

**Village of Dexter
Planning Commission
Monday, July 7, 2014 at 7:30 pm
7720 Ann Arbor Street
Dexter Senior Center**

AGENDA

- I. **Roll Call:** Matt Kowalski, Chair Thomas Phillips Molly Robinson, Vice-Chair
James Smith Marni Schmid Mary Kimmel
Scott Stewart Joe Semifero-Ex Officio Tom Stoner

II. **Action on minutes from** – June 2, 2014 - Regular Meeting minutes

III. **Approval of agenda**

IV. **Public Hearing(s)**

Rules of Procedure for Public Hearings and Business Items:

1. Chair introduces case.
2. Staff report and comments.
3. Applicant presentation. Maximum 20 minutes allowed. All visual material presented must be projected to allow simultaneous viewing by Commission and audience.
4. Public Hearing. Persons making comments on public hearing items must state their name and address for the record. Public comments may be allowed for non-public hearing items at the discretion of the chair.
5. Applicant response opportunity. Maximum of 5 minutes allowed.
6. Planning Commission discussion and action.

- A. SLU 2014-01, Becky Murillo. Property located at 3411 Hudson Street. Public hearing to consider a special land use to allow a Group Day Care Homes at 3411 Hudson Street. Discussion and possible action following the public hearing.

V. **Pre-Arranged Citizen Participation** – None

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

VI. **Reports of Officers**

- A. Chairman Report – Matt Kowalski
- B. Planning Commissioners and Council Ex officio Reports
- C. Community Development Office Reports – M. Aniol

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. None

VIII. **New Business**

- A. SPR-Morning Star Day Care – Discussion and possible action to consider
- B. Planning Commission representative to the ZBA

X. **Proposed business for next agenda**

- A. September 2, 2014
 - a. Goals for Sign Regulations – Discussion and possible action to recommend goals for sign regulations to the Village Council.

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 – None

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Village Office at (734) 426-8303, at least forty-eight hours prior to the meeting. Village staff will be please to make the necessary arrangements.

**DEXTER PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 7, 2014**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:35 PM by Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski-Chairman	Thomas Phillips	Molly Robinson - ab
James Smith	Marni Schmid	Mary Kimmel - ab
Scott Stewart	Joe Semifero –Ex officio	Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Village Clerk; Jim Carson, Paul Cousins, Donna Fisher and Julie Knight, Village Trustees; Becky Murillo and Allison Bishop.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – June 2, 2014

Motion Schmid; support Smith to approve the minutes of the Regular Meeting of June 2, 2014 as presented.

Unanimous voice vote approval with Robinson and Kimmel absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Robinson and Kimmel absent.

IV. PUBLIC HEARINGS

A. Zoning Ordinance Amendment 2014-02:

Consideration of: Zoning Ordinance Amendment 2014-02: Public Hearing to consider amendments to Section 8.11, Special Land Use Specific Requirements, and to Section 10.02, Permitted Principal Uses in the R-1A and R-1B One-Family Zoning District of the Village Zoning Ordinance.

Community Development Manager, Michelle Aniol explained the change of use and why the ordinance needs to be amended.

Motion Schmid; support Smith to move item VIII-B under New Business to item IV-A to allow the vote on the Amendment following the Public Hearing.

Unanimous voice vote approval with Robinson and Kimmel absent.

Chairman Kowalski opened the Public Hearing at 8:00 PM. Becky Murillo of 3411 Hudson, Dexter and owner of the child care facility in question spoke about looking to expand her business and thanked the Planning Commission for their consideration. Mr. Semifero asked about regulations that the state has on the size of the home and does her facility conform the state requirements. Julie Knight of 7765 Third Street, Dexter asked for Planning Commissions support for Ms. Murillo and asked the commission to amend the ordinance to accommodate her. Chairman Kowalski closed the Public Hearing at 8:07 PM.

Motion Smith; support Stewart per section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on July 7, 2014, the Planning Commission recommends that the Village Council amend the ordinance as follows:

- Delete Section 8.11 Special Land Use Specific Requirements, sub-sections A.17, 20 and 21 regarding family day care homes and foster family homes, group foster care homes and group day care homes, and
- Delete Section 8.11 Special Land Use Specific Requirements, sub-sections B.17, 20 and 21 regarding family day care homes and foster family homes, group foster care homes and group day care homes, and
- Amend Section 10.02 Permitted Principal Uses in the R-1A and R-1B One Family Zoning District to add Group foster care homes and Group day care homes as principal permitted uses with specific site development standards cited herein.

Motion Smith; support Stewart to amend the motion to read as follows per section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on July 7, 2014, the Planning Commission recommends that the Village Council amend the ordinance as follows:

- Delete Section 8.11 Special Land Use Specific Requirements, sub-sections A.17 and 20 regarding family day care homes and foster family homes, group foster care homes and family care homes, but not A.21 group day care homes, and
- Delete Section 8.11 Special Land Use Specific Requirements, sub-sections B.17 and 20 regarding family day care homes and foster family homes, group foster care homes and family care homes, but not B.21 group day care homes, and
- Amend Section 10.02 Permitted Principal Uses in the R-1A and R-1B One Family Zoning District to add family day care homes and foster family homes, group foster care homes and family care homes as permitted principal uses, and
- Amend Section 10.03 Special Uses in the R-1A and R-1B One Family Zoning District to add group day care homes as special uses with specific site development standards cited herein.

Ayes: Phillips, Smith, Schmid, Stewart, Semifero, Stoner and Kowalski

Nays: None

Absent: Robinson and Kimmel
Motion carries 7-0

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

Mr. Kowalski welcomed new Planning Commissioner, Tom Stoner.

B. Planning Commissioners and Council Ex Officio Reports

Ms. Schmid - Reported on the Art Selection Committee that they have met but do not have a selection yet for Ryan Drive and they have approved the bike sculpture for the Border to Border Trail at Central Street.

Mr. Semifero – Approved the Industrial Facilities Tax Exemption for UIS at 2290 Bishop Circle; approved the establishment of an Industrial Development District for Adair Printing at 7850 Second Street; approved the water and sewer rates for 2014-2015; approved repairs on the north side of Main Street; approved OHM to work on the Fourth and Fifth Streets storm sewers; approved the intent to bond for street repairs; and have ordered equipment to help with the repairs.

Mr. Smith – Questioned why six parking spaces are allowed to face the access road at the Dexter Crossing Shopping Center. Concerned with the stopping and speed of drivers that could have a potential for an accident. Could it be done better if an access drive to the spots be provided and not open up onto the service drive? Discussion followed.

C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided the following updates: With the help of the Village's intern have gotten the approved CIP printed and Planning Commission members may get them printed or electronically. The Victoria Condos will be going to the Village Council with a site plan review.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Paul Cousins of 7648 Forest Street, Dexter expressed his concerns with parking in the downtown area and passed out a drawing that would use the Old DAPCO property for temporary parking on the asphalted areas already in place. Mr. Cousins suggested that the areas could be identified and labeled. He also stated that the former house lots across from the Old DAPCO property could be used after the road construction crews are gone.

VIII. OLD BUSINESS

A. None

IX. NEW BUSINESS

A. Goals for Sign Regulation

The committee met prior to tonight's meeting to discuss goals and objectives and will report back at the next Planning Commission meeting.

B. Off-Street Parking at 2555 Bishop Circle W

Ms. Aniol provided background information on the company and the site. Ms. Bishop representing AR Brouwer was present and talked of the improvements to the facility and the landscaping of the site.

Motion Semifero; support Smith based on the authority vested to the Planning Commission in Section 5.01, sub-section A of the Village Zoning Ordinance, and the information provided to the Planning Commission by the Community Development Manager on July 7, 2014, the Planning Commission approves the request to permit off-street parking within the front yard setback, along Bishop Circle W for 2555 Bishop Circle W, subject to the following:

1) Landscaping shall be provided in accordance with Article VI of the Village Ordinance.

Ayes: Smith, Schmid, Stewart, Semifero, Stoner and Kowalski

Nays: None

Abstain: Phillips

Absent: Robinson and Kimmel

Motion carries 6 to 0.

C. Election of Officers

Motion Phillips; support Smith that the slate of officers remains the same with Matt Kowalski and Chairperson, Molly Robinson as Vice-Chairperson and Marni Schmid as Secretary.

Unanimous voice vote approval with Robinson and Kimmel absent.

X. PROPOSED BUSINESS FOR NEXT AGENDA

August 4, 2014 – Report from Sign Committee and Temporary Parking as proposed from Trustee Cousins.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Stewart; support Stoner to adjourn at 9:21 PM.

Unanimous voice vote approval with Robinson and Kimmel absent

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____



Memorandum

To: Planning Commission
Donna Dettling, Village Manager
Courtney Nichols, Assistant Village Manager

From: Michelle Aniol, Community Development Manager

Re: SLU #2014-01 Group Day Care Home Special Land Use Request

Date: August 1, 2014

BACKGROUND

Included in your packet is the application and plot plan, submitted by Becky Murillo for special use approval of a proposed group day care home at 3411 Hudson Street.

Ms. Murillo operates an existing family day care home that received final zoning compliance in 2008. The Village Zoning Ordinance defines a family day care home as:

"A private home in which one (1) but less than seven (7) minor children are received for care and supervision for periods of less than twenty four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than (4) weeks during a calendar year."

Ms. Murillo desires to increase the number of children she can care for from a maximum of 6 to 12. In doing so, the classification/use would become a group day care home, which is defined in the Village Zoning Ordinance as:

"A private home in which more than six (6) but not more than twelve (12) children are given care and supervision for periods of less than twenty four (24) hours a day unattended by a parent or legal guardian except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year."

As you will recall, while researching the approval process for this change of use, it was discovered that a group day care home is listed as a **special land use** in Section 8.11, but the use was not listed as a **principal permitted or special use** in any zoning district in the Village. Although this is more than likely just an oversight, it presented a problem since Ms. Murillo could not get licensing through the State to become a group day care home without demonstrating she has zoning approval from the Village.

On July 14, 2014, the Village Council accepted a recommendation by the Planning Commission to amend the Zoning Ordinance to establish a group day care home as a special use in the R-1A and R-1B One Family Residential zoning district. The amendment became effective July 30, 2014.

SPECIAL USE CONSIDERATIONS

The Zoning Ordinance requires that the Planning Commission and Village council consider the following standards for the use at the proposed location (Section 8.03):

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

The subject site is identified on the Village Future Land Use Map as Village Residential, as are all properties. The intent of the Village Residential designation is to maintain the well-

establish character, scale and density of the traditional pattern of the developer single-family neighborhoods that are characteristic of the Village of Dexter. These older neighborhoods consist of detached single-family homes at a recommended density of 4 to 6 dwelling units per acre (10,890 sq. ft. to 7,260 sq. ft. lot area). Development should only occur if the character, scale and development pattern is compatible with the existing residential neighborhood. The proposed special land use request for a group day care home is consistent with the Master Plan's goals and objectives.

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

The subject site is zoned R-1B One Family Residential Small Lot, as are all surrounding properties. Section 10.01 Intent, states this district is designed to encourage a suitable and healthy environment for family life, and to provide residential areas for one family residential density and other facilities that will serve the residents in the district.

Permitted principal uses include single family detached dwellings, Home Occupations, on-site signs, family day care and foster family homes, adult day care and foster family homes.

Special uses include accessory apartments, farms, residential cluster development, churches, government/community-owned buildings, cemeteries, bed and breakfast inns, group day care homes and essential service buildings (without storage yards). The proposed group day care home use is consistent with the intent of the R-1B 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.

The applicant has operated a licensed family day care home for 6 or fewer children since 2008 without any complaints or ordinance violations. Additionally, the applicant meets the following requirements set forth by the State of Michigan for a licensed group day care home:

- i. An outdoor play area of at least 600 square feet must be provided;
- ii. An adequate and varied supply of play equipment, materials and furniture that is appropriate to the developmental needs and interest of children, appropriate to the number of children and is safe and in good repair must be provided; and
- iii. The play area and equipment must be organized 1) to separate active and quiet activities, 2) for a clear and unobstructed view of the entire play area, and 3) to assure that there are safe distances between equipment.

The proposed group day care home use is compatible with character of the general vicinity in regards to the environment, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values etc.

- D. The Special Land Use will not significantly impact the natural environment. The proposed group day care home will not significantly impact the natural environment.
- E. The Special Land Use will 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 proposed group day care home will be served by the site's existing municipal 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, taking into consideration the following:
1. Vehicular turning movements;
 2. Proximity and relationship to intersections;
 3. Adequacy of sight distances;
 4. Location and access of off-street parking; and,
 5. Provisions for pedestrian traffic.

