DEXTER PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 7, 2014

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:30 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski	Thomas Phillips	Jim Carty
Marni Schmid -ab	James Smith	Scott Stewart
Tom Stoner	Joe Semifero – arr at 7:31 PM	

Also present: Michelle Aniol, Community Development Manager; and Carol Jones, Village Clerk; Dan Schlaff, Public Services Director; and Jim Carson, Village Trustee; and residents.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – September 2, 2014

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

Unanimous voice vote approval with Schmid absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Schmid absent.

IV. PUBLIC HEARINGS

None

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski
- Acknowledged the passing of former Planning Commission member Mary Kimmel. The Village will be doing something in the future to recognize her service.
- Welcome to new Planning Commission member Jim Carty.

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B. Planning Commissioners and Council Ex Officio Reports

Mr. Semifero had no updates at this time.

C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided her report in the packet. In addition she provided the following updates:

- Red Brick has the Bits & Pizzas building under contract and will be working on the expansion of their business.
- This may be the last year for Jenny's Market located at Island Lake and Dexter-Pinckney.
- Mill Creek Sport Center has been in probate and will be going up for sale. Met with representatives from Webster and Scio Townships regarding this business as parts of it are located in each township.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII.OLD BUSINESS

A. **Sign Regulations** – Discussion and possible action regarding next steps in the process to amend sign regulation.

Discussion followed regarding the materials that were sent to the Village Council and the next steps to follow – could do a complete overhaul or could do some tweaking in particular to those items that come up often for variances. Ms. Aniol stated that Village Council supported bringing in Planning Consultant to assist with sign amendments. She state she would prepare a scope of work for this project and present at next Planning Commission meeting.

B. **Group Day Care Home** – Review and discussion regarding revised regulations to allow a group day care home in the Village Residential District.

Ms. Aniol reported that space allotments for indoor play area is determined by the State of Michigan and has been incorporated into the amendment for Article 8 for Group Day Care Homes. Discussion followed with the following comment that if the state changes the requirements it would mean that the Village would have to amend the ordinance. Consensus of the Planning Commission was that outdoor space requirements remain, but that indoor space requirement be removed.

IX. NEW BUSINESS

A. **Area Plan Approval Extension - Dexter Crossing Commercial** – Discussion and possible action to extend approval of area plan for Dexter Crossing Commercial.

Tom Covert representing Oxford Companies spoke to the area plan and that they are looking to the future. They would like to extend the plan for the next few years with no real change in the plan. Discussion followed on the area plan

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and in particular on the large building proposed in the outlot and that it could block the views of the other tenants on the site.

Motion Semifero; support Carty based upon the information received from the applicant, reflected in minutes of this meeting, and in conformance with Section 19.15 of the Village of Dexter Zoning Ordinance, the Planning Commission recommends the Area Plan for Dexter Crossing Commercial Shopping Center, dated September 17, 2014 and submitted to the Village on September 18, 2014, be extended for two years (i.e. December 10, 2016) subject to the following conditions:

1. A modification in the layout and design of green space adjacent to the ROW to be consistent with the Busch's development across Dexter-Ann Arbor Road.
2. Recommendations by OHM regarding essential services, facilities and utilities, as cited in the November 15, 2012 review letter.
3. Resolution of specific items during the site plan review process, as cited in the CWA review letter dated, November 27, 2012, including the following:
   a. General concept of the pedestrian element.
   b. Sidewalk ramps on the southeast corner of the intersection updated to current ADA standards.
   c. Demonstrate need for additional parking.
   d. Detailed parking calculations.
   e. Complete landscape plan.
   f. Photometric plan and lighting details.
   g. Location, placement and dimension of signage.
   h. Floor plans and elevations.

4. Approval of building location and site arrangement by the Village Engineer.

Ayes: Phillips, Carty, Smith, Stewart, Stoner, Semifero and Kowalski
Nays: None
Absent: Schmid
Motion carries

B. **Baker Road Corridor Plan** - Discussion regarding Baker Road Corridor in the Capital Improvements Plan (CIP), sidewalk/crosswalk safety, and tree planting schedule.

Chairman Kowalski recommended that Commissioners walk the Baker Road corridor as this area has been neglected and now with the CIP we have an opportunity to make the needed changes and identify the needed projects such as a lighting plan.

C. **Cider Mill Parking and Huron Street** – Discussion regarding seasonal parking demands of the Cider Mill on Huron Street.

Ms. Aniol reported the need to look into parking on Huron Street and locations for the seasonal parking for the Cider Mill. Parking will be

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limited in the future when MDOT comes in with fencing for the high speed rail.

Commissioner Phillips inquired if there had been any accidents or injuries with the parking situation and that he would like to see a traffic study or have a traffic engineer work on this issue.

Nancy Steinhauer, owner of the Cider Mill, commented that the parking had become a safety issue this year due to the road construction on Central Street. Former owner, Richard Koziski felt that signage could be improved so that vehicles would park completely off the road way as required. He also expressed his appreciation to the Village for the beautification of the streets and the town.

D. **Medical Marihuana Legislation Update** – Discussion regarding current proposed legislation regarding commercial marihuana dispensaries.

Ms. Aniol commented that she was not sure how things will evolve with the substitute bill.

Commissioner Semifero explained about the previous legislation regarding medical marihuana.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. **Public Hearing**: Text Amendment to the Zoning Ordinance regarding Group Day Care Homes in the Village Residential District.

B. **CIP**

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Phillips to adjourn at 8:55 PM.

Unanimous voice vote approval with Schmid absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____

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

Memorandum

To: Planning Commission
Courtney Nicholls, Acting Village Manager

From: Michelle Aniol, Community Development Manager

Re: Public Hearing to Consider Zoning Ordinance Amendments/Revisions to Articles 8 and 11

Date: October 30, 2014

Over the past couple of meetings, the Planning Commission and staff have reviewed and researched standards and regulations for group day care homes in the Village Residential District. The result of which produced the following findings:

1. Child care facilities are not listed as a principal permitted use in the Village Residential District (Section 11.02).
2. *Public and private day care center for children* is listed as a special use in the Village Residential District (Section 11.03).
3. There are no special use standards in Article 8, for *public and private day care center for children.*

On November 3, 2014, the Planning Commission will conduct a public hearing to consider the following amendments to the Zoning Ordinance to address the above referenced findings:

Section 8.11 Special Land Use Specific Requirements

B. List of specific requirements by use:

19. Group Day Care Homes

a. ~~Group day care homes shall have a minimum lot area~~The minimum lot area required for a group day care home shall be the same as the minimum lot area required for the zoning district in which the use would be located. ~~of one half acre (21,780 square feet).~~

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.

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.~~

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.~~

e. A minimum of ~~one hundred and fifty (150) square feet of outdoor play area for each child. The total~~ outdoor play area of two-thousand (2,000) square

feet shall ~~have a total minimum area of not less than five thousand (5000) square feet~~be provided. The outdoor play area shall be ~~and be~~ fenced and screened with landscaping on the exterior side of the fence. The outdoor play area shall not be located within a primary front yard.

Section 11.02, Permitted Principal Uses in the VR Village Residential District

A. Single family detached dwellings.

B. Two family dwellings.

C. Multiple family dwellings including: townhouses, row houses, apartments.

D. Family day care homes and family foster care homes subject to the following provisions:

1. Such uses shall be duly licensed by the State Department of Social Services.

2. Buildings and lots so used shall conform to all state and local code requirements.

3. A minimum outdoor play area of 1,000 square feet shall be provided. The outdoor plan area shall be fenced and screened with landscaping on the exterior side of the fence. The outdoor play area shall not be located in a primary required front yard.

~~D~~E. On-site signs in accordance with regulations specified in Article VII.

~~E~~F. Home occupations in accordance with regulations specified in Article III, Section 3.05.

~~F~~G. Uses or structures accessory to principal permitted uses.

Section 11.03, Special Uses in the VR Village Residential District

The following uses may be permitted, upon review and approval by the Village Council, in accordance with the general standards for all special land uses listed in Section 8.03 and the standards for the specific use listed in Section 8.11.

A. Housing for the elderly, retirement villages, etc.

B. Activity center buildings specifically for the elderly when on a minimum size of two (2) acres.

C. Public swimming pools, parks, playgrounds, and playfields.

D. Churches and other buildings for religious worship.

E. Government or community-owned buildings.

~~F. Public and private day-care center for children.~~

F. Group day care homes.

G. Bed and Breakfast Inns.

H. Essential public service buildings and uses without storage yards when operating requirements necessitate their location within the district to serve the immediate vicinity.

I. Banks and other financial institutions, except drive-through facilities.

J. Professional and Business Offices.

K. Retail sales of goods and services.

L. Restaurants except drive-through facilities.

M. Cemeteries.

N. Funeral Homes.

CRITERIA FOR AMENDMENT TO THE ZONING ORDINANCE TEXT

When considering an amendment to the zoning ordinance text, Section 23.07 states the Planning Commission and Village Council shall consider the following criteria to determine the appropriateness of amending the text, standards and regulations of the Zoning Ordinance.

A. Documentation has been provided from Village Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance.

B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the Village's standards are outdated.

C. The Village Attorney recommends an amendment to respond to significant case law.

D. The amendment would promote implementation of the goals and objectives of the Village's Master Plan.

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

SUGGESTED MOTIONS

One motion or several motions can be used to recommend approval of the amendments.

Per Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on November 3, 2014, the Planning Commission **recommends** that the Village Council amend **(Article 8, Special Land Use and Article 11 Village Residential)**, due to factors deemed appropriate by the Planning Commission, as cited herein and to promote the implementation of the goals and objectives of the Master Plan.

OR

Based on the information presented at the meeting and November 3, 2014 Public Hearing the Planning Commission moves to **postpone** the recommendation for the proposed amendments to until _____**(DATE)**_____ to allow more time for the following:

1. _____

2. _____

Thank you.

Michelle Aniol

From: Courtney Nicholls <cnicholls@dextermi.gov>
Sent: Thursday, October 23, 2014 12:16 PM
To: maniol@dextermi.gov
Subject: FW: Parking problems on Huron street
Attachments: IMAG0679.jpg; IMAG0674.jpg; IMAG0677.jpg; IMAG0678.jpg

Can you please give John an update on the Planning Commission's discussion about Huron.

Thanks,

Courtney Nicholls
Village of Dexter
Village Manager

-----Original Message-----
From: John Coy [mailto:john@francoysalon.com]
Sent: Wednesday, October 22, 2014 3:02 PM
To: cnicholls@dextermi.gov
Subject: Parking problems on Huron street

Hi Courtney!

I know you're aware to an extent, but wanted to bring to your attention to what is happening on the weekends on Huron street. At several points on the street, there is not enough room for people to pull off the road to park. As a result, people are blocking the road when they park.

This is a common problem both in the fall during the cider mill rush as well as during the summer "tubing season". I think we should have some no parking signs on the areas where you can't pull off the road enough to not block traffic. Also, people regularly park on my front lawn with makes the problem even worse. There is a road sign in my front yard, could you add a sign to it "No Parking this side of street" ?

Thanks for any help you can provide.

John

This email is free from viruses and malware because avast! Antivirus protection is active.
http://www.avast.com

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

Memorandum

To: Planning Commission
Courtney Nicholls, Acting Village Manager

From: Michelle Aniol, Community Development Manager
Re: Report for October 6, 2014 Planning Commission Meeting

Date: November 3, 2014

Proposed DDA Legislative Update
Staff received a call from Rep. Kowall's office, following the publication of an article in the Dexter Leader on October 15th. Staff was informed that the proposed legislation will be taken up again in Committee when the legislature returns from its break in November.

Business Development News

- Staff received a number of inquiries regarding properties for sale at 8080 and 7997 Grand Street. Inquiries focused mainly on the zoning of the sites and potential uses that would be permitted.
- The owners of the new restaurant at 8124 Main Street are currently hiring for waitress and cook positions. Also, the building façade is getting a facelift; it's being repainted with colors more consistent with existing façades throughout the downtown. 8070 Main Street is also getting a facelift and new signage as the Edward Jones prepares to relocate it office on Baker Road.

ZBA Update

- The ZBA granted a request for a 5-foot 6-inch variance from the 15-foot rear yard setback for 3677 S. Downs Dr. The request was prompted by the homeowner's desires to construct a 10-foot x 20-foot deck on the rear of his home. A Notice of Decision accompanies this memo.

Miscellaneous Updates

- Washtenaw County Department of Economic Development and reConsider have launched **venture** Local, a local investing awareness, education and engagement campaign design to accelerate investment in locally-owned businesses across Washtenaw County. reConsider provides social impact economy research, development, dialogue and consulting services focused on the integration of community capital, local investing and social enterprise.

