance presents a penalty for developing land that was specifically identified by the Village for development. As the meeting concluded, Village representatives acknowledged that Dextech’s sentiment about the ordinance should be shared with Planning Commission and Village Council members. Since no tree planting or replacement planting would likely be occurring until the spring of 2014, the Village indicated that there was time to review other options. The suggested direction coming out of the August 20th meeting was that Dextech should acknowledge that they would follow the Ordinance (which they admitted they would do, but hoped the Village would consider other options), but that no official position would be taken by Village Council on the site plan condition until further discussion/update with the Planning Commission and Village Council.

On August 22, 2013, Dextech representatives contacted Village President Keough to request another meeting. Shawn Keough and Joe Semifero met with Dextech representatives on the morning of Friday, August 23, 2013. Dextech reiterated their concern about the Ordinance and explained that they have long term plans for additional growth in Dexter and that the Tree Replacement Ordinance is viewed as a negative by their Ownership team as they evaluate new opportunities for development. Trustee Semifero and President Keough explained that they

would be updating Council on these concerns at the August 26th Village Council meeting, and that Dextech's proposal was still on the table for consideration.

At the August 26th Village Council meeting, Village Council discussed the memo of August 26, 2013 that Allison had prepared after the August 20th meeting with Dextech to negotiate a suitable resolution to the tree replacement requirement. Allison's memo of August 26, 2013 included a bullet, "Village should consider eliminating requirement in RD Park given hidden liability to development". President Keough provided an update of the August 23rd meeting, and suggested that the Village look for consideration to reduce the Tree Replacement Standards for the Zoning District RD. Council was generally receptive to the idea and asked that Planning Commission consider an amendment to the Zoning Ordinance –Landscaping Standards Article VI, Section 6.14 Replacement Tree Standards.

President Keough suggested that relaxing the standard for our Research and Development District could help make our standard compatible with Dextech's proposal of a one for one replacement. Dextech used a higher standard of 4" trees instead of 8" trees when they calculated the total numbers of trees for replacement, which added 47 trees.

Council believes this exception for the RD District should be discussed and may be appropriate due to the desire to optimize manufacturing space, which creates the revenue and jobs that support our community. The one for one replacement demonstrates a commitment from manufacturing users to protect preserve and replace trees, which is a goal of our Dexter Master Plan.

Planning Commission is requested to discuss this and provide thoughts, ideas and a recommendation back to Council on the idea of revising our ordinance as suggested above or propose a different tree replacement ratio.

Dexter Fastener Technologies, Inc.

2110 Bishop Circle East

Dexter, Michigan 48130

(734) 426-5200

Fax (734) 426-5870

July 26, 2013

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

Subject: Landscaping Standards Article VI, Section 6.14
Replacement Tree Standards

Dear Ms. Bishop,

Dexter Fastener Technologies, Inc. made a concerted effort to meet the desired intent and function of the landscaping standards, while considering the topography and existing conditions on site. We are mindful of the desire to provide adequate plantings to provide buffer areas and improve the overall aesthetics of the site. In keeping with this effort, we plan to provide 97 trees consisting of hardwoods and evergreens to establish screening for the agricultural property south of the new property line.

After review and consideration of the replacement standards for the removal of mature trees required for the proposed area of expansion in the Dexter Industrial Park; we have determined that 232 trees of 8 inch diameter or greater will need to be removed. Additionally, 47 trees of 4 inches to 7.9 inches will be removed, resulting a total of 279 established trees to be removed. The tree size information provided by the land survey was obtained based on 2 inch increments, so we verified the actual tree measurements. The verification process resulted in a reduction of the actual number of tree replacements required by the ordinance.

With the current information on the existing 232 mature trees required to be removed for the expansion, the calculated replacement factors results in 636 replacement trees. We find this to be unpractical to replace this quantity of trees in site for the following reasons:

1. Property in the Industrial Park is intended and designed for industrial commercial development, established prior to the current standards. Purchase of property in the Industrial park comes with an expectation the land is developable and would accommodate expansion. Current tree replacement requirements present a disproportionate obstacle to the business owner's expansion.
2. Planting replacement trees that may at a later date need to be removed for additional expansion is not a practice we consider reasonable.