It's anticipated that the proposed group day care home may slightly increase traffic at peak times in the morning, for drop-offs and in the early evening, for pick-ups. However, the Hudson Street ROW provides a 21-foot deep space between the traffic lane and sidewalk to accommodate on-street parking, as well as drop-off and pick-up maneuvering, without negatively impacting the 12-foot traffic lane. This is reflective of conditions throughout the Village's historic neighborhoods, including downtown. Refer to Attachments A and B, which accompany this memo.

- 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 group day care home will be located in an existing home, in which a family day care home currently operates. The applicant proposes to install a 3-foot fence in accordance with Village Ordinances. Therefore the requested special land use will not interfere with the appropriate development and use of adjacent land or unreasonably affect their value.

- H. The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare. As stated above, the applicant intends to install a 3-foot fence in accordance with Village Ordinances. Thus, the proposed group day care home will not negatively impact the public health, safety and welfare of Village residents.

STANDARDS FOR GROUP DAY CARE HOME

Section 8.11, sub-section B19 sets forth the following standards for a group day care home as a special land use:

- a. Group day care homes shall have a minimum lot area of one half acre (21,780 square feet). On July 31, 2014, the ZBA grant the applicant an 11,980 square foot variance from o allow a minimum lot area of 9,800 square feet, based a finding of practical difficulties, substantial justice, extraordinary circumstances, and public safety and welfare. A copy of the ZBA Decision accompanies this memo.

- b. *An on-site drive shall be provided for drop off/loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on the public street. While this standard is intended more for suburban strip development, the wide ROW for Hudson Street provides 21-foot deep area between the traffic lane and sidewalk to accommodate on-street parking, as well as drop-off and pick-up maneuvering, and is reflective of conditions throughout the Village's older neighborhoods.*
- c. *There shall be a fenced, contiguous open space with a minimum area of 5,000 square feet provided on the same premises as the group day care home. The required open space shall not be located within a required front yard. The applicant submitted an application for a fence permit proposing a 3-foot picket or lap board type of fence. The applicant should provide information confirming the design and type of materials to be used in the fence construction.*
- d. *A minimum of thirty-five (35) square feet of indoor play area shall be provided for each child. Indoor play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, basements, except those which are finished and have dual means of egress, and areas used exclusively for rest or sleep. The total amount of indoor play area required would be 420 square feet for 12 children, the maximum number permitted by the state in a group day care home. Based on the information provided in the application, the indoor play area includes the living room, sun room and dining room, which total 488 square feet.*
- e. *A minimum of one hundred and fifty (150) square feet of outdoor play area for each child. The total outdoor play area shall have a total minimum area of not less than five thousand (5000) square feet and be fenced and screened with landscaping on the exterior side of the fence. The State requires an outdoor area of at least 600 square feet. As demonstrated on the plot plan and Attachment A, the applicant intends to provide approximately 5,600 square feet of outdoor area.*

SUGGESTED MOTIONS

Based upon the information received from the applicant, reflected in minutes of this meeting, and in conformance with Section 8.02 of the Village of Dexter Zoning Ordinance, the Planning Commission finds the proposed group day care home at 3411 Hudson Street **(meets / fails to meet)** the requirements to recommend special use approval.

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

- 1. _____
- 2. _____
- 3. _____

OR

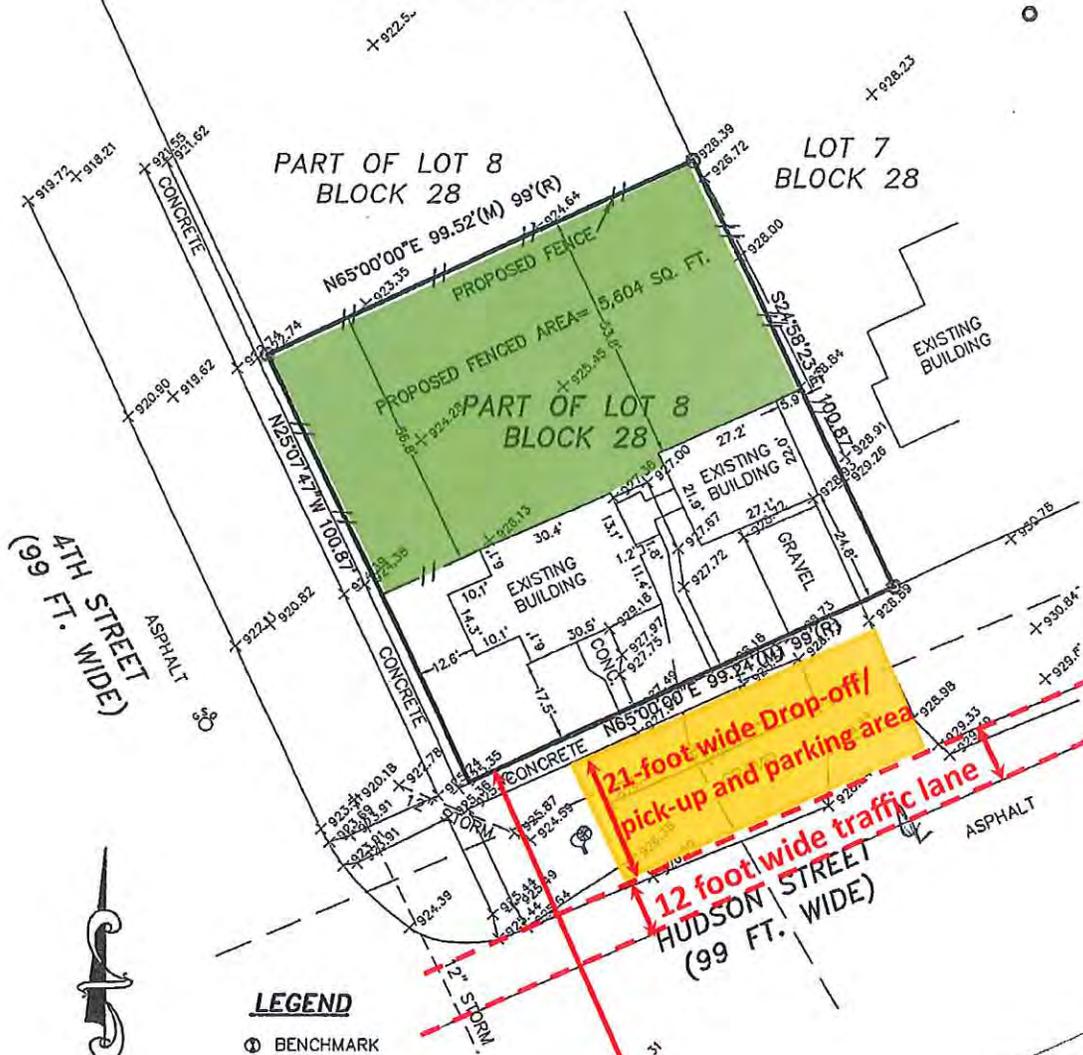
Move to **postpone** the action on the special use request for a group day care home at 3411 Hudson Street until **(date)** _____, to allow the applicant and Planning Commission time to address the following items:

- 1. _____
- 2. _____
- 3. _____

Please contact me prior to the meeting with questions.

Thank you.

Attachment A



LEGEND

- ⊕ BENCHMARK
- ⊙ FOUND IRON
- ⊙ SET IRON
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊙ GAS SHUTOFF
- ⊙ UTILITY POLE

DESCRIPTION:

SE 1/2 LOT 8 BLK 28 ORIGINAL PLAT.

APPLICANT:

BECKY MURILLO
 3411 HUDSON STREET
 DEXTER, MI 48130
 PHONE: (517) 672-1625

OWNER:

AVA HOLDING MANAGEMENT LLC
 ATTN: KAVEH ESMAEL
 PO BOX 8103
 ANN ARBOR, MI 48322



Ginger Michalski-Wallace



CLIENT:	BECKY MURILLO	DATE:	5-30-14
		DRAWN BY:	GLM
		CHECKED BY:	JDH
PLOT PLAN		0 15 30	
3411 HUDSON		FBK:	272
SECTION: 6	TOWNSHIP: 2S	RANGE: SE	1
VILLAGE OF DEXTER		CHF:	BAJ
WASHTENAW COUNTY		SCALE HOR 1"=30 FT.	
MICHIGAN		VER 1"= FT.	

14-259

Attachment B





NOTICE OF DECISION

TO: Village Council & Planning Commission

cc: Becky Murillo, 3411, Hudson Street, Dexter
Donna Dettling, Village Manager
Courtney Nichols, Assistant Village Manager

FROM: Michelle Aniol, Community Development Manager

DATE: Friday, August 1, 2014

RE: ZBA Decision:
Case #2014-04
3411 Hudson Street; HD-08-06-117-017

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

VARIANCE REQUEST (ZBA Case #2014-04)

On July 31, 2014, the ZBA reviewed a variance request from Becky Murillo for 3411 Hudson Street. The variance request was from the following section of the Village of Dexter Zoning Ordinance for 3411 Hudson St, HD-08-06-177-017:

Section 8.11 Special Use, sub-section B.21 Group Day Care Homes; Group Day Care Homes shall have a minimum lot area of one half acre (21,780 sq. ft.). The applicant requested an 11,980 sq. ft. variance to allow for a minimum lot area of 9,800 sq. ft.

The applicant has requested the variance for the following reasons:

1. Practical Difficulties. There are very few lots in the Village that would meet this requirement.
2. Substantial Justice. Permitting the variance would maximize the usable space in the rear yard.
3. Extraordinary Circumstances. The property has been the location of an existing licensed child care home for a number of years. Additionally, the state requires a minimum outdoor area of at least 600 square feet, but does not require a minimum lot area.

The meeting opened at 7:00 pm and with routine agenda business completed, the applicant's request was presented, along with staff report. The following is a summary of staff's findings:

The variance request to allow a minimum lot area of 9,800 square foot lot for group child care home has been reviewed with respect to the criteria noted in the previous section and generally accepted best planning and zoning practices. Therefore, the following rationale for the approval or denial of the variance request and the corresponding findings of fact are offered for your consideration:

- *The applicant has operated a state licensed child care facility for 6 or fewer children since 2008 without any complaints or ordinance violations.*
- *The applicant's lot measures 9,800 square feet. This lot size is 2,000 square feet larger than the minimum lot size of 7,800 square feet that is required in the R-1B district.*
- *The State requires an outdoor area of at least 600 square feet. The applicant can provide approximately 5,500 square feet of outdoor area.*

- *There are very few single family residentially zoned lots within the Village that could meet the ½-acre minimum lot area requirement.*
- *Conformance with the Ordinance would be burdensome because the applicant would need to acquire the 9,800 square foot property adjacent to the north (rear) and another 2,180 square feet from the property adjacent to the east (side) to meet the ½-acre requirement.*
- *A one half-acre lot in most neighborhoods in the Village would be out of character for the Village of Dexter.*

ZBA members then questioned the petitioner about fencing, state licensing requirements, and total area of outdoor play area.

Clerk Jones opened the public hearing at 7:30 pm and invited public comment:

- Mike Williams of 3430 Hudson Street told the ZBA he asked his questions before the meeting and was satisfied with the answers, so he was fine with the request.
- Walter Mayer of 7740 Fourth Street was glad the yard would be fenced to prevent the children from running into the street. He added there is no disturbance from the existing operation.

Clerk Jones closed the meeting at 7:37 pm.

ZBA Decision

Motion by Mekas, supported by Carson;

Based on the information provided by the applicant at the July 31, 2014 Zoning Board of Appeals meeting, the Board determines that the request to waive the requirement set forth in Section 8.11, sub-section 19.a, submitted by Becky Murillo for 3411 Hudson Street, HD-08-06-117-017 to permit a minimum lot area of 9,800 for a group day care home be **GRANTED**, for the property located at 3411 Hudson Street because the proposed variance **MEETS** the conditions required for the granting of a variance.

The determination was made with consideration of following per Section 24.05A of the Village of Dexter Zoning Ordinance, practical difficulties, substantial justice, extraordinary circumstances, and public safety and welfare.

Ayes: Hansen, Mekas, Carson, Stacey
Nays: None
Absent: Rush

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

Respectfully submitted,

Michelle Aniol
Community Development Manager

cc: Donna Dettling, Village Manager
Courtney Nichols, Assistant Village Manager
Applicant



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: 3411 Hudson, Dexter, MI 48

Tax ID Number: HD0806177017

Proposed Use: Home daycare Group Child Care Home 1-12 Children

Zoning District: R1B

Property Owner Name: Ava Holdings Management LLC Phone: 734 604 6889

Property Owner Address: P.O. Box 8103 Ann Arbor MI 48107

Applicant Name: Becky Morillo Phone: 517 672 1625

Applicant Address: 3411 Hudson St Dexter MI 48130

Representative (e.g. Engineer) Name: Bryan Jankovic ^{Alpine} Engineering Phone: 248 921 4049

Representative Address: 46892 West Road Suite 109 Novi MI 48377

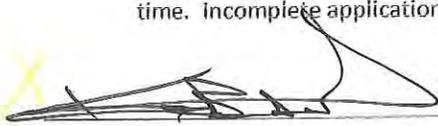
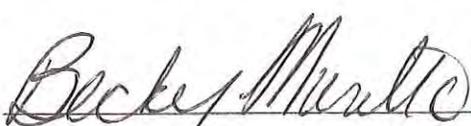
Regulations and Standards: Applicant must complete the following and applicable standards must be noted on the site plan.