  The **venture** Local campaign includes several elements that will roll out over the next six months. Community Gatherings are planned or being planned in major Washtenaw County cities/villages. Dexter has been tapped for a Community Gathering on November 19th. The Dexter Community Gathering will take place in the large meeting room in the Dexter District Library from 6:30 – 9:00 pm. An email flyer has been sent out and a copy accompanies this memo.

- Staff has been trained on the new BS&A software that will track permits and planning and zoning processes. In fact, the first quarter report (accompanying this memo) was compiled based this new software. Staff is very grateful!

The Village of DEXTER Michigan
OFFICE OF COMMUNITY DEVELOPMENT
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NOTICE OF DECISION

TO: Village Council & Planning Commission

FROM: Michelle Aniol, Community Development Manager
DATE: Tuesday, October 21, 2014

RE: ZBA Decision:
Case #2014-05
3677 S. Downs Dr.; HD-08-08-260-134

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 #2014-05)

On October 20, 2014, the ZBA reviewed a variance request submitted by applicant, Michael Garlick for 3677 S. Downs Dr. The applicant had requested a 5.6' variance from the 15-foot rear yard required in Section 20.01, Schedule of Regulations for properties in the R1B district. The applicant was proposing to construct a 10-foot x 20-foot deck on the rear of the home that will encroach 5.5 feet into the setback. The applicant requested a 9.4-foot rear yard setback be permitted.

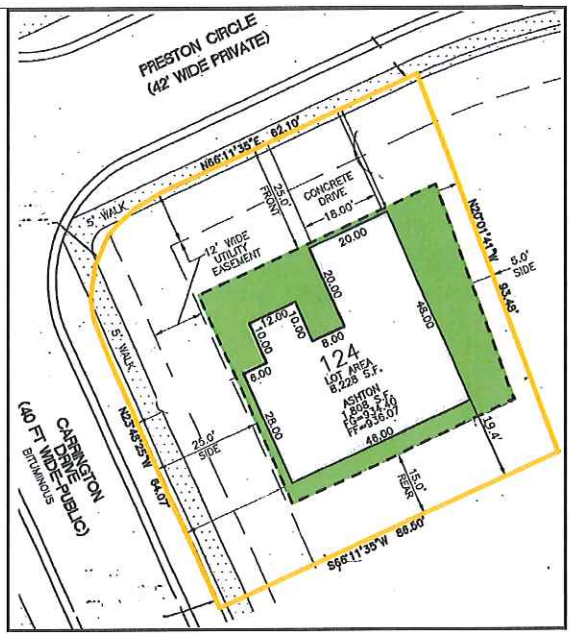
The applicant has requested the variance for the following reasons:

1. Practical Difficulties. Small corner lot. Required rear yard is 15 feet, but there is a total of 19 feet between lot line and house. In addition, the applicant's lot measures 8,228 square feet and is encumbered by two front yards.
2. Substantial Justice. Corner lots should have two side yards, not a rear yard and a side yard.
3. Extraordinary Circumstances. There is limited area available within building envelope behind house in which to construct a deck. In addition, placement of a deck on the side of the house is not practical or standard

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:

- **Practical Difficulties**: Dexter Crossing is a PUD with R-1A and R-1B Single Family Residential zoning. The minimum lot size for the R-1A District is 12,000 square feet; 7,800 square feet for lots in the R-1B District. The applicant's lot measures 8,228 square feet and has R-1B as the underlying zoning district.

  The lot is encumbered by two front yards, each of which requires a 25-foot setback. When the required 15-foot rear yard and 5-foot side yard are factored in, the total area of the building envelope measures approximately 3,700 square feet (shown in green to the right). The building footprint measures 1,808 square feet.



The diagram to the right shows the lot boundaries (yellow), building envelope (green) and building footprint (white).

Due to the required setbacks, the placement of the house on the lot would allow the applicant to construct a 4-foot x 46-foot, 184 square foot deck. 4 feet is not a reasonable width for a functional deck. The applicant is requesting a 10-foot x 20-foot, 200 square foot deck. The deck is a reasonable size and would encroach 5'5 feet into the rear yard setback.

- **Substantial Justice**: Properties, homes and decks in the area are of similar size; however setback conflicts vary depending on the model of home and lot configuration. Several homes in the Dexter Crossing subdivision have been limited on deck sizes and variances have been granted to 1) allow encroachment into required rear yard setbacks and 2) exceed maximum lot coverage limits.

  For example, in 2005 Peters Building Company requested an amendment to the PUD to permit reduced lot coverage and setback standards for the following lots (185, 188, 192-195, 198-201, 204-206, 209-216, 224) due to the lots small size or lot configuration. The Planning Commission granted the amendment request.

  The applicant's lot, 124, was not included in the list; however it presents some of the same constraints, as the ones cited above. What complicates this situation is the rear yard setback on a lot already constrained by two front yards.

  In order for the applicant to reasonably enjoy a deck on their property a variance will be required. The Planning Commission must decide if substantial justice would be served by granting the variance.

- **Extraordinary Circumstances**: Small lots, small corner lot with two front yards and other unique lot conditions exist in Dexter Crossing, but are not a result of the property owner; they are the result of the design of the project. The conditions resulting in the applicant's request for a variance are not self-created.

- **Relationship to Adjacent Land Uses**: The underlying zoning of the subject property and all adjacent property is R1B, Single Family small lot. The subject property is zoned single family and is surrounded by residential property within the Dexter Crossing subdivision. In addition, the lot coverage with the proposed deck would be 24%; well under the 30% maximum lot coverage required in the R-1B zoning district.

  It was also noted that the act of granting the variance does not supersede the applicant's need to obtain approval from his HOA for the desired deck.

ZBA members then questioned the petitioner and staff about opposition, previous variances/PUD amendments and possible nuisances.

The public hearing was opened 7:35 pm for public comment:

- Roger Piehl, 3737 Bristol Dr identified himself as a former member of the HOA and express displeasure with the overall design and layout of Dexter Crossing and laying blame on the developer.

The public hearing was closed at 7:38 pm.

ZBA Decision

Motion by Mekas, supported by Rush;

Based on the information provided by the applicant at the October 20, 2014 Zoning Board of Appeals meeting the board determines that the request to waive the requirements of Section 20.01, Schedule of Regulations for the rear yard setback, submitted by Michael Garlick to permit the applicant to construct a deck that encroaches 5 feet into the rear yard setback be **GRANTED**, for the property located at 3677 South Downs Dr, HD-08-08-260-124 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,
- Relationship to Adjacent Land Uses,
- Extraordinary circumstances, and
- Substantial justice.

Ayes: Hansen, Gray, Rush, Carson, Schmid, and Mekas
Nayes: None
Absent:

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

Respectfully submitted,

_____
Michelle Aniol
Community Development Manager

cc: Courtney Nichols, Village Manager
Michael Garlick, Applicant

October 24, 2014

The Village of DEXTER Michigan

You are invited to attend:

One question: What will Dexter look like in five years, if it is significantly supported by local capital?

Venture Dexter Community Gathering

Wed, November 19, 2014 from 6:30 - 9:00 PM

Dexter Community Library, 3255 Alpine St.

Washtenaw County Department of Economic Development and reConsider have launched **venture** LOCAL, a local investing awareness, education and engagement campaign design to accelerate investment in locally-owned businesses across Washtenaw County.

reConsider provides social impact economy research, development, dialogue and consulting services focused on the integration of community capital, local investing and social enterprise.

Dexter's Community Gathering is scheduled for November 19, 2014 from 6:30-9:00 pm at the Dexter District Library. To register, please click the following link: **https://www.eventbrite.com/e/venture-dexter-community-gathering-tickets-13905921987**

The goal of the community gatherings is to inform community members about new legislation that has made it easier for local businesses to raise capital within their local communities, and to provide information about next steps that can be taken.

The Dexter community gathering will utilize a unique format, called the World Cafe style, which has proven to be an engaging, fun, and creative process.

Questions/ comments, please contact the Office of Community Development at 734-426-8303 ext. 15.

Village of Dexter
1st Quarter Report 2014-15
July 1, 2014 through September 30, 2014

Redevelopment Ready Communities

- RRSite Development Feasibility Study: University of Michigan professor and real estate developer Peter Allen and his students presented a preliminary report regarding redevelopment of 3045 Broad Street. Final presentation is anticipated in November.

Downtown Development Authority

- The DDA and Village Council have each authorized match funds totaling $5,000 to participate in a joint application for a Residential Target Market Analysis. The Cities of Chelsea, Saline and Ypsilanti have all agreed to participate. Dexter is taking the lead on the grant application.
- Demolition of 3045 Broad Street has been completed, and temporary parking has been established on the site.
- The DDA authorized the installation of temporary fencing around portions of the 3045 Broad Street property to provide temporary parking for the downtown.

Dexter Crossing – Blackhawk Development/Signature Home Traditions/Deputy Homes

VICTORIA CONDOMINIUMS

Preliminary Zoning Compliance	0
Final Zoning Compliance	3
Units Not Sold (Total Units)	44 (44)
Single Family Homes Final Zoning Compliance	4

CONDOS

- Village Council granted conditional approval of the Combine Site Plan for Victoria Condominiums at Dexter Crossing on July 14, 2014.
- One building permit has been issued for Building A, the one with the existing foundations. Building A will have 6 units.

SINGLE FAMILY

- 26 units (lots) remaining.

COMMERCIAL

- Oxford Companies received approval to amend the Final Site Plan for Dexter Crossing Commercial, to add 6 parking spaces for the new clinic.
- Oxford Companies applied for an extension of the Approved Area Plan for Dexter Crossing Commercial, which would allow a 15,000 sq. ft. retail building on an outlot.
- Oxford Companies received approval to complete an interior build-out of unit 7061 at Dexter Crossing for Mathnasium, a math tutoring and learning center.

Dexter Crossing (Phases 6-8) - Peters Building Company

Preliminary Zoning Compliance	3
Final Zoning Compliance	0
Vacant Lots *(Total Lots Phases 6-8 = 76)*	26

West Ridge of Dexter – Peters Building Company, Norfolk Development, B & H Properties, Iconolast Homes, Jim Binder & Trowbridge Homes

Preliminary Zoning Compliance; Iconolast, Norfolk, Peters and others	3
Final Zoning Compliance	10
Units Remaining (sales house)	0
Vacant Lots	4

Plan Reviews/Approvals

- The Village reached an agreement to purchase a portion of property at 3616 Central Street. Through a land division the Village dedicated this portion of property as road right-of-way for the B-2-B Trail connection and DPS driveway.
- The Planning Commission approve a request to permit off-street parking within the front yard setback, along Bishop Circle W, for 2555 Bishop Circle W, subject to the landscaping being provided in accordance with Article VI of the Zoning Ordinance.
- Administrative site plan review approval was given to a plan for interior and exterior improvements, as well as site improvements to 2555 Bishop Circle West, for the new MC3 facility.
- MEDHub received administrative site plan approval to install a deck on its building at 3515 Broad Street.
- Northern United Brewing Company received administrative site plan approval to install a new sanitary pre-treatment system at its facility at 2319 Bishop Circle E.
- Northern United Brewing Company received administrative approval to expand its tasting room operations at 2319 Bishop Circle E.
- The ZBA granted a variance to allow a minimum lot area of 9,800 sq. ft. for a group day care home at 3411 Hudson Street, based on a finding of practical difficulties, substantial justice, extraordinary circumstances, and public safety and welfare.
- The Village Council approved a text amendment to Articles 8 and 10 of the Zoning Ordinance regarding family day care homes, foster care homes, group foster care homes, and group day care homes in the R-1A and R-1B One Family Zoning Districts, based on a recommendation from the Planning Commission.
- The Village Council grant special use approval for a group day care home at 3411 Hudson Street, based on a recommendation from the Planning Commission.