3. Providing and placing a large quantity of trees for placement on public land does not seem to be a project that the Village ready to take on at this time.
4. We understand that past arrangements with organizations have resulted in contributions being made to the Village's Tree Replacement Program. For larger tree counts, the negotiated value of a replacement tree was in the range of \$120 per replacement tree. While this is a viable opportunity for consideration, Dextech would prefer to provide actual replacement trees to the community where they may continue to grow and appreciate from planting.

Proposal:

1. Dextech offers to the Village of Dexter the ability to remove any tree in the identified clearing area for relocation within the Village limits. Spacing and transporting the trees for relocation would be at the Village's expense.
2. Using the total number of trees above 4 inches in diameter identified in the clearing areas, [current count at 279] we suggest a one for one replacement:
 - a. Dextech requests credit for the 97 trees planned for the south property line as replacement trees provided on site.
 - b. The remaining count of 182 trees to be provided for placement within the Village of Dexter.
 - c. Should the Village be unable to place the full 182 trees count we would look to provide payment to the tree fund in the amount of \$120 per un-planted tree, up to a maximum contribution of \$22,080.

We hope this proposal is received as a good faith effort to meet the intent of the standards while addressing the practical consideration identified above. I remain available to discuss this proposal, provide clarification, or receive your comments.

Best Regards,



Thomas C. Arehart
Owner Representative
(517) 262-3285

cc: Mr. Daniel Johnston / Dexter Fastener Technologies, Inc.
Mr. Mike Kennedy / Lindhout Associates
Mr. Christopher Grzenkowiec, P.E. / Design Inc.
Mr. Patrick M. Droze, P.E. / OHM Advisors
Mr. Douglas J. Lewan, PCP, AICP / Carlisle Wortman Associates, Inc.



Memorandum

To: Village Council and President Keough
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: Dextech Tree Replacement
Date: August 26, 2013

Staff, Trustees Semifero and Keough, as well as Planning Commissioner Robinson met with representatives from Dextech on Tuesday, August 20, 2013 to discuss resolution of the Tree Replacement condition attached to the August 12th Dextech Combined Site Plan approval.

The goal of the meeting was to determine what options are available to Dextech to meet Section 6.14:D. All existing trees identified on the site plan with an eight (8) inch or larger caliper to be removed must be replaced according to the following table. Replacement trees shall be in addition to all other landscaping requirements.

D.B.H.* of Removed Tree	Number of Trees Required to Be Planted
Landmark Trees**	5 trees of at least 2.5" caliper
23.9" or larger (non-native)	4 trees of at least 2.5" caliper
12" - 23.9"	3 trees of at least 2.5" caliper
8" - 11.9"	2 trees of at least 2.5" caliper

Based on the applicant's site plan Dextech is removing 232 trees from 2103 and 2110 Bishop Circle and based on a tree inventory and the above table the applicant is required to replace 636 trees.

On July 26, 2013 Dextech submitted a proposal for replacement that does not meet the ordinance. At the August 20th meeting the Village discussed with Dextech the proposal, the ordinance and additional information including, but not limited to the following:

- Policy, consistency and precedent
- Reasons why replanting on site is not an option
- Village goal to have maximum tree replacement on site, not contribution
- Locations for possible additional planting – Dextech estimates that an additional 50 trees could be planted along the southern property line; will review additional locations
- Waivers granted to accommodate Dextech's site conditions
- Quick review and need for cooperation
- Developer has evaluate site and has likely considered all possible replanting locations
- Development assumptions in the DBRP
- Village should consider eliminating requirement in RD Park given hidden liability to development
- Village to identify other locations in Village that may be available for planting.
- Dextech's willingness to conform to the ordinance, request for future review

Next Steps:

Staff is recommending that in order to satisfy Dextech's condition of approval for the site plan that Council accept a letter from Dextech acknowledging compliance with the Village's ordinances.

It is anticipated that the letter will be provided to the Village the week of August 26th and that Council can accept the letter at a September meeting. It is anticipated based on a subsequent conversation with Dextech representatives that the letter will state compliance with the standard through a combination of on-site tree planting, off-site tree planting as identified by the Village and accepted by Dextech, and/or a contribution to the Village's Tree Fund in an amount not to exceed \$120 per required tree.

Please do not hesitate to contact me prior to the meeting if you ever have any questions, comments or concerns.

Thank you.