	Plan Submitted	Requirement	
1. Front Yard Setback (ft)	<u>17.5'</u>	<u>15'</u>	<input checked="" type="checkbox"/> check here if corner lot
2. Side Yard Setback (ft)	<u>12.6'</u>	<u>10'</u>	
3. Rear Yard Setback (ft)	<u>56.8'</u>	<u>25'</u>	
4. Lot Coverage (%) (7a/6)	<u>1539/9800 = 15.7%</u>	<u>30%</u>	
5. Height (ft)	<u>< 35'</u>	<u>35'</u>	
6. Total Site Area (ft)	<u>9,800 sqft</u>	<u>7,800 sqft</u>	
7a. Building Coverage (ft)	<u>N/A</u>	<u>N/A</u>	
7b. Floor Area (ft) <u>Used</u>	<u>1113 sqft</u>	<u>N/A</u>	

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

Additional required information for Special Use Permit:

- 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.
- All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the Village 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: 4/29/14

Date: 4/28/14

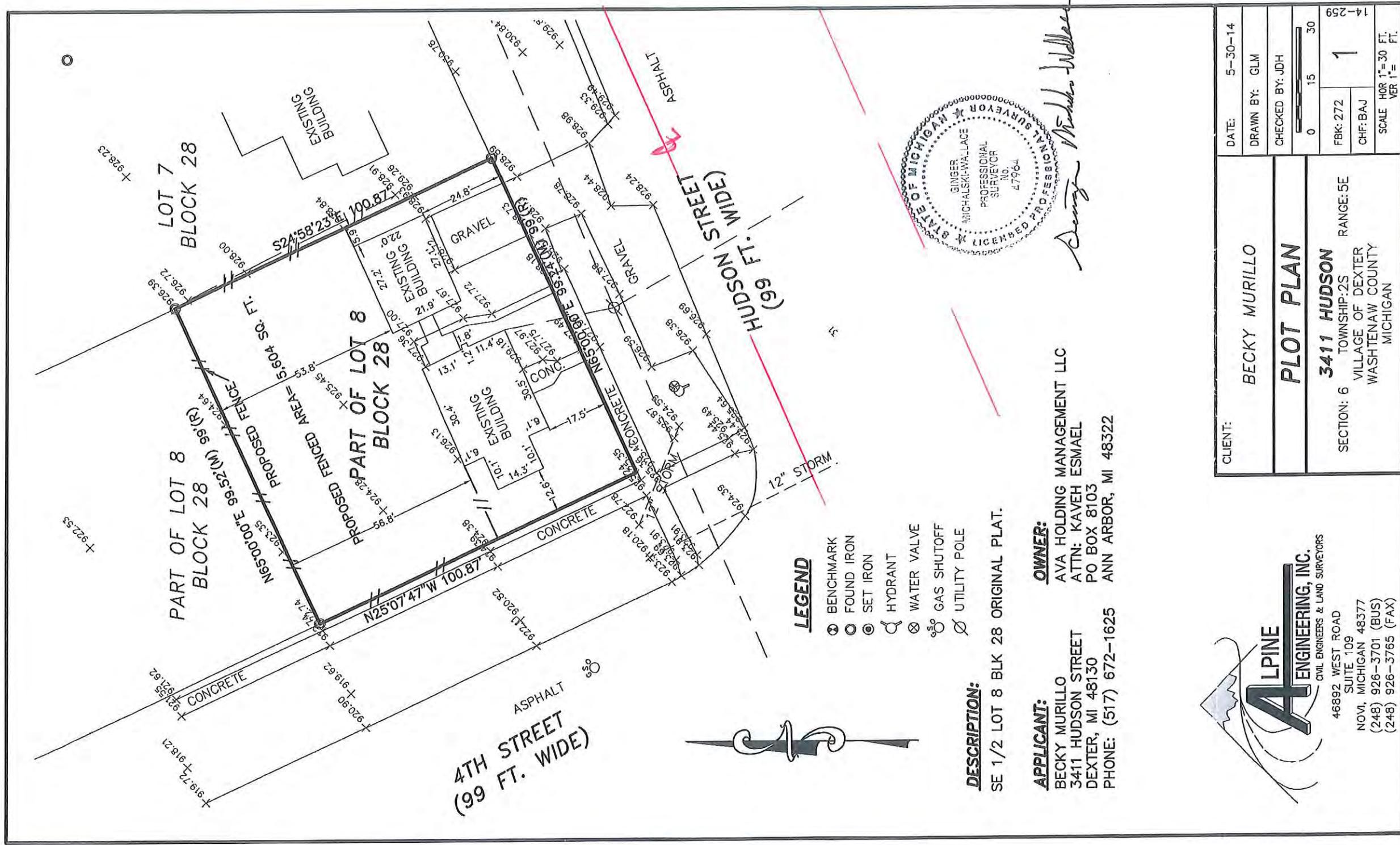
Staff Review: Fee: 350⁰⁰ Date Received: 7/22/14 Receipt #: 30946
 Planning Commission Review Date: 8-4-14 Council Review Date:

Approved Denied Reviewed by:

REASONS FOR DENIAL:

EXISTING NON-CONFORMITIES/VARIANCES GRANTED:

APPROVAL STAMP:



LEGEND

- ⊙ BENCHMARK
- FOUND IRON
- ⊙ SET IRON
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊗ GAS SHUTOFF
- ⊗ UTILITY POLE

DESCRIPTION:

SE 1/2 LOT 8 BLK 28 ORIGINAL PLAT.

APPLICANT:

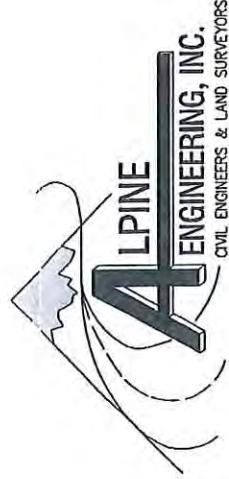
BECKY MURILLO
 3411 HUDSON STREET
 DEXTER, MI 48130
 PHONE: (517) 672-1625

OWNER:

AVA HOLDING MANAGEMENT LLC
 ATTN: KAVEH ESMAEL
 PO BOX 8103
 ANN ARBOR, MI 48322



Ginger Nichols Wallace



46892 WEST ROAD
 SUITE 109
 NOV, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-3755 (FAX)

CLIENT:

BECKY MURILLO

PLOT PLAN

3411 HUDSON
 TOWNSHIP: 2S RANGE: 5E
 VILLAGE OF DEXTER
 WASHTENAW COUNTY
 MICHIGAN

DATE: 5-30-14

DRAWN BY: GLM

CHECKED BY: JDH

0 15 30

FBK: 272

CH: BAJ

SCALE HOR 1"=30 FT.
 VER 1"=

14-259



VILLAGE OF DEXTER

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

FENCE PERMIT APPLICATION

Property Address: 3411 Hudson, Dexter, MI
Tax ID Number: HD0806177017
Zoning District: R1B
Property Owner Name: Ava Holdings Management LLC Phone: 734 604 6889
Property Owner Address: P.O. Box 8103 Ann Arbor MI 48107
Applicant Name: Becky Morillo Phone: 517 672 1625
Applicant Address: 3411 Hudson St Dexter MI 48130
Fence Installer Name & Address: _____

All fence permit applications shall be transmitted to the Community Development Department for review and shall include the following information.

Yes	No	Required Information
<input type="checkbox"/>	<input type="checkbox"/>	The permit fee paid in accordance with the current Planning and Zoning Fee Schedule, adopted by the Village Council.
<input type="checkbox"/>	<input type="checkbox"/>	A scale drawing of the fence that shows the dimensions (lengths) of the fence as proposed, the height of the fence, design of the fence, the type of materials to be used for the fence, footing information and location of the fence.
<input type="checkbox"/>	<input type="checkbox"/>	A scale drawing of the site. A certified survey or signatures from neighbors indicating the location of the fence of proposed on the property lines. The drawing must show existing buildings on the property and placement of the fence.
<input type="checkbox"/>	<input type="checkbox"/>	The consenting signature of the property owner.
<input type="checkbox"/>	<input type="checkbox"/>	If the proposed fence is located in Dexter Crossing, Huron Farms, or Westridge of Dexter consent from the Home Owners Association is required (other locations may also require HOA approval).

- B. Sanchez
Zoning Permit
Michael Aniol
ext: 15

I/we understand that this permit expires six months from the date of approval of this application.

 4/29/14  4/28/14
Owner's Signature Date Applicant's Signature Date

Staff Review: Fee: \$25.00 Date Received: _____ Receipt # _____
 Approved Denied Reviewed by: _____

REASONS FOR DENIAL: _____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: _____

APPROVAL STAMP:

Sq footage Down Stairs (used)

Dining	12x12	144	*
Kitchen	10x13	130	*
Sun	12x9	108	*
Living	12x17	204	*
Bed	11x13	143	
Bath	3x8	24	
		<hr/>	
		753	sqft

Sq footage Upstairs (used)

Nap	6x13	78	
Bath	5x9	45	
Bed	10x12	120	
Bed	9x13	117	
		<hr/>	
		360	sqft

$$\begin{array}{r} 753 \\ + 360 \\ \hline \text{Total used } 1113 \text{ sqft} \end{array}$$

Busy Hands Learning Center LLC

Owned and operated by Becky Murillo

Proposed use and reason for the requested permission for special use

Services provided are child care and education for the children of our community.

Hours of Operation M-F 6:30am-5:30pm

Proposed Number of children would be 12 per state licensing guidelines.

One additional staff will need to be hired or 2 part time staff.

Parents park while they enter the home to drop off and pick up their children. Parents are able to use one of the 4 parking spaces in our driveway as well as use street side parking in front of the home. Drop off times are different for each family therefore it is rare that there are more than 2 parents needing parking at the same time. Some of my clients are even close enough that they are able to walk.

RECEIVED

JUL 22 2014

VILLAGE OF DEXTER

RECEIVED

JUL 22 2014

Parent Handbook
Busy Hand Learning Center LLC
3411 Hudson St.
Dexter, Mi. 48130
(734)424-9062
(517)672-1625

VILLAGE OF DEXTER

Philosophy

Busy hands are busy minds and busy minds are developing minds!!! My philosophy is that of play-based learning. It is documented that children learn by doing and discovering on their own. I allow them to do this and give them guidance as needed. Indoor and outdoor play is designed to allow children a safe place to explore and learn about their environment while playing. In my home children will learn through play and observation. An example of this is at mealtime. Through cooking children can learn measuring, numbers, temperature, texture, and much much more. I introduce children to numbers, sorting, colors, and classification while doing tasks such as setting the table.

Discipline policy

Discipline is a form of guidance and a great opportunity for teaching. At each developmental level there are different expectations for children. Discipline will be enforced as is appropriate for each age group.

Infants- If the baby is doing something that is unsafe I will redirect them to a safe and more appropriate activity.

Toddlers- Toddlers have limited ability to understand and follow instructions. A particular toddler's level of comprehension will determine how much explanation is given when he/she is told to stop an unacceptable behavior. The toddler will then be given some other acceptable options. Toddlers need lots of repetition therefore the rules will be repeated frequently.

Preschoolers- Since preschoolers are more aware of themselves and their actions, more explanation and discussion will be given in the course of discipline. Problem-solving skills are new and exciting to preschoolers opportunities to be included in problem resolution will be offered. Disciplinary consequences, appropriate to the unacceptable behavior, will be used, for example redirection or time away from group play if necessary.

Hours of operation

My business hours are Monday through Friday 6:30 am until 5:30pm

I will be closed the following dates:

Labor Day- Sep. 2 2013

Thanksgiving- Nov. 28+29 2013

Christmas- Dec. 25+26 2013

New Years- Dec. 31+Jan 1 2014

Memorial Day- May 26 2014

Fourth of July- July 3+4 2014

All other days throughout the year childcare will be provided unless there is an emergency. If the principal childcare provider, Becky Murillo, determines that it is necessary to be absent on dates other than those listed, parents will be given sufficient notice, and a substitute care provider will care for the children.