Village of Dexter st Quarter Activity July 1-Sept 30	1st Qtr. July-Sept	2nd Qtr. Oct-Dec	3rd Qtr. Jan-March	4th Qtr. April-June	14-15 YTD Total	13-14 YTD Total	12-13 YTD Total
Prelim. Zoning Compli. Permits	**19**	**0**	**0**	**0**	19	87	80
(New Construction)*	7				7	44	38
Condominium Units	6				6	0	0
(Commercial/Office)	1				1	5	2
(Additions/Remodels/Build outs)	1				1	6	15
(Accessory structure)	2				2	5	2
(Decks)	2				2	27	23
(Other)					0		
Final Zoning Compli. Permits	**15**	**0**	**0**	**0**	15	49	35
(New Construction)	10				10	31	23
(Additions/Remodels/Build Outs)					0	1	6
(Decks)	4				4	1	1
(Accessory structure)	1				1	1	3
(Commercial/Office)					0	4	2
(Condominium Units)					0	11	0
INTERIOR REMODEL (Prelim./Final)	17				17	36	29
EXTERIOR REMODEL (Prelim./Final)	5				5		
FENCE PERMITS	1				1	6	9
PERMITS/OTHER	**34**	**0**	**0**	**0**	34	175	
Temporary Uses/Structures					0	3	3
Land Division / Combination	1				1	1	1
Ordinance Amendments	1				1	0	2
Rezoning or Conditional Rezoning					0	0	0
Special Use Permits	1				1	2	2
Preliminary Site Plan Approvals					0	0	0
Final Site Plan Approvals					0	0	0
Combined Site Plan Approvals	1				1	1	2
Administrative Site Plan Approvals					0		
PUD Area Plan	2				2	1	1
PUD Amendment					0	2	1
Sign Permits	13				13	19	16
Temporary Signs/Sandwich/Use					0	47	41
Outdoor Seating Permits					0	0	4
(ZBA Cases) Non-Residential	2				2	3	4
(ZBA Cases) Residential					0	1	1
Variances Granted	2				2	2	5
Demolition Permits					0	2	1
Right-of-way permits	7				7	31	5
Park Use					0	3	13
Home Occupation Permits	2				2	0	0
Freedom of Information Requests					0	0	0
Hawkers & Peddlers Permits	2				2	6	9
Requests for service/Correspondence					0	10	2
Resident/Merchant/Business Communic.					0	41	25
Enforcement	4				4	67	0
Initial Notice	4				4	62	95
Second Notice	0				0	5	2

* General Code Amendment : None
* Zoning Ordinance Amendment Pending: None
* Zoning Ordinance Amendments: Articles 8, Special Land Use and 10, R-1A & B One Family Residential
* Site Plans: Northern United Brewing Company, MC3, Inc., Dexter Crossing Commercial
* Sign Permits: A.R. Brouwer, Dexter Bakery, Busy Hands, Sushi Time, Northern United Brewing Company, Beacon Dental, St. Anc The Alley, Beer Grotto
* Rezoning: None
* Special Use Permits: None
*Communication - None
* Resolutions/Support : None
* Enforcement : 3 Property Maintenance/public nuisance/blight; 1 Dogs
* ZBA : 3411 Hudson Street, 3677 S. Downs Dr.
* PUD Amendment/Modification requests: Dexter Crossing Associates, LLC;

Revenue -

Through September 30, 2014	Zoning Compliance Permits:		$950
	Site Plan Review Fees:		$3,200
Through December 31, 2014	Zoning Compliance Permits:		$0
	Site Plan Review Fees:		$0
Through March 31, 2015	Zoning Compliance Permits:		$0
	Site Plan Review Fees:		$0
Through June 30, 2015	Zoning Compliance Permits:		$0
	Site Plan Review Fees:		$0
		Total ZCP:	**$950**
		Total SPRF:	**$3,200**

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

MEMORANDUM

To: Planning Commission
Courtney Nicholls, Village Manager

From: Michelle Aniol, Community Development Manager

Re: Village Council Action regarding Planning Commission's Recommendation of approval of the Area Plan Approval Extension for Dexter Crossing Commercial Shopping Center; Plan dated September 17, 2014, received by Village on September 18, 2014

Applicant: Midwestern Consulting, representing Oxford Companies, LLC.

Date: October 30, 2014

At its meeting on Monday, October 27, 2014 the Village Council considered the Planning Commission's recommendation to approve an extension of the Area Plan for Dexter Crossing Commercial Shopping Center, dated September 17, 2014, subject to the following conditions:

1. The layout and design of green space adjacent to the ROW be consistent with the Busch's development across Dexter-Ann Arbor Road.
2. Recommendations by OHM regarding essential services, facilities and utilities, as cited in the November 15, 2012 review letter.
3. Resolution of specific items during the site plan review process, as cited in the CWA review letter dated, November 27, 2012, including the following:
   a. General concept of the pedestrian element.
   b. Sidewalk ramps on the southeast corner of the intersection updated to current ADA standards.
   c. Demonstrate need for additional parking.
   d. Detailed parking calculations.
   e. Complete landscape plan.
   f. Photometric plan and lighting details.
   g. Location, placement and dimension of signage.
   h. Floor plans and elevations.
4. Approval of building location and site arrangement by the Village Engineer.

Following presentations by staff and the applicant, Council engaged in considerable discussion. Conflicting opinions regarding what the Planning Commission meant by the condition that "the layout and design of green space adjacent to the ROW be consistent with the Busch's development across Dexter Ann Arbor Road" were voiced. Consequently, the Council voted to send the case back to the Planning Commission with a request for clarification of this condition.

To prepare for your November 6, 2014 meeting, the applicant submitted an aerial photo diagram, which accompanies this memo, and an analysis of the impact of existing and proposed development on the intersection of Dexter Ann Arbor Road and Dan Hoey Road will be presented for your consideration.

To assist you in your review and clarification, the following documents accompany this memo:

- Staff memo to Village Council, dated October 7, 2014,

- Staff memo to Planning Commission, dated September 30, 2014
- Midwestern Consulting letter requesting Area Plan Approval Extension, dated September 17, 2014, and
- Dexter Crossing Commercial Area Plan, dated September 17, 2014

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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

SCALE: 1" = 20'

0 20 40 60

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

CLIENT
OXFORD COMPANY, LLC

DEXTER CROSSINGS

RIGHT-OF-WAY SETBACKS

1

JOB No. 14099

REVISIONS:

REV.	DATE

DATE: 10-28-14
SHEET 1 OF 1
CADD: TRF
ENG:
PM: JJC
TECH:
REF:

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

MEMORANDUM

To: Village Council
Courtney Nicholls, Village Manager

From: Michelle Aniol, Community Development Manager

Re: Planning Commission Action regarding Area Plan Approval Extension for Dexter Crossing Commercial Shopping Center; Plan dated September 17, 2014, received by Village on September 18, 2014

Applicant: Midwestern Consulting, representing Oxford Companies, LLC.

Date: October 7, 2014

Oxford Companies, LLC presented its request for an extension of the approved Area Plan for Dexter Crossing Commercial Shopping Center, to the Planning Commission on October 6, 2014. The site is located at 7061 Dexter-Ann Arbor Road near the southeast corner of Dexter-Ann Arbor and Dan Hoey Road. The overall site is 9.49 acres and is zoned PUD within the Dexter-Ann Arbor Road Corridor Overlay district. The underlying zoning of the subject property is C-1, General Business.

Minutes from the December 3, 2012 Planning Commission and December 10, 2012 Village Council meetings are enclosed with this memo, along with the Planning and Engineering consultant letters, dated November 27, 2012 and November 15, 2012, respectively, for your convenience.

Following presentations by staff and the applicant, the Planning Commission discussed the requested extension and the Commission's desire for consistency with surrounding site design and layout, especially in regards to green space between the sidewalk on Dexter-Ann Arbor Road and the proposed drive aisle.

Based upon the information presented by the applicant at the October 6, 2014 Planning Commission meeting, reflected in minutes of this meeting, and in conformance with Section 19.15 of the Village of Dexter Zoning Ordinance, the Planning Commission recommends the Area Plan for Dexter Crossing Commercial Shopping Center, dated September 17, 2014 and submitted to the Village on September 18, 2014, be extended for two years (until December 10, 2016), subject to the following conditions:

1. The layout and design of green space adjacent to the ROW be consistent with the Busch's development across Dexter-Ann Arbor Road.
2. Recommendations by OHM regarding essential services, facilities and utilities, as cited in the November 15, 2012 review letter.
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   d. Detailed parking calculations.
   e. Complete landscape plan.
   f. Photometric plan and lighting details.

g. Location, placement and dimension of signage.
h. Floor plans and elevations.

4. Approval of building location and site arrangement by the Village Engineer.

Review Comments

No changes or additions to the approved area plan are proposed. The approved area plan calls for the construction of a 15,500 square foot single-story retail building on an outlot, along with approximately thirty (30) additional parking spaces. The proposed building will be a lease/build-to-suit. A portion of the existing parking lot and landscape islands will be reconfigured to accommodate the proposed building. All existing buildings on site and the remainder of the existing parking spaces and landscaping will remain. Additional site landscaping and additional pedestrian connections are also proposed as part of the project.

The site is currently served by existing public and franchise utilities. A portion of the existing on-site utilities will be removed and/or relocated to accommodate the proposed building. Access to the site will be provided by existing curb cuts onto Dexter-Ann Arbor and Dan Hoey Road. No improvements to the existing curb cuts are proposed as part of this project.

Extension of Plan Approval

According to Section 19.14A, an area plan expires two (2) years after approval unless a final site plan is submitted to the Planning Commission for approval. As of now, the final site plan has not been submitted. However, Section 19.15 allows the Village Council to approve an extension of an approved area plan (in this case for Dexter Crossing Commercial Shopping Center), based on a recommendation of the Planning Commission and by written agreement with Oxford Companies, LLC.

Suggested Motions

Based upon the information presented by the applicant, the provisions set forth in Section 19.15 of the Village of Dexter Zoning Ordinance, and the Planning Commission's recommendation, Village Council moves to **(APPROVE/DENY)** an extension of the Area Plan for Dexter Crossing Commercial Shopping Center, dated September 17, 2014 and submitted to the Village on September 18, 2014, too December 10, 2016, subject to the following conditions:

1. The layout and design of green space adjacent to the ROW be consistent with the Busch's development across Dexter-Ann Arbor Road.
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4. Approval of building location and site arrangement by the Village Engineer.

OR

Move to **postpone** the action on the extension of approval of the Area Plan for Dexter Crossing Commercial Shopping Center, 7061 Dexter-Ann Arbor Road, plan dated September 17, 2014 until _____ **(date)**_____, to allow the applicant time to address the following items:

1. _____
2. _____
3. _____

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

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

MEMORANDUM

To: Village Council
Courtney Nicholls, Village Manager

From: Michelle Aniol, Community Development Manager

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Following presentations by staff and the applicant, the Planning Commission discussed the requested extension and the Commission's desire for consistency with surrounding site design and layout, especially in regards to green space between the sidewalk on Dexter-Ann Arbor Road and the proposed drive aisle.

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Suggested Motions

Based upon the information presented by the applicant, the provisions set forth in Section 19.15 of the Village of Dexter Zoning Ordinance, and the Planning Commission's recommendation, Village Council moves to **(APPROVE/DENY)** an extension of the Area Plan for Dexter Crossing Commercial Shopping Center, dated September 17, 2014 and submitted to the Village on September 18, 2014, too December 10, 2016, subject to the following conditions:

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1. _____
2. _____
3. _____

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

MIDWESTERN CONSULTING

Civil, Environmental and Transportation Engineers Planners, Surveyors, Landscape Architects

3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200 Phone
734.995.0599 Fax

September 12, 2014

Ms. Michelle Aniol
Village of Dexter
8140 Main Street
Dexter, MI 48130-1092

RE: Dexter Crossings Commercial Area Plan – Request for Extension

Dear Ms. Aniol
On behalf of our client, Oxford Companies, we are requesting an extension to the approved Area Plan for Dexter Crossing – Commercial Center. We understand that this letter request is the first step in the process of requesting an extension and that we would need to review the request with the Village Planning Commission and Village Council.

As you know since purchase and the approval of the new Area Plan, Oxford has been busy making improvements to the site.

- Sealed the parking surfaces
- Enhanced the building façade
- Gained tenants increasing the vibrancy of the center as well as decreasing vacancy
- Added parking spaces
- Reconfigured a few barrier free spaces
- Added pedestrian sidewalks
- Preformed utility maintenance
- Scheduled / programed site maintenance and beautification efforts

The Area Plan as approved was very instrumental in assisting Oxford in these endeavors in that the Area Plan as approved answered many questions left open by the previous Area Plan. With an approved Area Plan in place, there is definition put to the general location of the future building as well as addressing; vehicular access and circulation; pedestrian access and circulation; and open space locations. This creates some assurances with future tenants, as well as with existing tenants with regard to what can be expected in the not so distant future with regard to development at the site.

There has been some limited interest in the site with regard to the future building. As the economy strengthens and the vacancy in the center declines the opportunity to move forward with the Site Plan and ultimate construction of the building becomes a reality. As such we are looking to request extension of the approval of the Area Plan for the Dexter Crossings Commercial site.

Feel free to contact us or Oxford with any questions, concerns or comments. We look forward to working with you as we review this with the Planning Commission and Council.