Fees and tuition

The daily fee for full day care is \$35 for children ages 6 weeks up to 8 years old. Full day care includes up to 2 meals and 2 snacks. Tuition is a standard monthly fee based on the number of days per week that your child is scheduled to attend. If your child is absent due to illness or vacation, your tuition remains the same. Tuition is due on the first day of each month. A fee of \$10 will be charged for late payment of tuition. A fee of \$2 will be added for each additional day that the tuition payment is late.

There is a late fee for any children left after business hours. The late fee is \$20 and \$1 per minute that exceeds 10 minutes. A non-refundable deposit of one week of tuition will be charged for reserving future placement for a child.

When the contract is signed a non-refundable registration fee of \$50 and the first week of childcare fees are due. If the contract is being signed more than 2 months in advance the non-refundable registration fee of \$50 and the first two weeks of childcare fees are due.

Enrollment packet

Prior to your child's attendance, you must complete and return the following forms for his/her file:

Signed Contract

Child in care statement

Emergency Card

Food Program Forms

Medication Form

Fieldtrip Permission

Water Play Permission

Withdrawal/dismissal policy

If a parent wishes to withdraw a child one month prior notice of withdrawal must be given. This notice needs to be in writing and signed by the parents. Busy Hands Learning Center LLC reserves the right to dismiss children if policies and procedures stated within the Handbook are violated. Children may also be dismissed in the rare incidence of severe behavior that continually put the other children in danger.

Food and formula

Busy Hands Learning Center LLC will provide all of the food and formula for the children. Food provided will be healthy and include representation from all of the food groups. This will be monitored by the Association for child care state food program. Upon enrollment each parent may need to fill out paperwork for the food program. The timing and number of bottles and baby food feedings and approximations of amount of food/milk ingested will be charted on a daily sheet which will be available for parents to take home.

Inclement weather and emergency closings

I will be open during all inclement I will not close due to snow or ice providing that the children will be safe in the home. Emergency closing could be possible due to mechanical emergencies such as power outages, or a furnace failure. If Becky is ill and unable to care for the children she will do her best to find a substitute. If unable to find someone she may have to close.

Fire/tornado drills

Fire/tornado drills will occur monthly in accordance with child daycare licensing regulations. Our emergency plan is posted on each floor of the house.

Health policy

For the protection of your child and the other children I ask that your child not be brought to Busy Hands Learning Center LLC when any of the following occur:

1. Your child shows symptoms of the following:
 - Difficulty breathing
 - Diarrhea that is not contained by either a diaper or the use of a toilet
 - Blood or mucus in the stool
 - Vomiting
 - Mouth sores
 - Unexplained Rash
 - Lice

2. Your child has a temperature over 102°

3. Your child cannot participate in daily activities comfortably

We will inform you when your child has been exposed to any communicable disease. We will care for a child that has symptoms of a communicable disease until a parent or authorized adult arrives.

After an absence due to illness, a child must be free of symptoms and fever for 24 hours before returning. A child may return after being on an antibiotic for a minimum of 24 hours as long as they are feeling better.

Diapering

All children that wear diapers will be changed at the designated changing station. Diapers will be changed every 2-3 hours and this will be charted on a daily sheet for parents. Busy Hands Learning Center LLC will provide wipes however parents are expected to provide diapers.

Naptime

All children will be offered a bed in a quiet place for naps. Children that do not nap will have a 30 minutes period of quiet time during which they can read books and do other restful activities.

Medication

Medication will be given only after a **medication permission slip** has been filled out. All medication must be in its original bottle and labeled with the child's name. Busy Hands Learning Center LLC cannot administer the first dose of any medication

Sunscreen

Parents must sign a **medication permission slip** for sunscreen upon enrollment. Parents need to provide sunscreen for their children and I will apply it prior to going outside. Sunscreen must be labeled with the child's name.

Field trips

Parents will be asked to sign a **blanket permission slip for daily field trips** upon enrollment. We frequently go for walks and visit local playgrounds. We also walk to the library to check out books and for story time. Parents will be notified of field trips that are farther than walking distance.

My child _____ will attend Busy Hands Learning Center LLC the following days each week.

Circle those that apply: Time from when to when:

Monday _____

Tuesday _____

Wednesday _____

Thursday _____

Friday _____

I agree to pay the fee of \$ _____ per day.

1. Payment will be made in advance on or before the first of each month or on the first day of attendance. Additional fees will apply if payments are late.

2. Withdrawal policy – one month prior notice of must be given.

3. Busy Hands Learning Center LLC will be closed the following dates

Labor Day- Sep. 2 2013 New Years- Dec. 31+Jan 1 2014

Thanksgiving- Nov. 28+29 2013 Memorial Day- May 26 2014

Christmas- Dec. 25+26 2013 Fourth of July- July 3+4 2014

4. A late fee will be charged for children who remain after business hours.

5. Busy Hands Learning Center LLC may have to close on rare occasion for unexpected emergencies. Fees will not be reimbursed for these days.

6. By signing this contract I agree that I have read the parent handbook and discipline policy and will abide by all policies and procedures stated within.

Print Name: _____.

Sign Name: _____.

Date: _____.

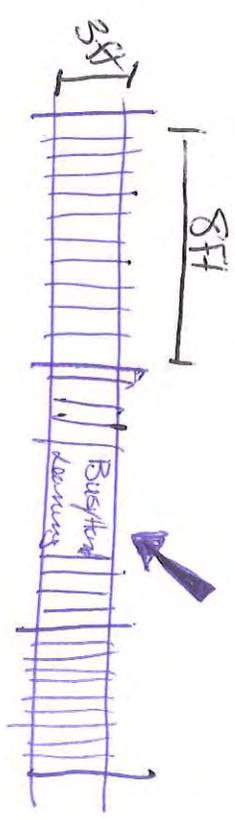
Busy Hands

Learning Center

734 2724 9062

3 ft

2 ft



Removal of current sign due to location inside of proposed fence. Reframe current sign at 2" x 3" and attach to fence along sidewalk at same distance from the house as its current location.



VILLAGE OF DEXTER – COMMUNITY DEVELOPMENT OFFICE

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

Memorandum

To: Planning Commission
Donna Dettling, Village Manager
Courtney Nichols, Assistant Village Manager

From: Michelle Aniol, Community Development Manager

Re: Report for July 28, 2014 Village Council Meeting

Date: August 1, 2014

Educational Opportunities

- MEDA: The Annual Meeting of the Michigan Economic Developers (MEDA) will be held at the Boyne Mountain Resort on August 20th-22nd. The theme this year is "Operation Sandbox: Where Collaboration Shapes Success!"

The limited availability of funding sources require today's economic developers and community officials to streamline processes and engage in fostering collaborations with a broad spectrum of partners, especially during the process of business attraction and retention. At the 2014 MEDA Annual Meeting attendees will find useful data to collaborate with nontraditional partners and learn how communities across the state are meeting these current challenges successfully using unique solutions.

A copy of the Meeting agenda accompanies this report. Please let me know if you would like to attend.

- MAP: This year's Michigan Association of Planning (MAP) Annual Conference will be held on Mackinac Island, October 8th-10th. MAP is brining 5 National speakers who will tackle relevant topics such as, building better budgets, creating real estate value, and land use and water supply planning. One of the breakout sessions expected to be heavily attended will be the hands-on form-based code workshop. Breakfast and dinner are provided with overnight accommodations.

The agenda for the conference wasn't finalized at the time of this report. A copy will be forwarded to all boards and commissions when it's finalized. In the meantime, please let me know if you would like to attend.

ICSC Idea Exchange

Jim Carson and I attended the International Council of Shopping Centers (ICSC) Idea Exchange in Novi on Thursday, July 24th. This one-day forum was a very low cost way for Village officials and staff to stay up on trends in the retail marketplace. ICSC made a concerted effort to go beyond just shopping centers by providing information and connections for downtown communities.

In addition, Dexter's participated in its first Deal Making session. The "Deal Making" session provides municipalities/DDA's the opportunity to network and promote development/redevelopment opportunities to developers, retailers, lenders, and real estate professional. Our intern Adam and I worked with Graciela Demerath on a poster and banner for the event. Both are on display in the Village offices and a copy of the designs accompany this report.

Business Development News

- Staff was contacted for zoning information regarding a few potential developments:
 - Sushi restaurant
 - Edward Jones office
 - Screening printing and embroidery establishmentI will keep you informed as to whether these inquires move from potential to actual new developments.

- Staff is scheduled to meet with Comcast officials and discuss ways to help businesses in the Research Park get access to high speed internet service.

Temporary Parking Plans

Administration and staff met with OHM and Mr. Cousin's to discuss the next steps in the process to establish some temporary parking space at 3045 Broad Street, between Grand and Forest Streets, following the DDA's authorization of \$500 for a conceptual parking plan. The conceptual parking plan (attached) was presented to Council at its July 28th meeting.

According to Village Engineering Consultant, Patrick Droze, it's worthwhile to note a few things related to the design.

- The lot and spaces adjacent to 8080 Grand Street may be necessary for construction stock piling of water main and boring fluid related to the additional work on Ann Arbor Street.
- Even though proposed parking spaces are temporary, the Village engineering standards state that parking lots are to be constructed of paved surfaces. The Village has enforced this requirement with developers in the past and deviation from this may leave us open to some scrutiny.
- The layout is based upon aerial imagery, the sketch provided by staff and Rhett Gronvelt's site visit. We did not perform a topographic survey. Furthermore, the concept plan does not necessarily account for utilities, uneven surfaces or stored materials. These conditions should be verified prior to or during layout.
- The plan has been laid out with the assumption that none of the spaces will meet the requirements of the ADA. This is due to the uncertainty of grades, and quality of surface
- The parking spaces are believed to be largely unlit and may not be safe for pedestrians after dark. Signs may be worth installing warning users of risks after dark.
- It is assumed that the Village will deploy safety provisions such as protective fencing to help keep users within safe areas and away from potential trip hazards or construction debris.

After its review of the concept plan, Council determined that parking areas 5, 18 and 40 should be used for temporary parking. In addition, once the demolition contractor's work was completed, DPS will make sure these temporary parking areas are free of debris before striping parking spaces in time for Dexter Daze. After Dexter Daze decisions regarding signage, protective fencing and lighting will be addressed.



Memorandum

To: Planning Commission
Donna Dettling, Village Manager
Courtney Nichols, Assistant Village Manager

From: Michelle Aniol, Community Development Manager

Re: Morning Star Day Care Building Addition – Combined Site Plan Approval
#2014-02

Date: August 1, 2014

BACKGROUND

Included in your packet is the combined (preliminary and final) site plan for the Morning Star Day Care Building Addition, dated July 10, 2014. The subject site, located on the northeast side of Dexter-Ann Arbor Road at 7394 Dexter-Ann Arbor Road, was converted to a child care facility in 2000, having received approval from the Village Council on Tuesday, December 7, 1999, based upon a recommendation for approval from the Planning Commission on November 1, 1999.

Carrie Anderson, owner of Morning Star Day Care desires to construct a 1,400 sq. ft. addition onto her existing 2,033 sq. ft. facility, located at 7394 Dexter-Ann Arbor Road. Per Section 21.06, this application calls for a review by Planning Commission because the proposed expansion is excess of 1,000 sq. ft.

Pursuant to Section 21.05 of the Village of Dexter Zoning Ordinance, staff directed the applicant to submit for combined preliminary and final site plan due to the applicant's request and the general lack of footprint and façade complexity.

REVIEW

The plans have been reviewed in accordance with Section 21.04.E, Final Site Plan Review and Approval and Article 15(B), Dexter-Ann Arbor Road Corridor Overlay District, by staff, the Village Planning and Engineering consultants (CWA and OHM, respectively), DPS staff and the Dexter Area Fire Department (DAFD).

In addition to the above reference site plan, the following information is included in the packet for your review.

- Application
- Consultant/DAFD reviews
 - CWA letter dated, July 22, 2014
 - OHM letter dated, July 21, 2014
 - DAFD letter dated, June 25, 2014

Per Section 21.04(E)3 the Planning Commission shall consider the following standards when reviewing a combined site plan:

- a. That the plan meets all applicable standards in Section 21.04D(2), herein;
- b. That the plan meets the specifications of Dexter Village for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services, and has been reviewed by the Village Planner, Village Fire Chief and the Village Engineer;
- c. That the proposed building addition shall not cause soil erosion or sedimentation problems;
- d. That the drainage plan for the proposed development is adequate to accommodate anticipated storm water runoff and will not cause undue runoff onto neighboring property or

overloading of watercourses in the area; that the proposed development is coordinated with improvements serving the subject property and with the other developments in the general vicinity;

- e. That outside lighting will not adversely affect adjacent or neighboring properties, or traffic on adjacent streets;
- f. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties;
- g. That grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties;
- h. That parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets;
- i. That the plan meets the standards of other government agencies, where applicable, and that the approval of these agencies has been obtained or is assured; and
- j. That the plan provides for the proper expansion of existing public streets serving the site, where applicable.
- k. That the plan meets all other requirements /standards established by the Village of Dexter.

DISCUSSION AND RECOMMENDATION

Development review is an essential element of municipal operations, and when done well it brings a great value to the community. The process should always improve marginal developments and reject those that are inappropriate. It should never be a stumbling block that inhibits desired outcomes, which in this case is the expansion of an existing, healthy business that provides much needed services to the community.

As cited in the CWA review letter, there are a number of instances where landscaping requirements or zoning has changed. For example, in 1999 the ZBA granted relief from Section 15B.02E, Buffer Zoning (Landscape) requirements to allow for 1 fewer tree or 5 fewer shrubs per 20 lineal feet on the north boundary and 1 fewer tree or 5 less shrubs than required per 20 linear feet on the east boundary. The ZBA took this action based on a finding that there were exceptional circumstances applicable to the day care center, which created a need for plantings that did not present a safety hazard for young children. Since then the ordinance was amended and the requirements in Section 15B.02E were added to Article VI, Landscaping Standards.

Even though variances run with the land, the zoning of the property and the landscape standards changed, so the applicant is subject to the new regulations. While it can be argued that the rezoning and ordinance amendments have changed the regulatory "landscape", so to speak, the exceptional circumstances cited by the ZBA in 1999-child safety- has not.

While the Ordinance contains standards for new development, it also contains provisions that address existing conditions and/or unique situations. Section 6.13 gives the Planning Commission the authority to waive or modify standards in special situations, upon determination of the following:

- Extent to which existing natural vegetation provides desired screening.
- The existence of a steep change in topography which would limit the benefits of required landscaping.
- The presence of existing wetlands.
- Existing and proposed building placement.
- The abutting or adjacent land is developed or planned by the Village for a use other than residential.
- Building heights and views.
- The adjacent residential district is over 200 feet away from the subject site.

- Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening required.

Staff contends this case qualifies as a unique situation, and along with the applicant, requests that the Planning Commission consider waiving the following screening requirements:

1. Section 6.09, Street Tree/Required Greenbelt Planting – One street/canopy tree is required every 30-40 lineal feet of frontage along a public road, between the sidewalk and the curb, provided the required plantings do not interfere with the overhead or underground utility lines. The plan show an existing 12-inch water main and overhead electrical wires. The required planting could interfere with these existing utilities. Consequently, the Planning Commission should consider waving this requirement, as no good purpose would be served by providing the required landscaping (Section 6.13H).

2. Section 6.06, Buffer Zone C - A 15-foot wide buffer area with a 6-ft high contiguous wall, fence or 3-foot high planted berm and 1 ornamental tree or 1 evergreen tree and 5 upright shrubs planted every 30 lineal feet along the north property line. The Planning Commission should consider waiving this requirement based on the determination that there exists a 4-ft high fence and a dense evergreen screen adjacent to the rear property line (Section 6.13A). Refer to photo to right.



3. Section 6.06, Buffer Zone C - A 10-foot wide buffer area with a 3-foot high planted berm or 4-foot high continuous wall or fence and 1 ornamental tree or 1 evergreen tree and 7 upright shrubs per each 30 lineal feet along the west property line. The Planning Commission should consider waiving this requirement to allow 1 deciduous tree and 10 shrubs between the west property line and the parking lot (as shown on the plan), based on the determination that there exists an ample landscape screen and an existing 4-foot high chain link fence along the west boundary of the abutting property, and shrubbery along the remaining section of the west boundary line could present a safety hazard for young children (6.13A and H). Refer to photos to right.



4. Section 6.06, Buffer Zone A - A 10-foot wide buffer area with 1 ornamental and 1 evergreen tree every 40 lineal feet along the property line and 5 upright shrubs

per 30 lineal feet along the east property line. The Planning Commission should consider modifying this requirement to allow credit for the 5 existing trees and the 4-ft fence along the east property line, and based on the determination that shrubbery along the remaining section of the east boundary line presents a safety hazard for young children (6.13A and H). Refer to photo below.



SUGGESTED MOTIONS

Based upon the information received from the applicant, reflected in minutes of this meeting, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Planning Commission finds the Combine Site Plan for the Morning Star Day Care Building Addition, dated 7/10/2014 **(meets / fails to meet)** 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 4, 2014 Planning Commission packet, and subject to a decision to waive or modify landscape standards for special situations as cited herein.
2. _____
3. _____

OR

Move to **postpone** the action on the Morning Star Day Care Building Addition, 7394 Dexter-Ann Arbor Rd, combined site plan dated 7/10/2014 until **(date)** _____, to allow the applicant and Planning Commission time to address the following items:

1. Addressing applicable outstanding engineering, planning consultant and Fire Department comments.
2. _____
3. _____

Please contact me prior to the meeting with questions. Thank you.



VILLAGE OF DEXTER

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

RECEIVED

JUL 10 2014

VILLAGE OF DEXTER

SITE PLAN REVIEW & SPECIAL USE APPLICATION VILLAGE OF DEXTER

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

Property Address: 7394 Dexter Ann Arbor Road

Tax ID Number: HD-08-05-300-051

Proposed Use: Child Care Facility

Zoning District: PB

Property Owner Name: KCEE LLC Phone: 810-623-2429

Property Owner Address: 7394 Dexter Ann Arbor Road, Dexter, MI 48130

Applicant Name: same Phone:

Applicant Address:

Representative (e.g. Engineer) Name: Washtenaw Engineering Co. Phone: 734-761-8800

Representative Address: 3526 W. Liberty Rd, Suite 400, Ann Arbor, MI 48103

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

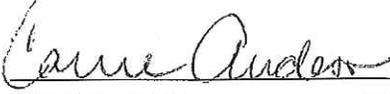
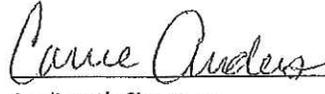
Table with 3 columns: Requirement, Plan Submitted, Requirement. Rows include Front Yard Setback (ft), Side Yard Setback (ft), Rear Yard Setback (ft), Lot Coverage (%), Height (ft), Total Site Area (ft), Building Coverage (ft), and Floor Area (ft).

Special Use Form - Page 2

	Plan Submitted	Requirement
8. Floor Area Ratio (7b/6)	10.8	
9. Total Paved Area (ft)	7622	
10. Total Impervious Cov. (7a+9)/6	24.6%	-
11. Number of Parking Stalls	13	2 + 1 per 8 children
12. Density (6/13)	N/A	-
13. Number of Units (Residential)	-	-
14. For Multi-Family:		
Efficiency	-	-
1 Bedroom	-	-
2 Bedroom	-	-

Additional required information for Special Use Permit:

- 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.
- All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the Village 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.


7/9/14

7/9/14
 Owner's Signature Date Applicant's Signature Date

Staff Review: Fee: _____ Date Received: _____ Receipt # _____

Planning Commission Review Date: _____ Council Review Date: _____

_____ Approved _____ Denied Reviewed by: _____

REASONS FOR DENIAL: _____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: _____

APPROVAL STAMP:



VILLAGE OF DEXTER

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

RECEIVED

JUL 10 2014

ENGINEERING CHECKLIST FOR FINAL SITE PLANS VILLAGE OF DEXTER

General Requirements

- Submittal on 24" x 36" white paper having blue or black lines with a minimum horizontal scale of 1 inch = 50 feet and vertical of 1 inch = 5 feet. Other acceptable scales are 1 inch = 20 feet, 1 inch = 30 feet and 1 inch = 40 feet.
- General plan at 1 inch = 100 feet or 1 inch = 200 feet when size of site prohibits a single plan sheet. Show street names, units, utilities, pavement, site dimensions, phase lines, lot lines and lot numbers.
- Location map showing section number and major thoroughfares.
- Legal description of property, including lot number or sidwell number, parcel dimensions and adjoining rights-of-way.
- Village of Dexter standard notes, including water, sewer, storm and landscaping.
- Plans must be signed and sealed by a professional engineer registered in the State of Michigan. All correspondence concerning the design of the site will be directed to the engineer whose seal appears on the plan.
- Name, address and phone number of engineer/architect, owner and the applicant, if different from the owner. Owner's signed consent for application if the applicant is not the owner.
- Title block for each sheet with a summary of each particular sheet.
- Zoning classification of the property, location of required yards, total ground floor area and lot coverage (percent) and floor area ratio. For residential units, the plan will note the dwelling unit density, lot area per dwelling unit, and a complete schedule of the number, size and type of dwelling units.
- Owner, use and zoning classification of adjacent properties, location and outline of buildings, drives, parking lots and other improvements on adjacent properties.
- Location and exterior dimensions of proposed buildings and structures, within the location referenced to property lines or a common base point. Distances between buildings, height in feet and stories, first floor, finished grade and brick ledge elevations.
- Location and dimensions of proposed parking lots, numbers of spaces in each lot, zoning requirements for parking, dimensions of spaces and aisles.
- Locations of proposed trash container enclosures, size, typical elevation, and vertical section of enclosures showing materials and dimensions.
- Location and type of proposed screens and fences, including height, typical elevation and vertical section showing materials and dimensions.
- Location, type, size, area and height of proposed signs.

Final Engineering Checklist - Page 2

- Location, type, direction and intensity of outside lighting.
- Location and size of proposed improvements of open spaces and recreation areas, and maintenance provisions for such areas.
- Landscape plan showing location, size of plant materials, and standard notes.
- Walls or berms, as required by zoning, must be shown in cross-section. Walls separating a grade differential of more than 18 inches are considered retaining walls and require a structural engineering design and review. Design engineer must supply calculations with engineering plan submittal.
- The storm sewer, sanitary sewer and water main will be shown on the same plan view.
- Plan and description of measures to control soil erosion and sedimentation during grading and construction operations until a permanent ground cover is established.
- A traffic study must be provided to the Village Engineer for review. Exceptions will be only allowed with written permission from the Village Engineer.

Topographical Survey

- Show USGS Benchmark, (minimum of two). All elevations must be on USGS Datum.
- Property lines showed by bearing and distance.
- Existing natural conditions, including trees, wooded areas, streams, marshes, ponds, and other wetlands.
- Clear indication of all natural features to remain and to be removed. All trees 8 inches in diameter or larger will be accurately located on the final site plan and labeled as to be either preserved or removed. Replacement requirements should be noted.
- Existing offsite elevations at a minimum of 50 feet and 100 feet around the property.
- Elevations at property corners and along property lines and sufficient onsite elevations or contours to establish site drainage.
- Existing improvements shown. Any buildings, structures and other improvements, including drives, ditches, culverts, bridges, utilities (invert and casting elevations), sidewalks, utility poles and towers, easements, pipelines and finish grade of adjacent buildings. Clear indication of all improvements to remain and to be removed.
- Show existing adjacent roads with both existing right-of-way and future right-of-way per the Master Plan. Grades must be shown at ditch centerline, top of bank, edge of shoulder, edge of pavement or top of curb and pavement centerline. Grades must be shown on both sides of road.

Water Main

- Standard notes and details included, (final submittal).
- A quantity list and basis of design must be shown on the plan.
- Minimum size water main is 8 inches. Maximum dead-end main lengths are 40 feet for a 6-inch fire hydrant lead, 450 feet for an 8-inch main, 1000 feet for a 12-inch main. All mains must end with a gate valve then a hydrant or blow-off.

Final Engineering Checklist -- Page 3

- Show water service and size. No private services allowed from a 6-inch hydrant lead or mains over 16 inches in diameter.
- Where water main is next to the right-of-way, a water main easement must be extended across the front or to a property line as directed by the Village Engineer.
- Profiles are required on all water mains. Include the following information:
 - Length, size, type, and class of pipe.
 - Top of casting elevation on gate wells.
 - Special backfill areas, i.e., sand.
 - Utility crossings.
 - Existing and proposed ground elevations.
- Minimum 10-foot horizontal separation between the water main and sanitary or storm sewer.
- Minimum 18-inch clearance between water main and storm or sanitary sewer. Top of water main and sewer invert indicated.
- Pipe size, length and type shown in plan view. Ductile iron water main shall be standard wall thickness class 54.
- Tapping sleeve and valve used to connect to existing mains unless connection can be made without interrupting service on the main.
- Minimum 12-foot-wide easement must be shown on the plans.
- Valve spacing: In case of a breakage, three valves to isolate break, four maximum, no more than two hydrants out of service; no more than 30 single family units or 30 multiple units out of service. For major commercial and industrial developments, building service must be maintained from a looped system with valves and wells on either side of the building service.
- Hydrant spacing: see Hydrant Coverage.
- No parking within 10 feet of a hydrant.
- Fire Department will comment on hydrant locations.
- Plan must conform to Fire Department Guidelines.