Sincerely,
Midwestern Consulting LLC

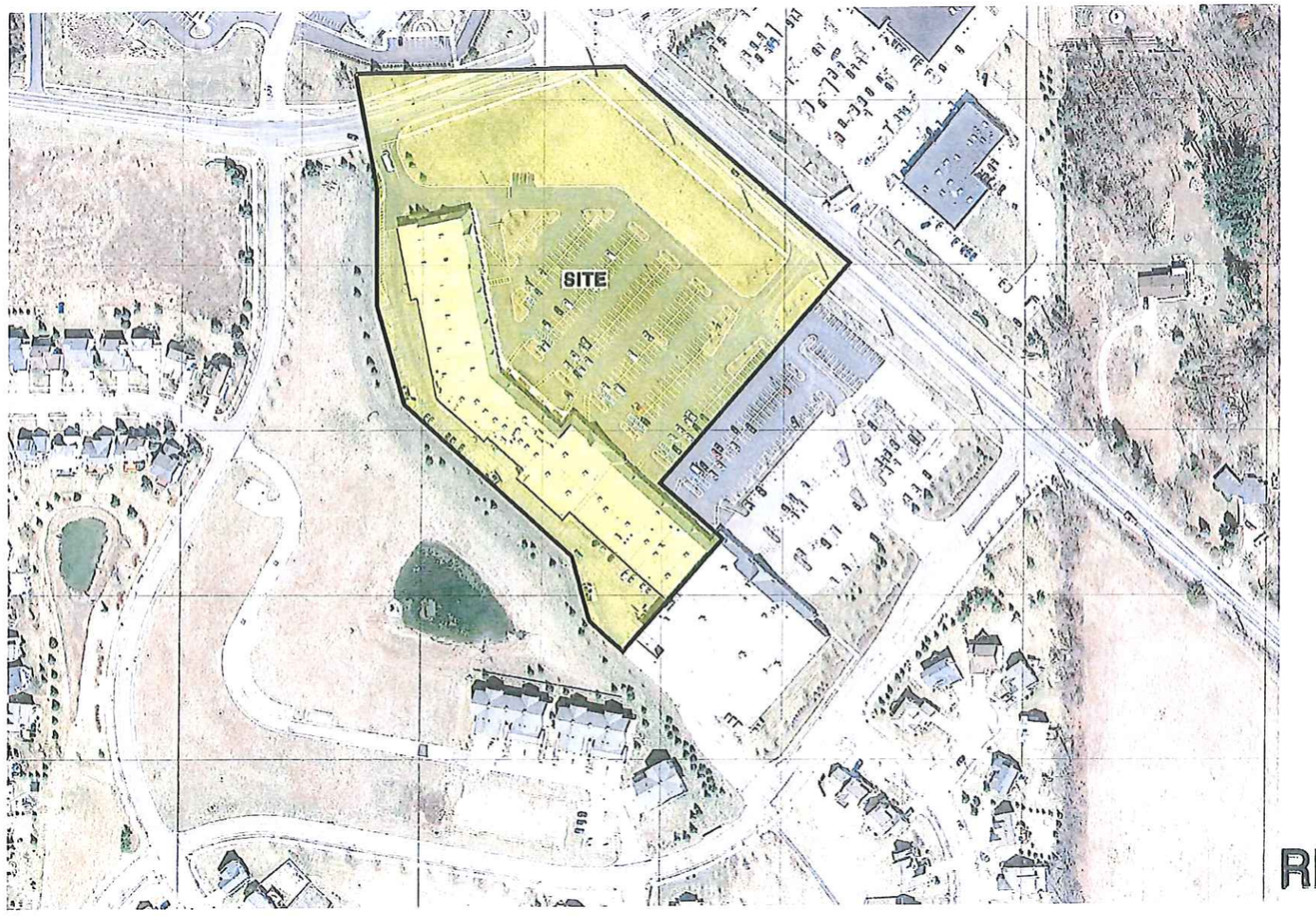
Thomas J. Covert
Senior Project Manager

DEXTER CROSSINGS COMMERCIAL

VILLAGE OF DEXTER, WASHTENAW CO., MICHIGAN
AREA PLAN - EXTENSION REQUEST
A PLANNED UNIT DEVELOPMENT

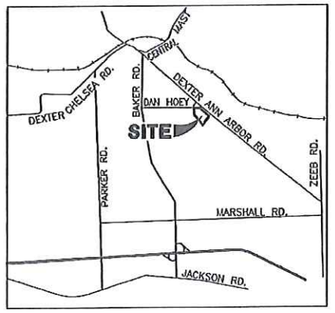
CONSULTANT
MIDWESTERN CONSULTING, LLC
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
PH: (734) 995-0200
ATTN: TOM COVERT

DEVLOPER/APPLICANT
DEXTER CROSSING ASSOCIATES, LLC
C/O OXFORD COMPANIES
210 S. FIFTH AVE.
ANN ARBOR, MI 48104
ATTN: ED FLAHERTY/LYLE BECKWITH



NOTE
PLAN IS AN AMENDMENT TO THE APPROVED FINAL SITE PLAN OF 5/22/98

RECEIVED
SEP 18 2014
VILLAGE OF DEXTER



VICINITY MAP
(NO SCALE)

PROJECT NARRATIVE:

WE ARE REQUESTING AN EXTENSION TO THE APPROVED AREA PLAN FOR DEXTER CROSSING – COMMERCIAL CENTER.

AS YOU KNOW SINCE PURCHASE AND THE APPROVAL OF THE NEW AREA PLAN IN 2012, OXFORD HAS BEEN BUSY MAKING IMPROVEMENTS TO THE SITE.

- SEALED THE PARKING SURFACES
- ENHANCED THE BUILDING FAÇADE
- GAINED TENANTS INCREASING THE VIBRANCY OF THE CENTER AS WELL AS DECREASING VACANCY
- ADDED PARKING SPACES
- RECONFIGURED A FEW BARRIER FREE SPACES
- ADDED PEDESTRIAN SIDEWALKS
- PREFORMED UTILITY MAINTENANCE
- SCHEDULED / PROGRAMED SITE MAINTENANCE AND BEAUTIFICATION EFFORTS

THE AREA PLAN AS APPROVED WAS VERY INSTRUMENTAL IN ASSISTING OXFORD IN THESE ENDEAVORS IN THAT THE AREA PLAN AS APPROVED ANSWERED MANY QUESTIONS LEFT OPEN BY THE PREVIOUS AREA PLAN. WITH AN APPROVED AREA PLAN IN PLACE, THERE IS DEFINITION PUT TO THE GENERAL LOCATION OF THE FUTURE BUILDING AS WELL AS ADDRESSING; VEHICULAR ACCESS AND CIRCULATION; PEDESTRIAN ACCESS AND CIRCULATION; AND OPEN SPACE LOCATIONS. THIS CREATES SOME ASSURANCES WITH FUTURE TENANTS, AS WELL AS WITH EXISTING TENANTS WITH REGARD TO WHAT CAN BE EXPECTED IN THE NOT SO DISTANT FUTURE WITH REGARD TO DEVELOPMENT AT THE SITE.

ADDITIONALLY, WE WOULD NOTE THAT AS A PART OF TENANT IMPROVEMENTS AT THE SITE A SMALL NUMBER OF PARKING SPACES WERE APPROVED IN AN AMENDMENT TO THE FINAL SITE PLAN CONSISTENT WITH THE AREA PLAN AS APPROVED IN 2012. WITH THIS THERE WERE ALSO PEDESTRIAN WALK IMPROVEMENTS AS WELL AS BARRIER FREE PARKING IMPROVEMENTS. PLANS FOR WHICH WE HAVE INCLUDED WITH THIS SUBMITTAL FOR AREA PLAN EXTENSION.

SHEET INDEX

2012 AREA PLAN
1. COVER SHEET
2. EXISTING CONDITIONS – SITE ANALYSIS
3. CONCEPTUAL LAYOUT PLAN
4. CONCEPTUAL LANDSCAPE PLAN
5. CONCEPTUAL UTILITY ROUTING PLAN
6. CONCEPTUAL GRADING & SOIL EROSION CONTROL PLAN

2014 AMENDMENT TO FINAL SITE PLAN
1. COVER SHEET
2. EXISTING CONDITIONS & REMOVALS
3. LAYOUT, LANDSCAPE, GRADING, & SOIL EROSION CONTROL PLAN

DEXTER CROSSINGS COMMERCIAL

JOB No. 14099
REVISIONS: REV. DATE
DATE: 9/17/14
SHEET 1 OF
CADD: TRF
CHK:
PM: TC
TECH:
14099CV1 EXTENSION.DWG
1

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

RELEASED FOR:	DATE

P.E. #

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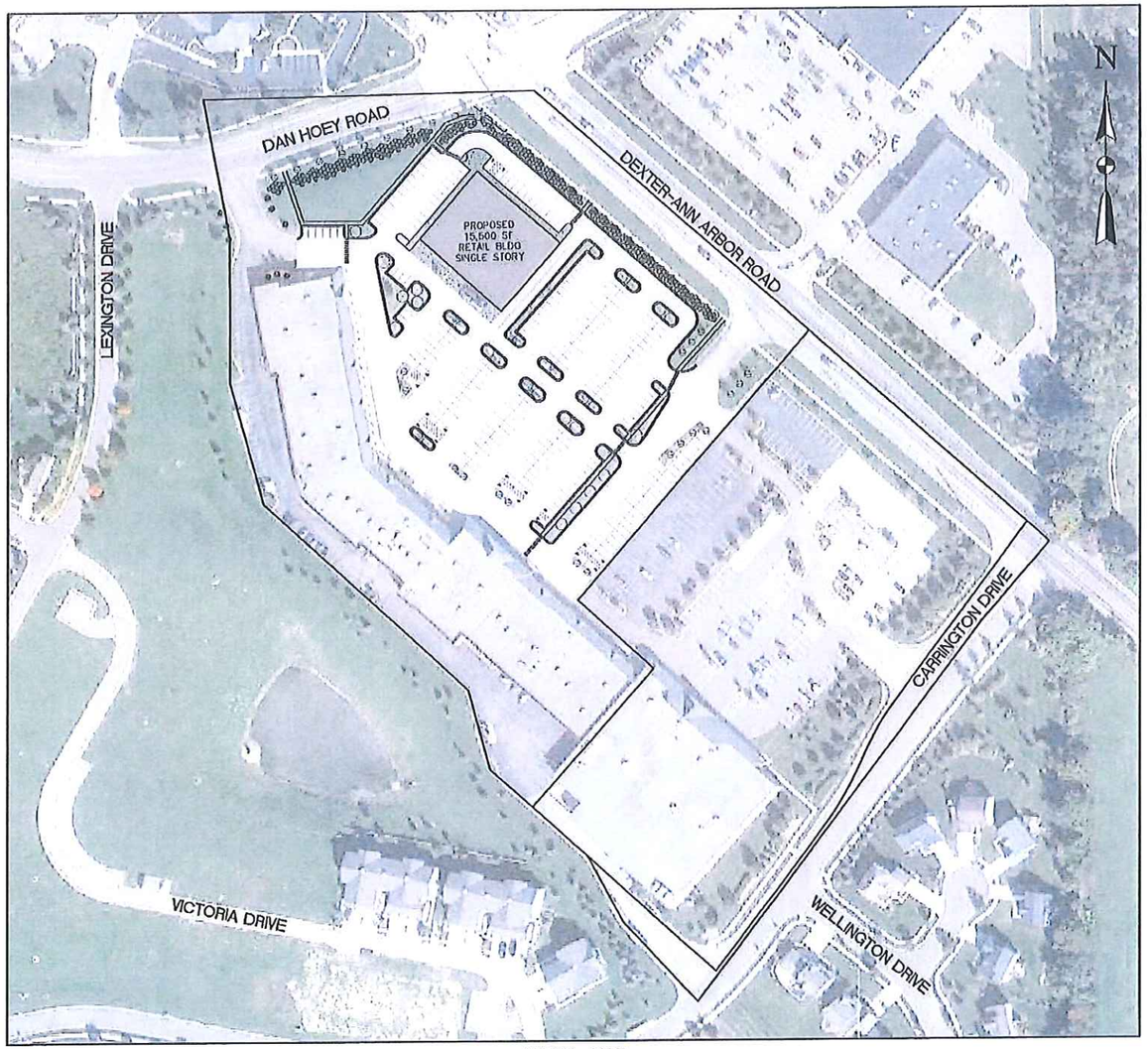
AREA PLAN FOR

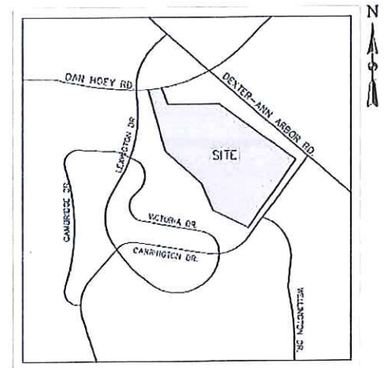
DEXTER CROSSINGS

7061 DEXTER-ANN ARBOR ROAD

VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN



AERIAL MAP
SCALE: 1"=80'



VICINITY MAP

DEVELOPER/APPLICANT/PROPERTY OWNER

OXFORD COMPANY, LLC
CONTACT: ANDREW SELINGER
312 SOUTH STATE, SECOND FLOOR
ANN ARBOR, MICHIGAN 48104
PH: 734.747.6600
FAX: 734.747.6606

CIVIL ENGINEER/LANDSCAPE ARCHITECT

METRO CONSULTING ASSOCIATES
CONTACT: THOMAS J. CONTRI, RLA, AICP, LEED AP
6001 SCHOONER DRIVE
BELLEVILLE, MICHIGAN 48111
PH: 734.483.1427
FAX: 734.483.3431
EMAIL: TC@VERTIGOMETRO.NET

PROJECT NARRATIVE

OXFORD COMPANY, LLC IS REQUESTING APPROVAL TO REDEVELOP A PORTION OF THE EXISTING DEXTER CROSSING SHOPPING CENTER FOR A NEW RETAIL BUILDING AND ASSOCIATED PARKING. THE SITE IS LOCATED AT 7061 DEXTER-ANN ARBOR ROAD NEAR THE SOUTHEAST CORNER OF DEXTER-ANN ARBOR ROAD AND DAN HOEY ROAD IN THE VILLAGE OF DEXTER. THE OVERALL SITE IS 9.49 ACRES IN SIZE AND IS ZONED B-3 WITHIN DEXTER-ANN ARBOR ROAD CORRIDOR OVER LAY DISTRICT. THE UNDERLYING ZONING IS C-1.