Sanitary Sewer

- Standard notes and details Included.
- Quantity list and basis of design data must be shown on plan.
- Where sanitary sewer is next to the right-of-way, a sanitary sewer easement must be extended across the front or to a property line as directed by Village Engineer.
- Minimum 20-foot easement. Check for increase due to depth of sewer. Easement must be shown.

Final Engineering Checklist - Page 4

- External drop connection required when there is an 18-inch vertical difference between inverts on outlet and inlet pipes.
- Internal drop connections must be approved by DPW or governing agency. They are not allowed under current policy.
- Show building lead size, location and invert elevation at building and finish grade of building. Check conflict in elevation with other utilities. Minimum 4-inch diameter at a 2 percent slope or a 6-inch diameter at a 1 percent slope.
- All sewers and services over 8 inches in diameter and larger must be shown in profile.
- Sewer size, grade and manhole spacing table:

Size	Standard Grade Percent	Minimum Grade Percent	Maximum Grade Percent	Standard Run Feet	Maximum Run Feet

- The following must be shown in plan view:
 - Length between structures.
 - Type, class and size of pipe.
 - Slope of sewer.
 - Top of casting elevation.
 - Easement where required.
 - Progressive numbering system.
 - Invert elevations if sewer is not also shown in profile.

Final Engineering Checklist - Page 5

- Profiles must be shown for sewers and services over 8 inches in diameter and larger with the following information:
 - Length, type, class, size and slope of pipe between manholes.
 - Top of casting and sewer invert elevations at all manholes.
 - Existing and proposed ground elevations.
 - All utility crossings. Show porous backfill to 12 inches above the higher utility.
 - Special backfill areas, i.e., sand.
 - Provisions for infiltration testing.
 - Progressive numbering system.
 - Adjacent existing or proposed utilities plotted where parallel.

Storm Sewer

- Standard notes and details Included.
- Design calculations submitted on the Village form with hydraulic grade line computed. Attempt to keep the hydraulic grade line within pipe.
- Design: $Q = CIA$, rational method.
- 100-year storm, $I = 175/(T+25)$ with initial $T = 20$ minutes, maximum.
 - Composite runoff coefficient, C , based on the sum of the percentages of each drainage district covered by impervious and pervious areas multiplied by the respective coefficients listed below, C :
 - Single family residential: 0.35
 - Multiple Family: 0.55
 - Commercial and Residential: 0.70
 - Agricultural: 0.20
 - Velocity; Minimum = 2.5 feet per second: Maximum = 10 feet per second.
 - Manning equation for pipes flowing full.
 - Storm district drainage map provided. Included as part of plans for sites greater than one acre.
 - Upstream drainage accommodated.
 - Discharge not diverted on adjoining properties.
 - Detention as required by outlet capacity.

The following must be shown in plan view:

- Length between structures.
- Type, class and size of pipe.
- Slope of sewer.
- Top of casting elevation.
- Easement where required.
- Progressive numbering system on structures.
- Invert elevations for sewers not also shown in profile.

Private storm sewers for developments larger than one acre and all public storm sewers must be shown in profile.

The following must be shown in profile:

- Length, type, class, size and slope of pipe between manholes.
- Top of casting and sewer invert elevations at all manholes.
- Existing and proposed ground elevations.
- All utility crossings.
- Special backfill areas, i.e., sand.
- Progressive numbering system.

Connections at storm structures:

- Roof drains must be connected at a structure.
- Sump pump discharge connected via a 4-inch minimum pipe.

Private sewer requirements:

- Profile for sites larger than one acre.
- 12-inch minimum pipe size.
- Catch basins/inlets at upstream end will be a minimum of 24 inches in diameter.
- Catch basins with an inlet pipe will be a minimum of 48 inches in diameter.
- First structure upstream of the public system will be a minimum of 48 inches in diameter with a 24-inch sump.
- Minimum cover of 3 feet based on low head structures; check details.

- Public sewer requirements:
 - Must be shown in profile.
 - 12-inch minimum pipe size.
 - 48-inch minimum diameter for manholes and catch basins.
 - 24-inch minimum diameter for inlets.
 - Minimum cover of 2 feet, 7 inches based on low head structure, check details.
 - Located in public right-of-way or 12-foot minimum easement.
 - Public sewers are any sewers that accept runoff from abutting property or public right-of-way.

Detention Basin

- Must be designed per current Village requirements.
- Acceptable means are: underground infiltration and storage, oversized storm pipes, and separate basin.
- Allowable discharge to be determined by one of the following:
 - Discharge approved by agency having jurisdiction over outlet, i.e., county drain office or county road sewer, (approval must be submitted).
 - S.C.S. Technical Release No. 55 "Urban Hydrology for Small Water Sheds," (calculations must be provided). Allowable discharge could not exceed existing discharge determined.
 - Allowable flows designed into the outlet, (previous calculations must be submitted).
- Separate detention basin requirements:
 - Fenced if side slopes exceed one on five, (may be waived if Planning Commission feels location and depth do not present a hazard and/or design is integral part of landscaping).
 - Fences must be a minimum 6 feet high and chain link with an 8-foot access gate.
 - Side slope one on three maximum.
 - Must drain entirely unless basin is part of overall landscaping plan.
 - Bottom must be sodded or paved.
 - Minimum bottom slope of one (1) percent.
 - Paved swales at 0.5 percent.
 - Minimum 12-inch freeboard provided above 100-year-high water level.
 - Non-erodible overflow capable of handling a 100-year storm.
 - Maintenance agreement with Village must be executed.

Site Grading

- Sufficient proposed grades indicated to ensure that:
 - Drainage is adequately discharged offsite with proper detention.
 - No upstream drainage is restricted.
 - Paving slopes are adequate.
 - In general, the site drains without standing water.
- Elevation representing the brick ledge, finished grade and the first floor grade must be indicated.
- Proposed grading will meet abutting property line elevations. Differentials in grade must incorporate a one on four maximum slope to the abutting property line.
- Any wall separating a differential grade of more than 18 inches will be considered a retaining structure and requires a structural engineering design and review. Design engineer must supply design calculations.
- Easement from adjacent property owner will be required for any grading necessary on offsite property at time of engineering plan submittal.

Paving and Right-of-Way Improvements

- Standard paving details as necessary.
- Onsite paving requirements:
 - Pavement cross-section must be shown; minimums are:
 - Residential: 4 inches of asphalt on 8 inches of gravel base or 6 inches of concrete on 4 inches of sand base.
 - Mixed use: 5.5 inches of asphalt on 10 inches of gravel base or 8 inches of concrete on 4 inches of sand base.
 - Minimum slope: Asphalt: 1 percent. Concrete: 0.5 percent.
 - Maximum Slope: Asphalt: 6 percent. Concrete: 6 percent.
 - Minimum drive widths and parking lot dimensions per standard details, (see Appendix).
 - All private roadways and parking lots must have concrete curb and gutter.
- Public right-of-way, (Village).
 - Sufficient proposed grades to show drainage patterns, (50-foot maximum spacing).
 - Pavement cross-sections must be shown, minimums are:
 - Concrete mixed use: 8 inches of concrete on 4 inches of sand subbase.
 - Asphalt mixed-use road: 5.5 inches of asphalt on 10 inches of gravel base.

Final Engineering Checklist - Page 9

- Concrete residential road 6 inches of concrete on 4 inches of sand subbase.
- Asphalt residential road 3 inches of asphalt on 8 inches of gravel base.
- All public roads must have curb and gutter unless otherwise approved by the Village.
- Passing lane, acceleration lane and taper, deceleration lane and taper as required by the DPW, (see standard details).
- Shoulder requirements (uncurbed roads): Local road: 5 inches - 22A gravel 5 feet wide.
- Dedication of right-of-way along frontage to the ultimate right-of-way shown.
 - Major road: 120 feet.
 - Collector road: 86 feet.
 - Local road: 60 feet.
- Drainage ditches:
 - Adequate culvert capacity.
 - Enclosure of ditch generally not permitted, (other than for driveways).
 - Side slopes: One on three maximum.
 - 2-foot-wide ditch bottom.
- Sidewalks required along the frontage of all roads:
 - Located 1 foot from ultimate right-of-way line.
 - 5 feet wide, 4 inches thick with 8-inch thickness at driveways for mixed use roads and 6 inches of thickness at driveways for local roads.
 - Proposed grades at property corners, driveways and intermittent locations between.
 - Handicapped ramps noted.
 - All structures, hydrants, poles, etc., noted and moved or adjusted as necessary.



VILLAGE OF DEXTER

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

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JUL 10 2014

State & County Environmental Permits Checklist

VILLAGE OF DEXTER

Name of Business: Morning Star Child Care

Mailing Address: 7394 Dexter Ann Arbor Road, Dexter, MI 48130

Telephone: 810-623-2429 Fax: _____

Type of Business: Child Care Facility Owner/Manager: Carrie Anderson

Date: 7/10/14 Signature: _____

Note: For assistance with permits and approvals from the Michigan Department of Environmental Quality (MDEQ), including permit coordination among MDEQ Divisions, contact the Permit Coordinator at 517-334-4235.

Check the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the Village of Dexter as part of your site plan submittal – even if state and county approvals have not been obtained. An updated copy should be submitted prior to occupancy.

This list includes the most common permits and approvals related to waste, water quality and air quality.

Yes	No	Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? Contact MDEQ Division Permits Section: 517-373-8088.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? Contact MDEQ Groundwater Program Section: 517-373-8148.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact MDEQ Surface Water Quality Division, District Office: 571-780-7690. For facilities discharging to groundwater, contact the MDEQ Waste Management Division District Office: 517-780-7690.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of oil substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact MDEQ Waste Management Division District Office: 517-780-7690.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? Contact: MDEQ Storage Tank Division: 517-373-8168.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve liquefied petroleum gas storage tanks or container filling locations? Contact MDEQ Storage Tank Division: 517-373-8168.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the installation of a compressed gas dispensing station with storage? Contact MDEQ Storage Tank Division: 517-373-8168.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the generation of hazardous waste? Contact: MDEQ Waste Management Division District Office: 517-780-7690.

Environmental Checklist – Page 2

Yes	No	Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the on-site treatment, storage or disposal of hazardous waste? Contact MDEQ Waste Management Division District Office: 517-373-9875.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact MDEQ Waste Program Section: 517-373-9875.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve land filling, transferring or processing solid non-hazardous wastes on-site? Contact MDEQ Waste Management Division District Office: 517-780-7690.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? Contact MDEQ Permit Section: 517-373-7023.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project or facility involve the storage, mixing or distribution of pesticides or fertilizers in bulk quantities? Contact Michigan Department of Agriculture, Pesticide and Plant Pest Management Division: 517-373-1087.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required. Contact Washtenaw County Drain Commissioner: 734-994-2525.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the dredging, filling, or construction in, across or under (1) a river, stream, creek, ditch, drain, lake, pond or swamp (2) wetlands (3) floodplain (area that may have or ever had either standing or flowing water)? Contact MDEQ Land and Water Management Division: 517-373-9244.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve any dredging within 500 feet of a lake, river, stream creek or ditch? Contact MDEQ Permit Consolidation Unit, Land and Water Management Division: 517-373-9244.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve any earth change activity within 500 feet of a lake or stream or will the project disturb an area greater than one acre in size? Contact MDEQ Soil Erosion and Sedimentation: 517-373-3178.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve any construction or land alteration within 400 feet of a designated natural river or tributary? Contact MDEQ Land and Water Management Division, Soil Erosion and Sedimentation: 517-373-3178.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve dredging, filling, grading or other alterations of the soil, vegetation or natural drainage, or placement or permanent structures in a designated environmental area? Contact MDEQ Land and Water Management Division, Great Lakes Section: 517-373-1950.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will an on-site wastewater treatment system or septic system be installed? <ul style="list-style-type: none"> ➤ For sanitary sewage in quantities of 10,000 gallons per day or less: Contact Washtenaw County Environmental Health: 734-222-3800. ➤ For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: MDEQ Waste Management Division: 517-373-8148. ➤ For sanitary sewage in quantities of 6,000 to 10,000 per day: In addition to obtaining a construction permit from the county or district environmental health department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148. ➤ For industrial or commercial wastewater in any quantity (other than sanitary wastewater) contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the construction of a water supply well or extension of a water supply service from an existing water system? Contact MDEQ Drinking Water Program, Washtenaw County Environmental Health: 734-222-3800.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there out-of-service wells, abandoned wells, or cisterns on the site? (Drinking water, irrigation & monitoring wells.) Contact Washtenaw County Environmental Health: 734-222-3800.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: Washtenaw County Environmental Health: 734-222-3800.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact MDEQ Waste Management Division Groundwater Program Section: 517-373-8148.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a baseline environmental assessment (BEA) been completed for the property? Contact MDEQ Environmental Response Division 517-373-9893 and/or MDEQ Storage Tank Division: 517-373-8168.