THE PROPOSED PROJECT INCLUDES CONSTRUCTION OF A 15,600 SQUARE-FOOT SINGLE-STORY RETAIL BUILDING AND APPROXIMATELY 30 ADDITIONAL PARKING SPACES. THE PROPOSED BUILDING WILL BE A LEASE/BUILD-TO-SUIT. A PORTION OF THE EXISTING PARKING LOT AND LANDSCAPE ISLANDS WILL BE RECONFIGURED TO ACCOMMODATE THE PROPOSED BUILDING. ALL EXISTING BUILDINGS ON SITE AND THE REMAINDER OF THE EXISTING PARKING SPACES AND LANDSCAPING WILL REMAIN. ADDITIONAL SITE LANDSCAPING AND ADDITIONAL PEDESTRIAN CONNECTIONS ARE ALSO PROPOSED AS PART OF THIS PROJECT.

THE SITE IS CURRENTLY SERVED BY EXISTING PUBLIC AND FRANCHISE UTILITIES. A PORTION OF THE EXISTING ON-SITE UTILITIES WILL BE REMOVED/RELOCATED TO ACCOMMODATE THE PROPOSED BUILDING. ACCESS TO THE SITE WILL BE PROVIDED BY EXISTING CURB CUTS ONTO DEXTER-ANN ARBOR ROAD AND DAN HOEY ROAD. NO IMPROVEMENTS TO THE EXISTING CURB CUTS ARE PROPOSED AS PART OF THIS PROJECT.

SHEET INDEX

01 COVER SHEET
02 EXISTING CONDITIONS – SITE ANALYSIS
03 CONCEPTUAL LAYOUT PLAN
04 CONCEPTUAL LANDSCAPE PLAN
05 CONCEPTUAL UTILITY ROUTING PLAN
06 CONCEPTUAL GRADING & SOIL EROSION CONTROL PLAN

REV	DATE	ISSUED FOR
0	11-01-2012	AREA PLAN SUBMITTAL

METRO CONSULTING ASSOCIATES
6001 SCHOONER DRIVE
BELLEVILLE, MICHIGAN 48111
PHONE: 734.483.1427 FAX: 734.483.3431
www.metroca.net

CLIENT NAME: OXFORD COMPANY, LLC

DEXTER CROSSINGS
AREA PLAN
COVER SHEET

GRAPHIC SCALE
0 40 80 160
1 inch = 80 feet
(24"x36" DRAWINGS ONLY)

VCA JOB #	1037-12-5579
DATE:	11-01-2012
DRAWN BY:	CB
CHECK BY:	TC
BOOK/CREW:	
ADDRESS:	7061 DEXTER-ANN ARBOR
SECTION:	8
TOWNSHIP:	2 SOUTH
RANGE:	5 EAST
COMMUNITY:	VILLAGE OF DEXTER
COUNTY:	WASHTENAW
SHEET:	01

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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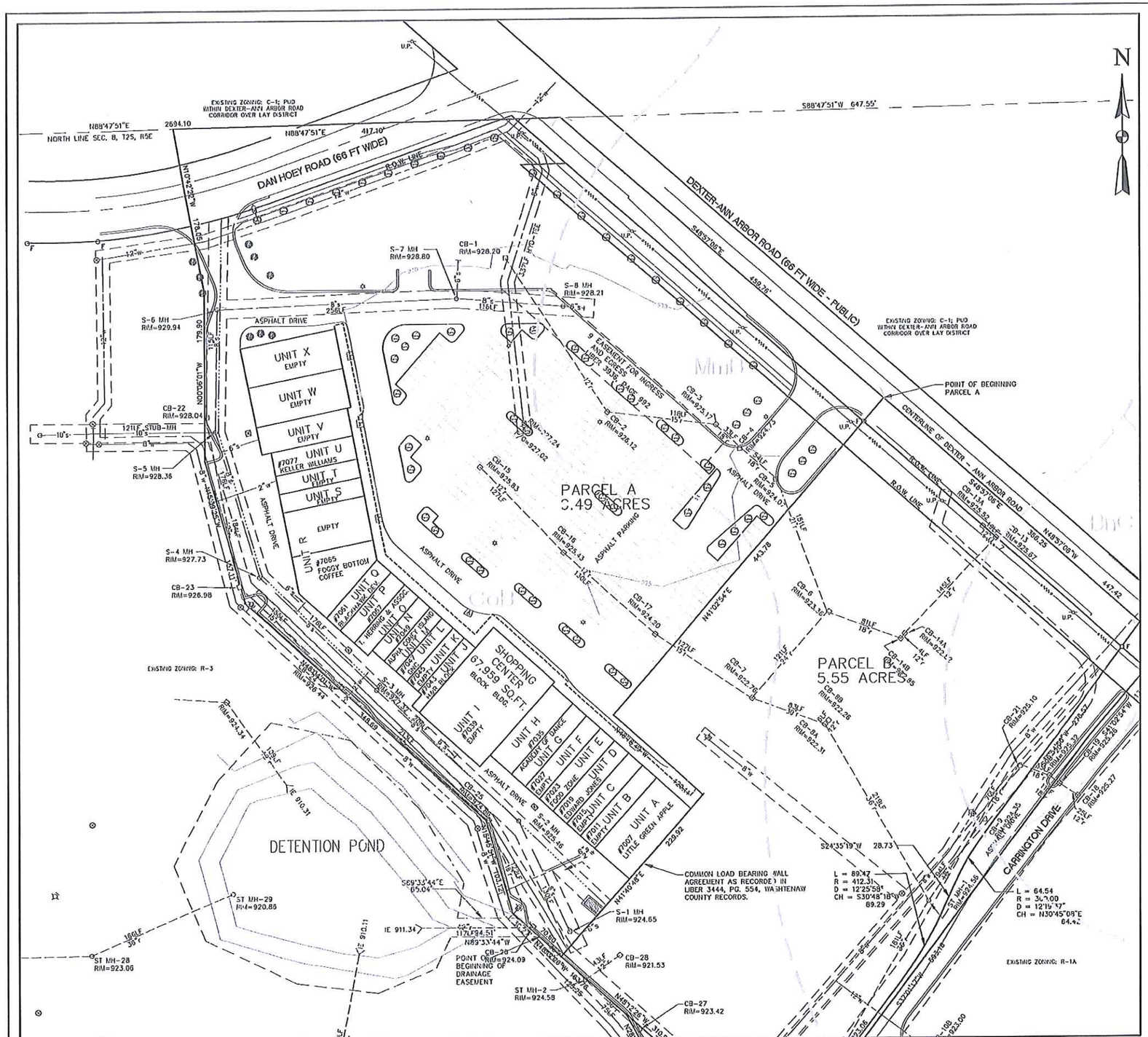
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION



LEGAL DESCRIPTION (BY OTHERS)

TAX PARCEL ID# HD-08-08-200-013, HD-08-09-200-019

PARCEL A:

A PARCEL OF LAND IN THE WEST 1/2 SECTION 8, T2S, R5E, FORMERLY KNOWN AS SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 00°31'02" EAST 610.01 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 8, TO THE CENTERLINE OF DEXTER-ANN ARBOR ROAD; THENCE NORTH 48°57'05" WEST 43.65 FEET ALONG SAID CENTERLINE OF DEXTER-ANN ARBOR ROAD TO THE POINT OF BEGINNING;
THENCE S 41°02'54" W 130.65 FEET; THENCE S 37°01'17" W 593.18 FEET; THENCE N 43°27'18" W 137.62 FEET; THENCE N 28°45'01" W 84.54 FEET; THENCE N 45°12'26" W 163.78 FEET; THENCE N 15°45'51" W 103.12 FEET; THENCE N 48°04'01" W 348.69 FEET; THENCE N 15°39'25" W 157.11 FEET; THENCE N 00°06'01" W 179.90 FEET; THENCE N 10°42'22" W 178.05 FEET TO THE NORTH LINE OF SAID SECTION 8; THENCE N 88°47'51" E 417.10 FEET ALONG THE NORTH LINE OF SECTION 8 TO THE CENTERLINE OF DEXTER-ANN ARBOR ROAD; THENCE S 48°57'05" E 883.52 FEET ALONG THE CENTERLINE OF DEXTER-ANN ARBOR ROAD TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND IN THE WEST 1/2 SECTION 8, T2S, R5E, FORMERLY KNOWN AS SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 00°31'02" EAST 610.01 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 8, TO THE CENTERLINE OF DEXTER-ANN ARBOR ROAD; THENCE NORTH 48°57'05" WEST 81.17 FEET ALONG SAID CENTERLINE OF DEXTER-ANN ARBOR ROAD TO THE POINT OF BEGINNING;
THENCE SOUTH 36°54'55" WEST 278.57 FEET; THENCE 64.54 FEET ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°19'37", 300.00 FOOT RADIUS, AND A CHORD BEARING SOUTH 30°45'09" WEST 64.42 FEET; THENCE SOUTH 24°35'19" WEST 28.73 FEET; THENCE 89.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 12°25'58", 412.31 FOOT RADIUS, AND A CHORD BEARING SOUTH 30°48'18" WEST 89.29; THENCE SOUTH 37°01'17" WEST 223.09 FEET; THENCE NORTH 43°27'26" WEST 310.98 FEET; THENCE NORTH 41°02'54" EAST 223.92 FEET; THENCE NORTH 49°18'49" WEST 129.11 FEET; THENCE NORTH 41°02'54" EAST 443.78 FEET TO THE CENTERLINE OF DEXTER-ANN ARBOR ROAD; THENCE SOUTH 48°57'05" EAST 366.25 FEET, ALONG THE CENTERLINE OF DEXTER-ANN ARBOR ROAD TO THE POINT OF BEGINNING.

SOIL TYPES

CoB – CONOVER LOAM, 0%-4% SLOPES

MmB – MIAMI LOAM, 2%-6& SLOPES

BnC – BOYER LOAMY SAND, 6%-12% SLOPES

LEGEND

x 656.5	EX. SPOT ELEVATION
652	EX. CONTOUR
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. SECTION LINE
	EX. EASEMENT LINE
	EX. WETLAND LIMITS
	EX. CURB/PAVEMENT
	EX. FENCE
	EX. GRAVEL
	EX. ℄ DITCH
	EX. GUARDRAIL
	EX. WATER MAIN
	EX. WATER VALVE
	EX. HYDRANT
	EX. WATER MANHOLE
	EX. WELL
	EX. STORM SEWER
	EX. STORM INLET/CATCH BASIN
	EX. STORM MANHOLE
	EX. STORM END SECTION
	EX. SANITARY SEWER
	EX. SANITARY MANHOLE
	EX. UNDERGROUND GAS
	EX. GAS VALVE
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND CABLE
	EX. TREELINE
	EX. TELEPHONE MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC METER
	EX. GAS METER
	EX. LIGHT POLE
	EX. TRAFFIC SIGNAL BOX
	EX. UNIDENTIFIED MANHOLE
	EX. TRAFFIC SIGNAL POLE
	EX. UTILITY POLE
	EX. GUY WIRE
	EX. SIGN
	EX. MAILBOX
	EX. TREE (CONIFEROUS)
	EX. TREE (DECIDUOUS)
	EX. SECTION CORNER
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND PK NAIL
	FOUND CONC. MONUMENT
	SET IRON ROD
	SET MAG NAIL
	SOIL TYPE
	SOIL LIMITS

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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NOTE: BASE MAP INFORMATION PER AS-BUILT SURVEY COMPLETED BY MIDWESTERN CONSULTING DATED 01/03/2012. CONDITIONS FIELD VERIFIED BY METRO CONSULTING ASSOCIATES, OCTOBER 2012.

PRELIMINARY - NOT FOR CONSTRUCTION

REV:	DATE:	ISSUED FOR:
0	11-01-2012	AREA PLAN SUBMITTAL

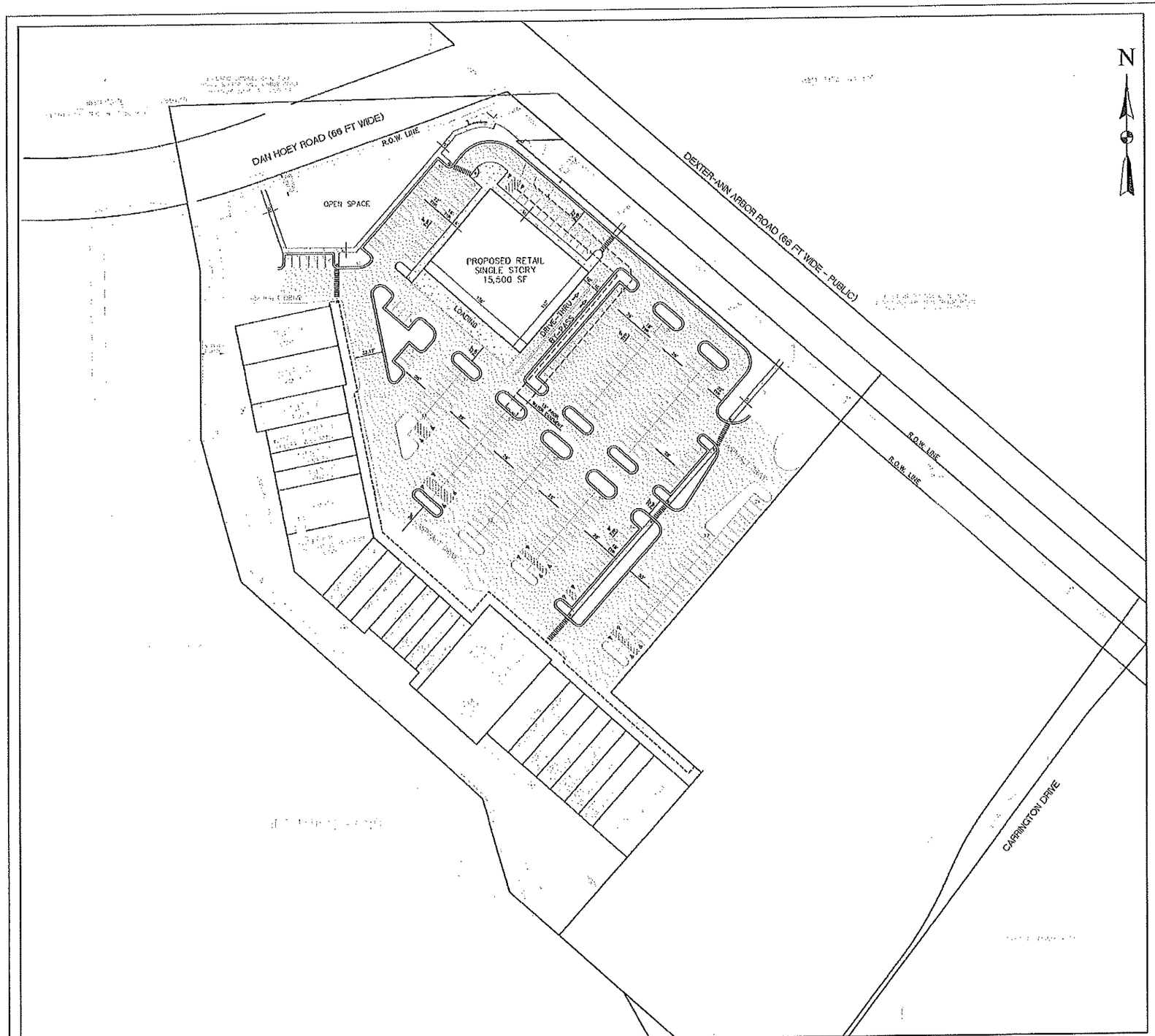
METRO CONSULTING ASSOCIATES
6001 SCHOONER DRIVE
BELLEVILLE, MICHIGAN 48111
PHONE: 734.483.1427 FAX: 734.483.3431
www.metroca.net

CLIENT NAME: OXFORD COMPANY, LLC

DEXTER CROSSINGS
AREA PLAN
EXISTING CONDITIONS – SITE ANALYSIS

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet
(24"x36" DRAWINGS ONLY)

MCA JOB #:	1037-12-5579
DATE:	11-01-2012
DRAWN BY:	CB
CHECK BY:	TC
BOOK/CREW:	
ADDRESS:	7061 DEXTER-ANN ARBOR
SECTION:	8
TOWNSHIP:	2 SOUTH
RANGE:	5 EAST
COMMUNITY:	VILLAGE OF DEXTER
COUNTY:	WASHTENAW
SHEET:	02



SITE DATA

	REQUIRED/EXISTING	PROPOSED
ZONING	C-1: GEN. BUSINESS; PUD WITHIN DEXTER-ANN ARBOR ROAD CORRIDOR OVER LAY DISTRICT	C-1: GEN. BUSINESS; PUD WITHIN DEXTER-ANN ARBOR ROAD CORRIDOR OVER LAY DISTRICT
SITE AREA:	2.00 ACRES MIN.	9.49 ACRES
LOT WIDTH:	200' MIN.	460' DEXTER-ANN ARBOR ROAD; 363' DAN HOEY ROAD
BUILDING SETBACKS FRONT:	25' MIN.	66' DEXTER-ANN ARBOR ROAD; 91' DAN HOEY ROAD
SIDE:	10' ONE/20' TOTAL MIN.	N/A
REAR:	25' MIN.	37' EXIST.
BUILDING FLOOR AREA:	±87,958 SF EXIST.	15,500 SF PROP. 103,459 SF TOTAL
BUILDING HEIGHT:	35'/2½ STORIES MAX.	1 STORY
LOT COVERAGE (B/DG):	N/A	20.2%
PARKING SPACES:	251 REQ / 257 EXIST.	283
ACCESSIBLE:	12 REQ. / 18 EXIST.	18
OPEN SPACE:	N/A	1.02 AC / 47,470 SF (11.5%)

LEGEND

EX. SPOT ELEVATION	EX. TELEPHONE MANHOLE
EX. CONTOUR	EX. ELECTRIC MANHOLE
EX. PROPERTY LINE	EX. ELECTRIC METER
EX. ADJACENT PROPERTY LINE	EX. GAS METER
EX. SECTION LINE	EX. LIGHT POLE
EX. EASEMENT LINE	EX. TRAFFIC SIGNAL BOX
EX. WETLAND LIMITS	EX. UNIDENTIFIED MANHOLE
EX. CURB/PAVEMENT	EX. TRAFFIC SIGNAL POLE
EX. FENCE	EX. UTILITY POLE
EX. GRAVEL	EX. GUY WIRE
EX. ℄ DITCH	EX. SIGN
EX. GUARDRAIL	EX. MAILBOX
EX. WATER MAIN	EX. TREE (CONIFEROUS)
EX. WATER VALVE	EX. TREE (DECIDUOUS)
EX. HYDRANT	EX. SECTION CORNER
EX. WATER MANHOLE	FOUND IRON PIPE
EX. WELL	FOUND IRON ROD
EX. STORM SEWER	FOUND PK NAIL
EX. STORM INLET/CATCH BASIN	FOUND CONC. MONUMENT
EX. STORM MANHOLE	SET IRON ROD
EX. STORM END SECTION	SET MAG NAIL
EX. SANITARY SEWER	
EX. SANITARY MANHOLE	
EX. UNDERGROUND GAS	
EX. GAS VALVE	
EX. OVERHEAD ELECTRIC	
EX. UNDERGROUND ELECTRIC	
EX. UNDERGROUND CABLE	
EX. TREELINE	

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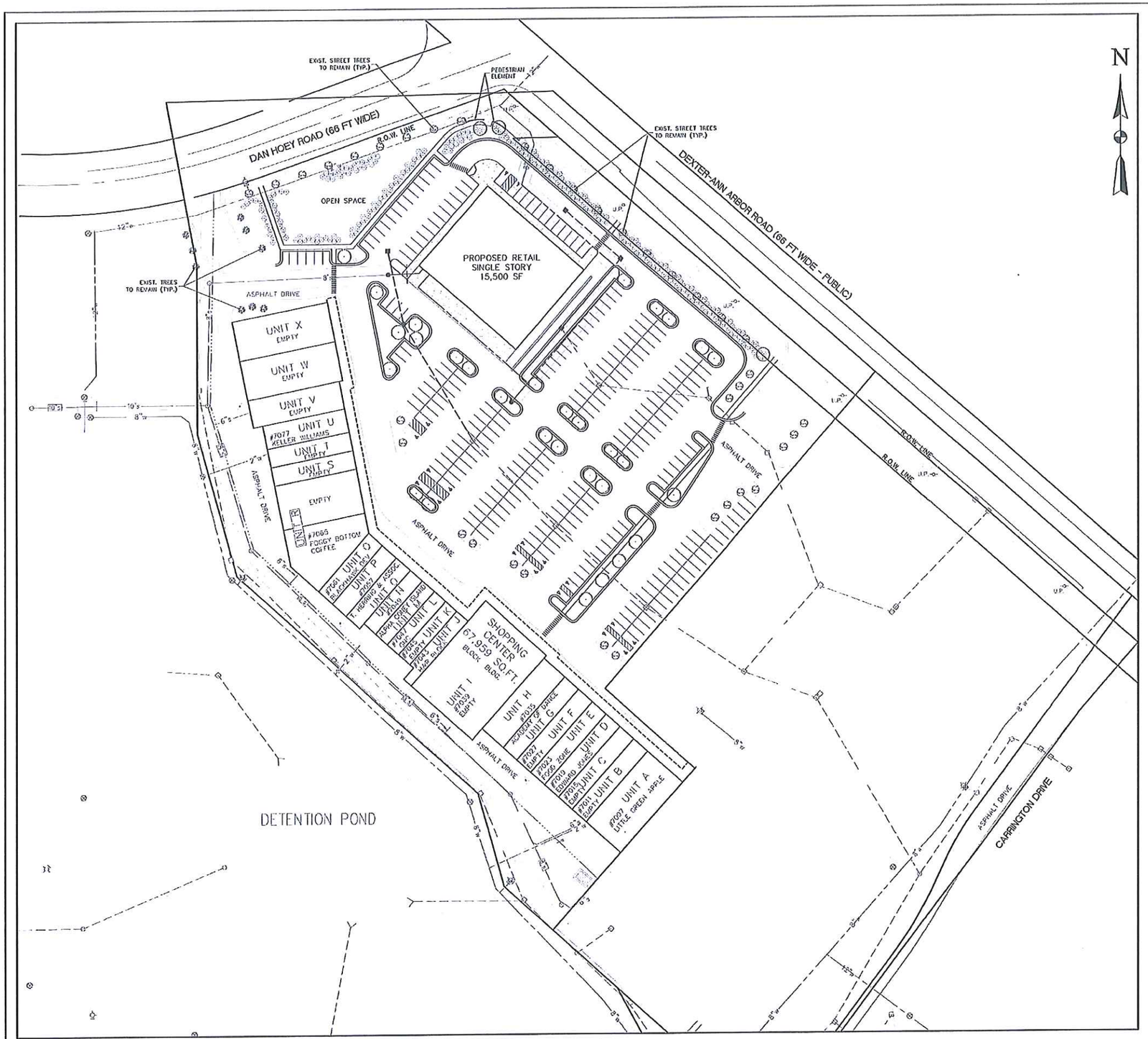
BELLEVILLE, MICHIGAN 48111
PHONE 734.483.1427 FAX 734.483.3431
www.metroca.net

CLIENT NAME: OXFORD COMPANY, LLC

DEXTER CROSSINGS
AREA PLAN
CONCEPTUAL LAYOUT PLAN

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet
(24"x36" DRAWINGS ONLY)

MCA JOB #:	1037-12-5579
DATE:	11-01-2012
DRAWN BY:	CB
CHECK BY:	TC
BOOK/CREW:	
ADDRESS:	700 DEXTER-ANN ARBOR
SECTION:	8
TOWNSHIP:	2 SOUTH
RANGE:	5 EAST
COMMUNITY:	VILLAGE OF DEXTER
COUNTY:	WASHTENAW
SHEET:	03



LANDSCAPE CALCULATIONS

RIGHT-OF-WAY SCREENING – DEXTER-ANN ARBOR ROAD (460 LF)