Soil Erosion Permit #: SOI2013- _____ Project: MORNING STAR CHILD CARE
 RESIDENTIAL 1ST Review: Initials: _____ Date: ___/___/___ 2ND Review: Initials: _____ Date: ___/___/___
 COMMERCIAL 1ST Review: Initials: _____ Date: ___/___/___ 2ND Review: Initials: _____ Date: ___/___/___

Have	✓ SITE PLAN CHECKLIST FOR WASHTENAW COUNTY SOIL EROSION PERMITS	INSP. Need
<input checked="" type="checkbox"/>	Name, Address and Telephone Numbers of the Landowner or Designated Agent. Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Legal Description of the affected parcel(s) Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Site location map showing the site and all adjacent properties and proximity to all surface water within 500 feet at a scale not more than 1 inch = 200 feet. If not within 500 feet of surface water, a statement of such must be provided. Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1. Site plan at a scale of no more than 1 inch = 100 feet which includes the following: Comments:	
<input checked="" type="checkbox"/>	A Location of predominant features, including all proposed and existing structures and vegetation on -site and extending 50 feet beyond property lines Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	B A soil survey or a written description of the soil types of the exposed land areas contemplated for the earth change Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	C Existing and proposed topography at a minimum of two (2) foot contour intervals extending 50 feet beyond the property lines for commercial projects. General slope information for residential projects. Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. Details for the proposed earth changes, including all of the following; Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A A description and the location of the physical limits of each proposed earth change Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	B A description and location of all existing and proposed on-site drainage, including structure rim elevations and dewatering facilities, if applicable Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	C The timing sequence of each proposed activity included but not limited to: <ul style="list-style-type: none"> • Temporary control measures installed • Gravel construction access installed • Land Clearing • Detention/Retention/Sediment pond installation and stabilization • Road Construction • Utility Installation • Final grade/seed • Catch Basins/Ponds Cleaned • Permanent control measures installed and functioning • Remove Temporary control measures Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	D The location and description of procedures for installing, maintaining and removing all proposed temporary sesc measures Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	E A description and location of all proposed permanent soil erosion control measures Comments:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	F Program proposal for the continued maintenance of all permanent sesc measures that remain after project completion, including the designation of the person responsible for the maintenance. Comments:	<input type="checkbox"/>
<input type="checkbox"/>	Designated Agent Letter Comments:	<input type="checkbox"/>
<input type="checkbox"/>	Completed Application, Fees and Performance Guarantee Comments:	<input type="checkbox"/>

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JUL 10 2014

VILLAGE OF DEXTER



Dexter Area Fire Department

July 14, 2014

Michelle Aniol
Community Development Manager
Village of Dexter

Subject: Plan review of: Morning Star Child Care
Plans dated: July 10, 2014

Dear Mrs. Aniol:

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

DAFD Comments: Due to this occupancy other approvals maybe needed from the State Fire Marshal's Office.

Village of Dexter Engineering Standards (as it refers to fire hydrant location & fire department connections): **Within Standards**

Fire Protection Ordinance: Requirements of this Ordinance will need to be incorporated in future plans before approval: related but not limited to: **Knox Box International Fire Code (IFC) Section 506, Addressing IFC Section 505, Minimum Roadway Widths IFC Section D 103, Fire Lane Signage IFC Section 503.3 & D 103, Portable Fire Extinguishers IFC Section 906 Fire Suppression, Fire Alarm Systems and Kitchen Fire Suppression System (if Applicable) IFC 105.7 & Washtenaw County Building Department.**

DAFD Requirements: Keep existing "No Parking Fire Lane" sign that has been omitted from the new plans and/or install new.

DAFD Recommendations: Expanding existing fire detection system for the new area and add carbon monoxide detection.

Regards:

Donald Dettling
Fire Inspector

Cc/ Fire Chief Loren Yates
Village Mgr. Donna Dettling

ARCHITECTS. ENGINEERS. PLANNERS.



July 21, 2014

VILLAGE OF DEXTER
8140 Main Street
Dexter, MI 48130

Attention: Ms. Michelle Aniol (Sent via Electronic Mail)
Community Development Manager

Regarding: Morning Star Child Care
Combined Site Plan - Review No. 2
OHM JN: 0130-14-1001

Ms. Aniol:

The applicant, Morning Star Child Care, is proposing renovations and the addition of a new 1,400 square foot space to an existing building at 7394 Dexter Ann Arbor Rd. We have reviewed the site plan again in accordance with the Village of Dexter Engineering Standards and have found that the plans require revision. The following items shall be addressed and revised plans provided for additional review:

TOPOGRAPHICAL SURVEY

1. Based on discussions with the Village DPW, we understand that the easternmost beehive catch basin has a storm sewer which discharges onto 7390 Dexter-Ann Arbor Road. This condition shall be confirmed and the topographic survey updated if necessary.
2. The plastic catch basin adjacent to the existing mailbox does not show a discharge sewer. Based on old plans, we understand that this may discharge to the right of way ditch. The topographic survey shall confirm this condition.

SITE GRADING AND PAVING

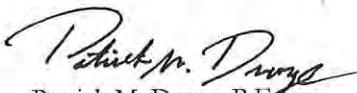
3. Sidewalk is proposed in several areas of the site. Spot elevations shall be provided to confirm that ADA compliant grades are attained.
4. The proposed parking space on the West side of the site should have a larger radius to allow for cars to enter the space from the westerly driveway.
5. It appears that the grading as proposed on the southeast corner of the site will route stormwater past the Zone B detention basin and onto 7390 Dexter-Ann Arbor Road. The grading plan shall include a swale to direct runoff from the proposed parking space on the east side of the property into Zone B detention basin. The plan shall include cobble, turf reinforcing mats or other erosion control measures to ensure that runoff will not adversely affect turf surfaces.
6. A swale is proposed in the rear of the site connecting the western portion of the property to the Zone C detention basin. The swale is shown encroaching on the swing which is proposed to be removed and reset on sheet 3. The plans shall be revised to eliminate this encroachment or provide an alternative means (catch basin and storm sewer) to convey the water past the swing set.

STORM WATER MANAGEMENT

7. We note that children's play areas and equipment encroach into detention basins for Zone B and C. We recommend that there is distinct separation made between these play areas and detention basins. This can be done via fencing to ensure that standing water does not pose a risk to children.
8. The plans show that the existing fence will remain within the Zone B Detention basin. The basin or fence should be shifted such that they do not overlap.
9. All detention basins shall have one foot of freeboard as a safety factor.
10. Calculations for outflow control for each basin shall be provided. Currently, the calculations assume an allowable flow for the 100-year event, but do not explain how this will be achieved. A standpipe, orifice, weir or other means for controlled release shall be included.
11. Evidence of an easement for the proposed outlet for Zone B shall be included. In addition, a certificate of outlet shall be provided for the proposed discharge to the roadside ditch.
12. Storm sewer easements shall be a minimum of 12-foot wide.
13. The proposed 8-inch HDPE storm sewer from the Zone B detention basin will outlet into the Dexter-Ann Arbor Road ditch. Portions of this storm sewer within the public right of way shall be reinforced concrete.
14. The plan retains a portion of storm sewer upstream of the detention pond for Zone B. This sewer taps the proposed outlet sewer downstream of the detention basin which results in a portion of the site bypassing the detention pond. The plan should be revised to route all site runoff into the detention basin.
15. Grading is proposed within detention basin A. However, the plan does not provide any information on what will be done to provide a positive outlet for stormwater within this basin. The plan shall be updated to include provision for this including any improvements to the storm sewer, end section and ditch.
16. On sheet 6, the labels for Zone A, B, and C all contain the values for Zone C. These shall be changed to match the correct data for each zone.
17. The plans shall include Village of Dexter standard notes for storm water management.

The above comments should be addressed and the Village of Dexter Engineering Standards reviewed prior to submitting for an additional site plan review. A cover letter indicating how each comment in this letter was addressed should be submitted with the revised plans by the Applicant. Should you have any questions about this review, please feel free to contact me at 734-466-4573 or via e-mail at pat.droze@ohm-advisors.com.

Sincerely,
OHM Advisors



Patrick M. Droze, P.E.
Project Engineer

cc: Donna Dettling, Village Manager (e-mail)
Dan Schlaff, Public Services Superintendent (e-mail)
Don Dettling, Dexter Area Fire Department (e-mail)
Morning Star Daycare, Carrie Anderson 7394 Dexter Ann Arbor Road, Dexter, MI 48130
Vincent Peters, P.E., Dexter Builders, 8820 Jackson Road, Dexter, MI 48130
Rhett Gronewelt, P.E., OHM (e-mail)
file

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CARLISLE

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(734) 662-1935 Fax

Date: July 22, 2014

Combined Site Plan Review For Village of Dexter, Michigan

GENERAL INFORMATION

Applicant: Carrie Anderson

Project Name: Morning Star Day Care Addition

Plan Date: July 10, 2014

Latest Revision: NA

Location: 7394 Dexter Ann Arbor

Zoning: PB, Professional Business within the Dexter Ann Arbor Corridor

Action Requested: Combined Preliminary/Final Site Plan Approval

Required Information: Deficiencies noted herein.

PROJECT AND SITE DESCRIPTION

The applicant is requesting approval to construct a 1,400 square foot building addition to the west of the existing 2,033 square foot day care facility, located at 7394 Dexter-Ann Arbor Road.

The property located at 7394 Dexter-Ann Arbor Road was converted to a child care facility in 2000, having received approval from the Village Council on Tuesday, December 7, 1999, based upon a recommendation for approval from the Planning Commission on November 1, 1999.

At that time, the development of this site was guided by the Dexter-Ann Arbor Road Corridor Plan. The Corridor Plan called for Multiple-Family Residential use for this property, and in June 1998 the Village Zoning Map was amended to reflect a rezoning from R-1.B Single-Family

Residential District to R-3 Multiple-Family Residential District. On May 27, 2014, following a recommendation from the Planning Commission, the Village Council approved a rezoning of the subject site from R-3 Multiple-Family Residential District to PB, PB Professional Business District.

However, as a result of the minimum lot regulations required for PB, as well as the previous R-3/ARC, the subject site at 7394 Dexter-Ann Arbor Road was and is considered a non-conforming lot. According to Section 4.02C, a nonconforming lot is a lot which was lawfully in existence at the effective date of the Zoning Ordinance, or amendments thereto, but which does not meet the minimum area or lot dimensional requirements of the district in which it is located. Therefore, the lot at 7394 Dexter-Ann Arbor Road is an existing, legal nonconforming lot.

Consequently, any nonconforming lot shall be used only for a use permitted in the district in which it is located, per Section 4.03. Child care/day care uses are principal permitted uses in the PB District. Additionally, the rezoning to PB was approved to facilitate the proposed expansion of the child care facility.

Location of Subject Property:



Size of Subject Property:

The parcel is approximately 1.03 acres in area.

Current and Proposed Uses of the Subject Parcel:

The site is currently and proposed to be used as a day care center.

AREA, WIDTH, HEIGHT, SETBACKS

The subject site is zoned PB, Professional Business within the Dexter Ann Arbor Road Corridor district. The dimensional requirements of the PB district are as follows:

	Required	Proposed	Compliance
Lot Area	2 acres	1.03 acres	Existing Legal Non-Conformity
Lot Width	200 feet	150 feet	Existing Legal Non-Conformity
Building Setbacks			
Front:	25 feet	91 feet	Compliant
Side:	10 feet / 20 feet total	West – 11 feet East – 40 feet	Compliant
Rear:	25 feet	113 feet	Compliant
Building Height	2.5 stories / 35 feet	1 story / approx. 18 feet	Compliant

The 1,400 square foot building addition is proposed to wrap around the west, north and east sides of the building. As provided, the proposed addition meets the required dimensional standards of the PB district.

Items to be Addressed: None.

NATURAL RESOURCES

The proposed site has been previously graded for the development of the residential/day-care structure. Minimal site grading will be necessary to accommodate the proposed building addition. We defer further comment with regard to site grading to the Village Engineer.

Items to be Addressed: Review of site grading by Village Engineer.

ESSENTIAL FACILITIES AND SERVICES

The existing building is currently serviced by water and sanitary sewer facilities. We defer additional comment related to essential facilities and services to the Village Engineer and the Department of Public Service.

Items to be Addressed: *Village Engineer and Department of Public Service review of essential facilities and services.*

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed building addition will wrap around the west, north and east sides of the existing structure (western portion). The driveways and parking areas will not be reconfigured as part of the proposed site improvements. The site is arranged logically with appropriate setbacks from neighboring parcels.