	REQUIRED	PROPOSED
WIDTH:	10'-15'	±7.5'
SHRUBS:	154	154

RIGHT-OF-WAY SCREENING – DAN HOEY ROAD (363 LF)

	REQUIRED	PROPOSED
WIDTH:	10'-15'	±40'
SHRUBS:	121	121

INTERIOR PARKING LOT LANDSCAPING (283 SPACES)

	REQUIRED	PROPOSED
LANDSCAPED AREA:	1,887 SF	12,761 SF
DECIDUOUS TREES:	19	30 (+12 EXIST. TO REMAIN)

STREET TREES – DEXTER-ANN ARBOR ROAD (460 LF)

	REQUIRED	PROPOSED
DECIDUOUS TREES:	12	2 (+10 EXIST. TO REMAIN)

STREET TREES – DAN HOEY ROAD (363 LF)

	REQUIRED	PROPOSED
DECIDUOUS TREES:	10	1 (+9 EXIST. TO REMAIN)

TOTAL LANDSCAPING

	REQUIRED	PROPOSED
DECIDUOUS TREES:	41	33 (+31 EXIST. TO REMAIN)
SHRUBS:	275	275

LANDSCAPE NOTES

1. THIS PLAN IS FOR PLANTING LOCATIONS ONLY.
2. SIZES SPECIFIED ARE MINIMUM SIZES TO BE INSTALLED.
3. IN THE EVENT THE PLANT LIST DOES NOT MATCH THE PLAN, THE PLAN SHALL TAKE PRECEDENCE.
4. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH VILLAGE STANDARDS IN A NEAT, HEALTHY AND WEED-FREE CONDITION, FREE FROM REFUSE AND DEBRIS. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
5. ALL EXISTING TREES TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. PLANTINGS WITHIN 15 FEET OF A FIRE HYDRANT SHALL NOT EXCEED 6 INCHES IN HEIGHT.
7. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN IN THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
8. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
9. ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18"-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL.
10. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
11. ALL DISTURBED UNPAVED AREAS ARE TO BE SPREAD WITH A MINIMUM 4 INCHES OF TOPSOIL AND SEEDED.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY. NEWLY PLANTED MATERIALS SHALL BE REGULARLY WATERED UNTIL ESTABLISHED.
13. IF AN APPROVED SPECIES IS NO LONGER ACCEPTABLE DUE TO SUCH THINGS AS INFESTATION OR DISEASE, A SUITABLE SIMILAR SPECIES SHALL BE USED AS REPLACEMENT. ANY PLANT SUBSTITUTIONS SHALL HAVE VILLAGE APPROVAL PRIOR TO INSTALLATION.
14. RECOMMENDED PLANTING DATES ARE MARCH 1 TO MAY 15 FOR ALL MATERIALS AND OCTOBER 15 TO DECEMBER 15 FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR VILLAGE APPROVAL, AND MAY REQUIRE SPECIAL TREATMENT, SUCH AS EXTRA WATERING OR MULCHING, TO INCREASE SURVIVAL POTENTIAL.
15. PLANT MATERIAL SHALL NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES.

LEGEND

x 656.5	EX. SPOT ELEVATION		EX. TELEPHONE MANHOLE
	EX. CONTOUR		EX. ELECTRIC MANHOLE
	EX. PROPERTY LINE		EX. ELECTRIC METER
	EX. ADJACENT PROPERTY LINE		EX. GAS METER
	EX. SECTION LINE		EX. LIGHT POLE
	EX. EASEMENT LINE		EX. TRAFFIC SIGNAL BOX
	EX. WETLAND LIMITS		EX. UNIDENTIFIED MANHOLE
	EX. CURB/PAVEMENT		EX. TRAFFIC SIGNAL POLE
	EX. FENCE		EX. UTILITY POLE
	EX. GRAVEL		EX. GUY WIRE
	EX. ℄ DITCH		EX. SIGN
	EX. GUARDRAIL		EX. MAILBOX
	EX. WATER MAIN		EX. TREE (CONIFEROUS)
	EX. WATER VALVE		EX. TREE (DECIDUOUS)
	EX. HYDRANT		EX. SECTION CORNER
	EX. WATER MANHOLE		FOUND IRON PIPE
	EX. WELL		FOUND IRON ROD
	EX. STORM SEWER		FOUND PK NAIL
	EX. STORM INLET/CATCH BASIN		FOUND CONC. MONUMENT
	EX. STORM MANHOLE		SET IRON ROD
	EX. STORM END SECTION		SET MAG NAIL
	EX. SANITARY SEWER		
	EX. SANITARY MANHOLE		
	EX. UNDERGROUND GAS		
	EX. GAS VALVE		
	EX. OVERHEAD ELECTRIC		
	EX. UNDERGROUND ELECTRIC		
	EX. UNDERGROUND CABLE		
	EX. TREELINE		

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0	11-01-2012	AREA PLAN SUBMITTAL

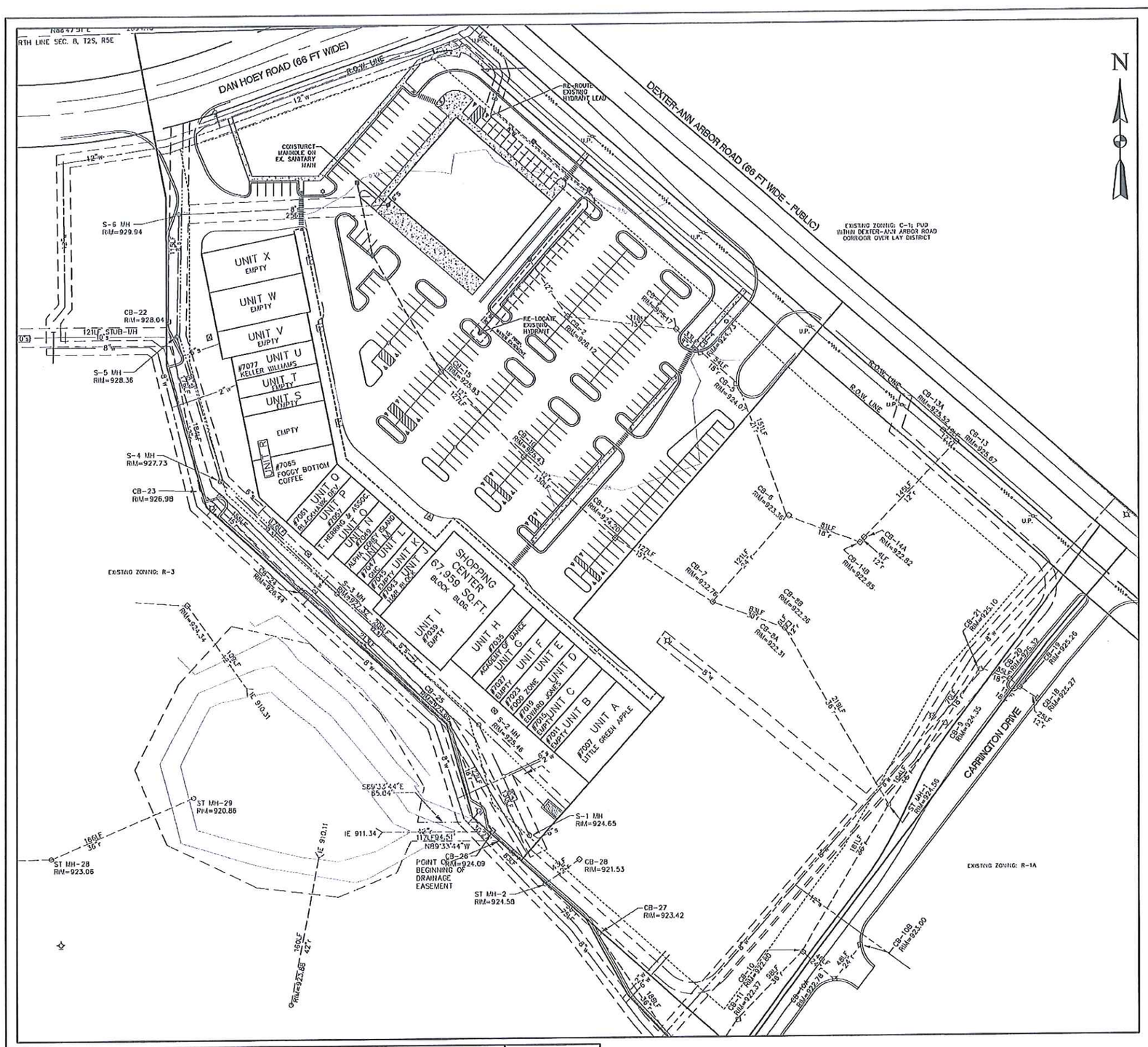
METRO CONSULTING ASSOCIATES
6001 SCHOONER DRIVE
BELLEVILLE, MICHIGAN 48111
PHONE: 734.483.1427 FAX: 734.483.3431
www.metroca.net

CLIENT NAME: OXFORD COMPANY, LLC

DEXTER CROSSINGS
AREA PLAN
CONCEPTUAL LANDSCAPE PLAN

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet
(24"x36" DRAWINGS ONLY)

MCA JOB #:	1037-12-5579
DATE:	11-01-2012
DRAWN BY:	CB
CHECK BY:	TC
BOOK/CREW:	
ADDRESS:	X61 DEXTER-ANN ARBOR
SECTION:	8
TOWNSHIP:	2 SOUTH
RANGE:	5 EAST
COMMUNITY:	VILLAGE OF DEXTER
COUNTY:	WASHTENAW
SHEET:	04



LEGEND

× 656.5	PR. SPOT ELEVATION
653	PR. CONTOUR
	PR. DRAINAGE ARROW
	PR. ℄ DITCH/SWALE
	PR. GRAVEL
	PR. EASEMENT LINE
	PR. SETBACK LINE
	PR. CURB/PAVEMENT
	PR. FENCE
	PR. ASPHALT PAVEMENT
	PR. CONCRETE PAVEMENT
	PR. CONCRETE WALK
	PR. GUARDRAIL
R	PR. SIDEWALK RAMP
	PR. WATER MAIN
	PR. WATER VALVE
	PR. HYDRANT
	PR. WATER VALVE IN MANHOLE
	PR. WELL
	PR. STORM SEWER
	PR. STORM INLET/CATCH BASIN
	PR. STORM MANHOLE
	PR. STORM END SECTION
D.S.	PR. DOWNSPOUT CONNECTION
	PR. SANITARY SEWER
	PR. SANITARY MANHOLE
C.O.	PR. CLEANOUT
I	PR. UTILITY CROSSING LOCATION
	PR. UNDERGROUND GAS
	PR. GAS VALVE
	PR. LIGHT POLE
	EX. WATER MAIN
	EX. WATER VALVE
	EX. HYDRANT
	EX. WATER MANHOLE
	EX. WELL
	EX. STORM SEWER
	EX. STORM INLET/CATCH BASIN
	EX. STORM MANHOLE
	EX. STORM END SECTION
	EX. SANITARY SEWER
	EX. SANITARY MANHOLE
	EX. UNDERGROUND GAS
	EX. GAS VALVE
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND CABLE
	EX. TELEPHONE MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC METER
	EX. GAS METER
	EX. LIGHT POLE
	EX. TRAFFIC SIGNAL BOX
	EX. UNIDENTIFIED MANHOLE
	EX. TRAFFIC SIGNAL POLE
	EX. UTILITY POLE
	EX. GUY WIRE

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0	11-01-2012	AREA PLAN SUBMITTAL