Items to be addressed: *None.*

PARKING, LOADING

Section 5.03 requires child care centers provide *2.0 spaces plus 1.0 additional space per each eight (8) children of licensed authorized capacity*. The site plan cover page indicates the day care is licensed for 64 children required 10 parking spaces.

Further, the site plan demonstrates eleven (11) existing parking spaces located north of the one-way circular access drive. Two (2) additional spaces are shown in the southeast and southwest corners of the site respectively. One (1) parking space is required to be barrier-free; however, no barrier-free space is called out on the site plan.

The ZBA granted a variance to allow on-site parking in the front and side yard setbacks on the subject property on December 1, 1999.

Items to be addressed: *Provide one (1) barrier-free parking space.*

SITE ACCESS AND CIRCULATION

Site access and circulation of the site will not be modified as part of the building addition request. The site is currently accessed via a one-way circular drive from Dexter-Ann Arbor Road.

Items to be addressed: *None.*

SIDEWALKS

An existing safety path located within the right-of-way of Dexter Ann Arbor Road. Internal sidewalks are available within the site; however, there is not an internal connection to the public sidewalk along Dexter Ann Arbor Road. The applicant should consider an internal pedestrian connection from the existing sidewalk along Dexter Ann Arbor to the building.

Items to be addressed: Consider installing an internal pedestrian connection from the existing Dexter Ann Arbor Road sidewalk to the building.

LANDSCAPING

A landscape plan has been provided as part of the site plan submittal (Sheet 7). We note the Landscaping Table Requirements provided on Sheet 7 do not reflect the current Village of Dexter Landscaping standards.

Further, in 1999 the ZBA granted variances from the buffer requirements outlined in Section 15(B).02(E) (since that time, these regulations have been modified). With the rezoning of the property to PB, Professional Business, the property now requires additional buffering from the residentially zoned properties to the north and west. Based upon the rezoning, and the changes made to the screening requirements outlined in Section 6.06, we provide the following landscape plan review:

Parking Lot Screening from Public Streets / ARC Required Parking Lot Screening:

A ten (10)-foot wide buffer with one (1) street/canopy tree for every 30-40 lineal feet of frontage OR one (1) evergreen tree for every twenty (20) feet of lineal frontage AND four (4), 2-foot shrubs for every 20 lineal feet of frontage. At 150 feet of frontage, four (4) canopy trees are required. Three (3) canopy trees are proposed in addition to the existing tree located in the southwest corner of the site, totaling the minimum requirement of four (4) trees.

In addition to the canopy trees, sixty (60) shrubs are required. Nine (9) 'Anthony Waterer' spirea are called out in the central planting area (east side); however, only six (6) are shown. The applicant will need to update the plan to reflect the required amount of shrub plantings.

Buffers:

North – The subject property has been recently rezoned to PB, Professional Business and is adjacent to residential properties zoned R-1B to the north which requires "Buffer Zone C" (Section 6.06). Buffer Zone C requires a 15-foot minimum width buffer area with a 6-foot high continuous wall, fence or 3-foot high planted berm AND one (1) ornamental tree OR one (1) evergreen tree AND five upright shrubs per each thirty (30) lineal feet along the property line, rounded upward.

Based upon the Ordinance requirements noted above, the 15-foot wide north buffer area is required to contain seven (7) trees and thirty-one (31) shrubs in addition to a six (6)-foot high fence or three (3)-foot high berm. Seven (7) existing trees are demonstrated on the plan; however no shrubs are called out. In addition, an existing 4-foot tall fence will remain along the northern property line (see Sheet 2); however, no fence detail has been provided.

On December 1, 1999, the ZBA granted relief from Section 15(B).02(E), which has since been amended in addition to the property being rezoned from R-3 to PB, Professional Business. While variances generally run with the land, the zoning of the property AND the landscaping provisions related to buffer/screening of adjacent properties has changed since 1999. In order to meet the buffer requirements outlined in Section 6.06 along the northern property line (Buffer Zone C) the fence will need to be 6 feet tall and thirty-one (31) shrubs are required to be planted or a new variance granting relief from Section 6.06 would need to be obtained from the ZBA.

West – With the rezoning of the subject parcel to PB, a “Buffer Zone B” is now required between the day care facility and the adjacent R-3 (underlying) zoning to the west. Buffer Zone B requires a 10-foot minimum width buffer area with a 3-foot high planted berm or 4-foot high continuous wall or fence AND one (1) ornamental tree OR one (1) evergreen tree AND 7 upright shrubs per each thirty (30) lineal feet along the property line rounded upward.

Based upon the Ordinance requirements, the western landscape buffer must be 10 feet wide and contain a 4-foot high fence, ten (10) trees and seventy (70) shrubs. The landscape plan demonstrate six (6) existing trees will remain and one (1) ornamental tree will be added (7 trees total), and five (5) existing shrubs will remain and thirty-three (33) new shrubs will be added. As presented, the western buffer is deficient thirty-two (32) shrubs (after consideration of the potential waiver for existing landscaping – Section 6.13).

In addition, the 10-foot wide buffer cannot be accommodated at the southwest corner of the property due to the existing parking lot. We note however, that this existing non-conformity is increased with the addition of the parking space in this area. In order to meet the buffer requirements outlined in Section 6.06 along the western property line (Buffer Zone B) three (3) additional trees and thirty-two (32) additional shrubs are required to be planted or a new variance granting relief from the standards of Section 6.06 would need to be obtained from the ZBA. Or the Planning Commission may opt to provide a waiver for the requirements of Section 6.06.

East – The property to the east of the day care facility has been rezoned to PB, Professional Business as well. Therefore, the required buffering along the eastern property line must meet the standards provided for Buffer Zone A. Section 6.06 requires Buffer Zone A must be a minimum of ten (10) feet wide and consist of one (1) ornamental AND one (1) evergreen tree every forty (40) lineal feet along the property line AND five (5) upright shrubs per each thirty (30) lineal feet along the property line, rounded upward.

Based upon the Ordinance requirements, the eastern landscape buffer must be 10 feet wide and consist of eight (8) ornamental trees, eight (8) evergreen trees and fifty-one (51) shrubs. As presented on the landscape plan, four (4) existing trees (1 deciduous and 3 evergreen) are demonstrated to remain in addition to the existing 4-foot fence that runs along the eastern property line from the front of the structure to the rear (north property line). The eastern buffer is deficient seven (7) ornamental trees, five (5) evergreen trees, and fifty-one (51) shrubs. A credit for five (5) existing trees may be considered by the Planning Commission in accordance with Section 6.13.

On December 1, 1999, the ZBA granted relief from Section 15(B).02(E), which has since been amended in addition to the property being rezoned from R-3 to PB, Professional Business. While variances generally run with the land, the zoning of the property AND the landscaping provisions related to buffer/screening of adjacent properties has changed since 1999. In order to meet the buffer requirements outlined in Section 6.06 along the eastern property line (Buffer Zone A) seven (7) ornamental trees, five (5) evergreen trees, and fifty-one (51) shrubs are required to be planted or a new variance granting relief from Section 6.06 would need to be obtained from the ZBA. Or the Planning Commission may opt to provide a waiver for the requirements of Section 6.06.

On-Site Landscaping: Section 6.07 requires interior landscaping to make up at least 5% of the total lot area. This landscaping cannot be counted toward any other required landscaping. Based upon the size of the lot, 2,249 square feet of on-site landscape area is required containing six (6) trees and nine (9) shrubs. It appears the applicant is deficient three (3) trees and nine (9) shrubs. The existing Cottonwood tree cannot count in the existing calculation. Cottonwood trees are listed on the prohibited tree list found in Section 6.11C.

Parking Lot Landscaping: Based upon the square footage of the parking lot (5,316 square feet), 159.48 square feet of parking lot landscaping is required. One (1) existing tree and one (1) proposed tree are proposed within the 240 square feet of parking lot landscaping area provided.

Waste Receptacle: A 5-foot by 5-foot concrete pad for trash enclosure is shown on Sheet 4 in the southwest corner of the proposed building addition. The applicant should verify what type of waste collection will be utilized by the facility (curb-side or dumpster). If a dumpster enclosure is intended, it does not meet the standards outlined in Section 3.16.

While it is clear the current landscaping standards have not been satisfied, Section 6.13 allows for the Planning Commission to waive landscaping and screening requirements. In doing so, the following should be considered:

1. Extent to which existing natural vegetation provides desired screening.
2. The existence of a steep change in topography which would limit the benefits of required landscaping.

3. The presence of existing wetlands.
4. Existing and proposed building placement.
5. The abutting or adjacent land is developed or planned by the Village for a use other than residential.
6. Building heights and views.
7. The adjacent residential district is over 200 feet away from the subject site.
8. Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening required.

Additionally, in no case shall the minimum number of required trees be reduced by less than 50% through the use of existing trees.

Items to be addressed: 1) Update landscape plan to depict required number of shrubs for parking lot screening. 2) Provide a 6-foot tall fence and thirty-one (31) shrubs along the north property line OR Planning Commission to provide a waiver based upon the standards of Section 6.13. 3) Provide three (3) additional trees and thirty-two (32) additional shrubs along the west property line OR Planning Commission to provide a waiver based upon the standards of Section 6.13. 4) Provide seven (7) ornamental trees, five (5) evergreen trees, and fifty-one (51) shrubs along the eastern property line OR Planning Commission provide a waiver based upon the standard of Section 6.13. 8) Provide three (3) trees and nine (9) shrubs for on-site landscaping. 9) Verify if curb-site garbage collection will be utilized.

LIGHTING

A photometric lighting plan has not been provided for review. Any existing and proposed wall-mounted and pole-mounted fixture detail and location, as well as illumination levels shall be provided on the lighting plan in accordance with Section 3.19.

Items to be addressed: Provide a photometric plan in accordance with Section 3.19.

SIGNS

No signage is proposed.

Items to be addressed: None.

FLOOR PLANS AND ELEVATIONS

Floor plans of the proposed addition have been provided.

Building design and exterior building materials are required to meet the standards outlined in the ARC, Ann Arbor Road Corridor Overlay District. Section 15(B).02 E. requires the applicant provide a schedule indicating percentage of façade materials totaling 100% and the applicant shall be provide a sample board to the Planning Commission.

We recommend the applicant consider architecture and building materials that may be more compatible with the existing building. Updating of exterior materials on all elevations existing and proposed may be warranted to provide an addition that tie in with the existing structure. Providing a color rendering of the elevations may be helpful in determining if the proposed exterior materials will coordinate with the existing structure.

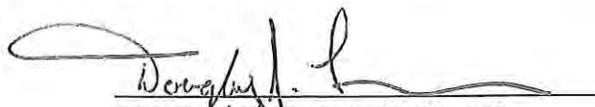
Items to be addressed: 1) Provide a schedule of exterior materials with percentages as required. 2) Provide material sample board at Planning Commission meeting. 3) Consider applying similar architecture and building materials to the entire structure. 4) Provide a color rendering of elevations.

RECOMMENDATIONS

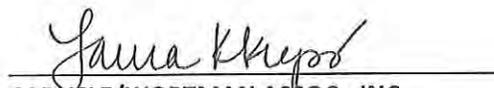
Prior to recommending approval of the combined site plan for Morning Star Day Care located at 7394 Dexter Ann Arbor Road the following items be addressed to the satisfaction of the Planning Commission:

1. Review of site grading by Village Engineer.
2. Village Engineer and Department of Public Service review of essential facilities and services.
3. Provide one (1) barrier-free parking space.
4. Consider installing an internal pedestrian connection from the existing Dexter Ann Arbor Road sidewalk to the building.
5. Update landscape plan to depict required number of shrubs for parking lot screening.
6. Provide a 6-foot tall fence and thirty-one (31) shrubs along the north property line OR Planning Commission to provide a waiver based upon the standards of Section 6.13.
7. Provide three (3) additional trees and thirty-two (32) additional shrubs along the west property line OR Planning Commission to provide a waiver based upon the standards of Section 6.13.

8. Provide seven (7) ornamental trees, five (5) evergreen trees, and fifty-one (51) shrubs along the eastern property line OR Planning Commission to provide a waiver based upon the standards of Section 6.13.
9. Provide three (3) trees and nine (9) shrubs for on-site landscaping.
10. Verify if curb-site garbage collection will be utilized.
11. Provide a photometric plan in accordance with Section 3.19.
12. Provide a schedule of exterior materials with percentages as required.
13. Provide material sample board at Planning Commission meeting.
14. Consider applying similar architecture and building materials to the entire structure.
15. Provide a color rendering of elevations.



CARLISLE/WORTMAN ASSOC., INC.
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Principal



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Laura K. Kreps, AICP

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