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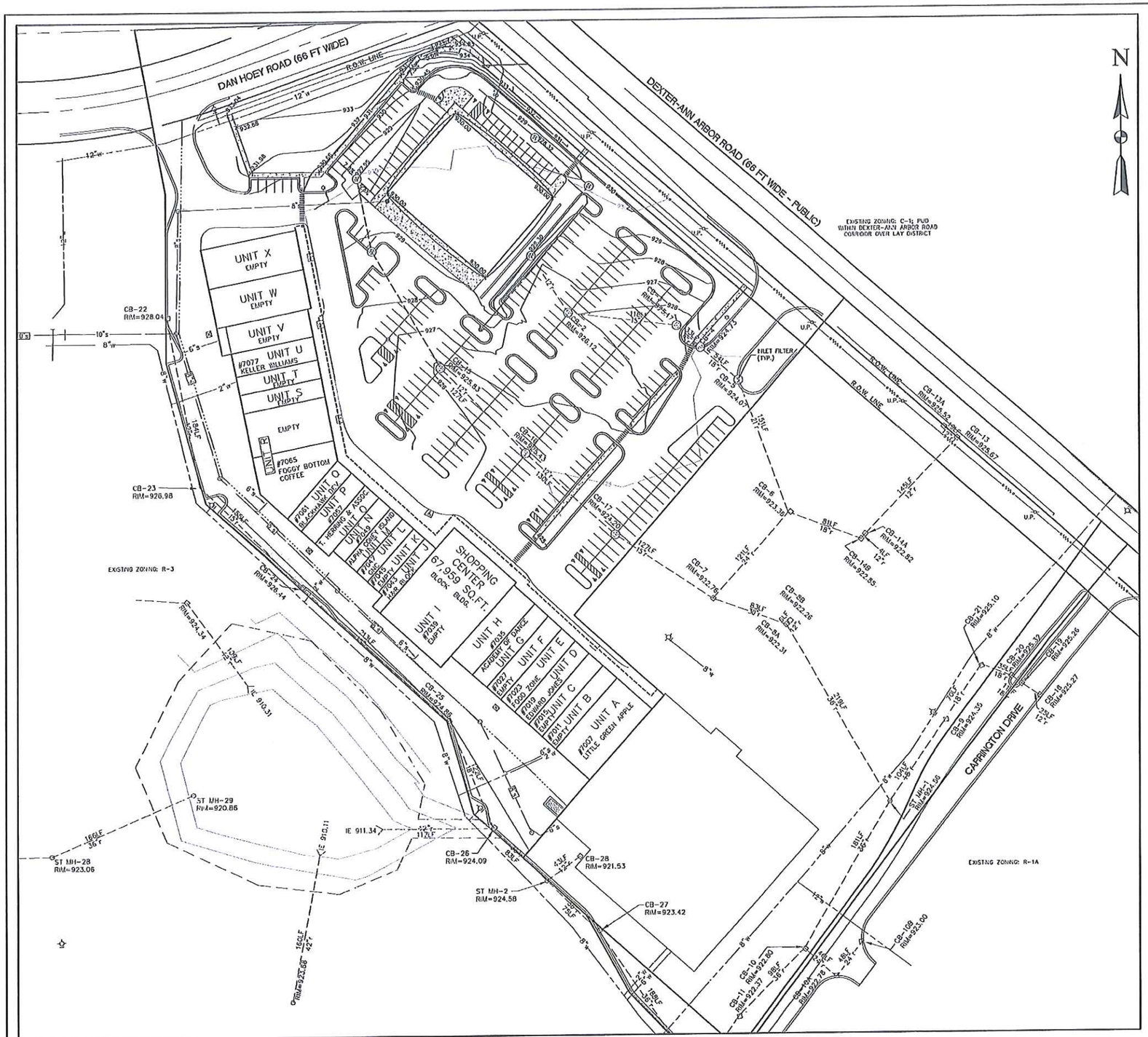
6001 SCHOONER DRIVE
BELLEVILLE, MICHIGAN 48111
PHONE: 734.483.1427 FAX: 734.483.3431
www.metroca.net

CLIENT NAME: OXFORD COMPANY, LLC

DEXTER CROSSINGS
AREA PLAN
CONCEPTUAL UTILITY ROUTING PLAN

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet
(24"x36" DRAWINGS ONLY)

MCA JOB #:	1037-12-5379
DATE:	11-01-2012
DRAWN BY:	CB
CHECK BY:	TC
BOOK/CREW:	
ADDRESS:	7401 DEXTER-ANN ARBOR
SECTION:	8
TOWNSHIP:	2 SOUTH
RANGE:	5 EAST
COMMUNITY:	VILLAGE OF DEXTER
COUNTY:	WASHTENAW
SHEET:	05



LEGEND

x 656.5	PR. SPOT ELEVATION
653	PR. CONTOUR
	PR. DRAINAGE ARROW
	PR. & DITCH/SWALE
	PR. GRAVEL
	PR. EASEMENT LINE
	PR. SETBACK LINE
	PR. CURB/PAVEMENT
	PR. FENCE
	PR. ASPHALT PAVEMENT
	PR. CONCRETE PAVEMENT
	PR. CONCRETE WALK
	PR. GUARDRAIL
R	PR. SIDEWALK RAMP
	PR. WATER MAIN
	PR. WATER VALVE
	PR. HYDRANT
	PR. WATER VALVE IN MANHOLE
	PR. WELL
	PR. STORM SEWER
	PR. STORM INLET/CATCH BASIN
	PR. STORM MANHOLE
	PR. STORM END SECTION
D.S.	PR. DOWNSPOUT CONNECTION
	PR. SANITARY SEWER
	PR. SANITARY MANHOLE
C.O.	PR. CLEANOUT
	PR. UTILITY CROSSING LOCATION
	PR. UNDERGROUND GAS
	PR. GAS VALVE
	PR. LIGHT POLE
	EX. WATER MAIN
	EX. WATER VALVE
	EX. HYDRANT
	EX. WATER MANHOLE
	EX. WELL
	EX. STORM SEWER
	EX. STORM INLET/CATCH BASIN
	EX. STORM MANHOLE
	EX. STORM END SECTION
	EX. SANITARY SEWER
	EX. SANITARY MANHOLE
	EX. UNDERGROUND GAS
	EX. GAS VALVE
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND CABLE
	EX. TELEPHONE MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC METER
	EX. GAS METER
	EX. LIGHT POLE
	EX. TRAFFIC SIGNAL BOX
	EX. UNIDENTIFIED MANHOLE
	EX. TRAFFIC SIGNAL POLE
	EX. UTILITY POLE
	EX. GUY WIRE

REV:	DATE:	ISSUED FOR:
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DEXTER CROSSINGS
AREA PLAN
CONCEPTUAL GRADING & SOIL EROSION CONTROL PLAN

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet
(24"x36" DRAWINGS ONLY)

MCA JOB #:	1037-12-5579
DATE:	11-01-2012
DRAWN BY:	CB
CHECK BY:	TC
BOOK/CREW:	
ADDRESS:	7001 DEXTER-ANN ARBOR
SECTION:	8
TOWNSHIP:	2 SOUTH
RANGE:	5 EAST
COMMUNITY:	VILLAGE OF DEXTER
COUNTY:	WASHTENAW
SHEET:	06

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

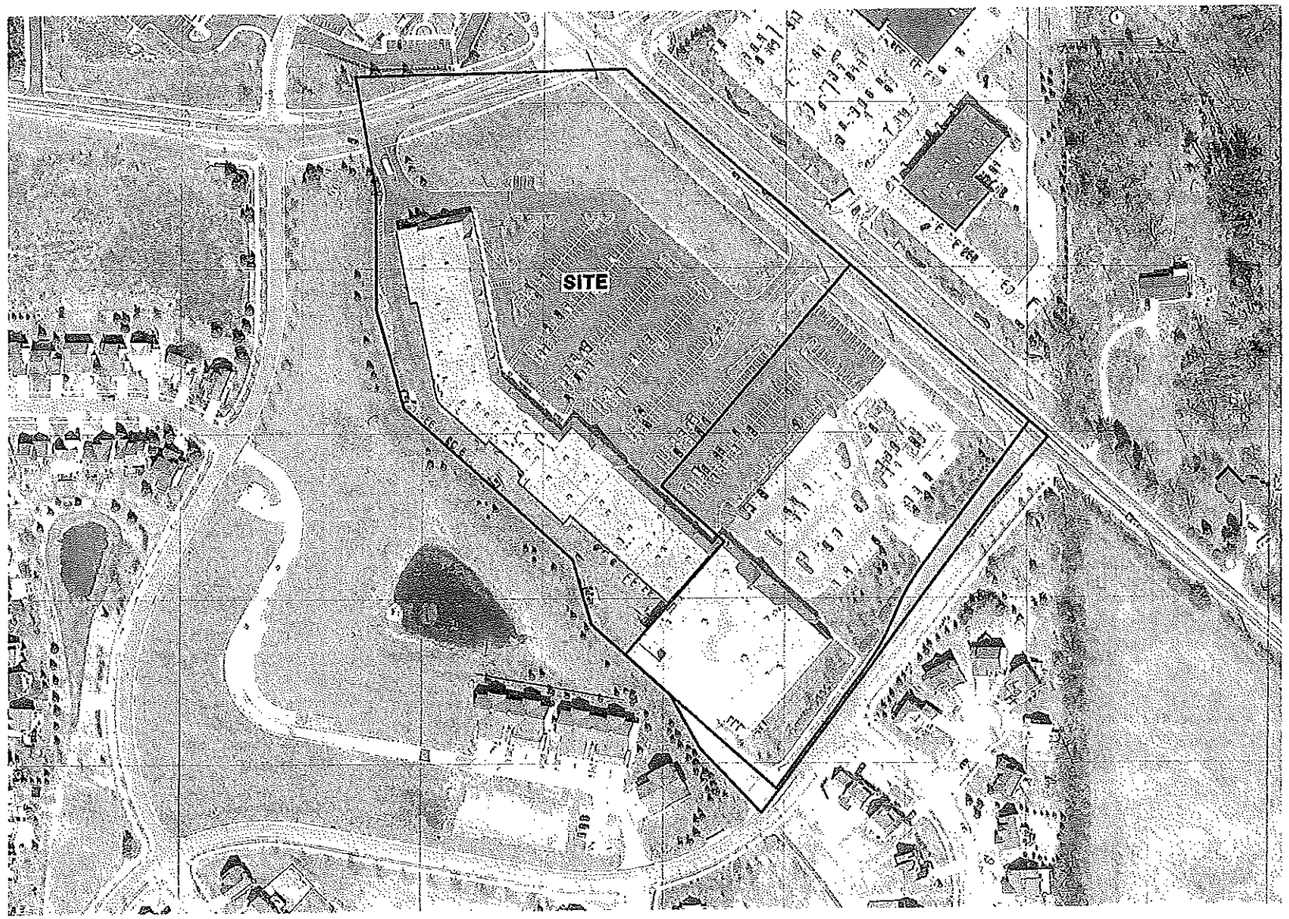
PRELIMINARY - NOT FOR CONSTRUCTION

DEXTER CROSSINGS COMMERCIAL

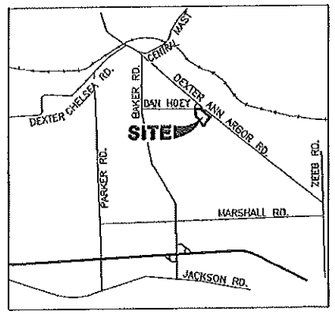
VILLAGE OF DEXTER, WASHTENAW CO., MICHIGAN
AMENDMENT TO FINAL SITE PLAN
A PLANNED UNIT DEVELOPMENT

CIVIL ENGINEER/PLANNER
MIDWESTERN CONSULTING, LLC
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
PH: (734) 995-0200
ATTN: TOM COVERT

DEVLOPER/APPLICANT
DEXTER CROSSING ASSOCIATES, LLC
C/O OXFORD COMPANIES
210 S. FIFTH AVE.
ANN ARBOR, MI 48104
ATTN: ED FLAHERTY/LYLE BECKWITH



NOTE
PLAN IS AN AMENDMENT TO THE APPROVED FINAL SITE PLAN OF 5/22/98



VICINITY MAP
(NO SCALE)

PROJECT NARRATIVE

THE PROPOSED PROJECT IS TO MOVE THE LOCATION OF THREE APPROVED PARKING SPACES AND ADD 3 PARKING SPACES TO THE SITE IN THE VICINITY OF THE WESTERN END OF THE BUILDING. BASED WITH THE ADDITION OF TENANT AT THE WESTERN END OF THE BUILDING IT HAS COME TO OUR ATTENTION THAT THE PARKING WOULD BETTER SERVE THIS UNIT IF IT WERE MOVED TO A LOCATION DIFFERENT TO THE CURRENTLY APPROVED FINAL SITE PLAN. WITH THIS WE WOULD ALSO LIKE TO CONSTRUCT 3 ADDITIONAL SPACES TO SERVE THIS UNIT AND THE PATRONS TO THIS UNIT.

WITH THIS PROJECT WE ARE NOT PROPOSING ANY NEW SITE UTILITIES; WE ANTICIPATE THE STORM WATER PATTERNS TO REMAIN UNCHANGED; AND WE WILL BE ADDING TWO (2) TREES AND TWELVE (12) SHRUBS AS REQUIRED BY THE LANDSCAPE SCREENING REQUIREMENTS.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS & REMOVALS
3. LAYOUT, LANDSCAPE, GRADING, AND SOIL EROSION CONTROL PLAN

DEXTER CROSSINGS COMMERCIAL

JOB No. 14099		DATE: 6/23/14	1
		SHEET 1 OF	
REVISIONS:	REV. DATE	CADD: DAG	
REV. PER VILLAGE REVIEW	7/2/14		
REV. PER VILLAGE COUNCIL MEETING	7/15/14	ENG:	
		FIL: TO	
		TECH:	
		14099CV1.DWG	

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

RELEASED FOR:	DATE

P.E.

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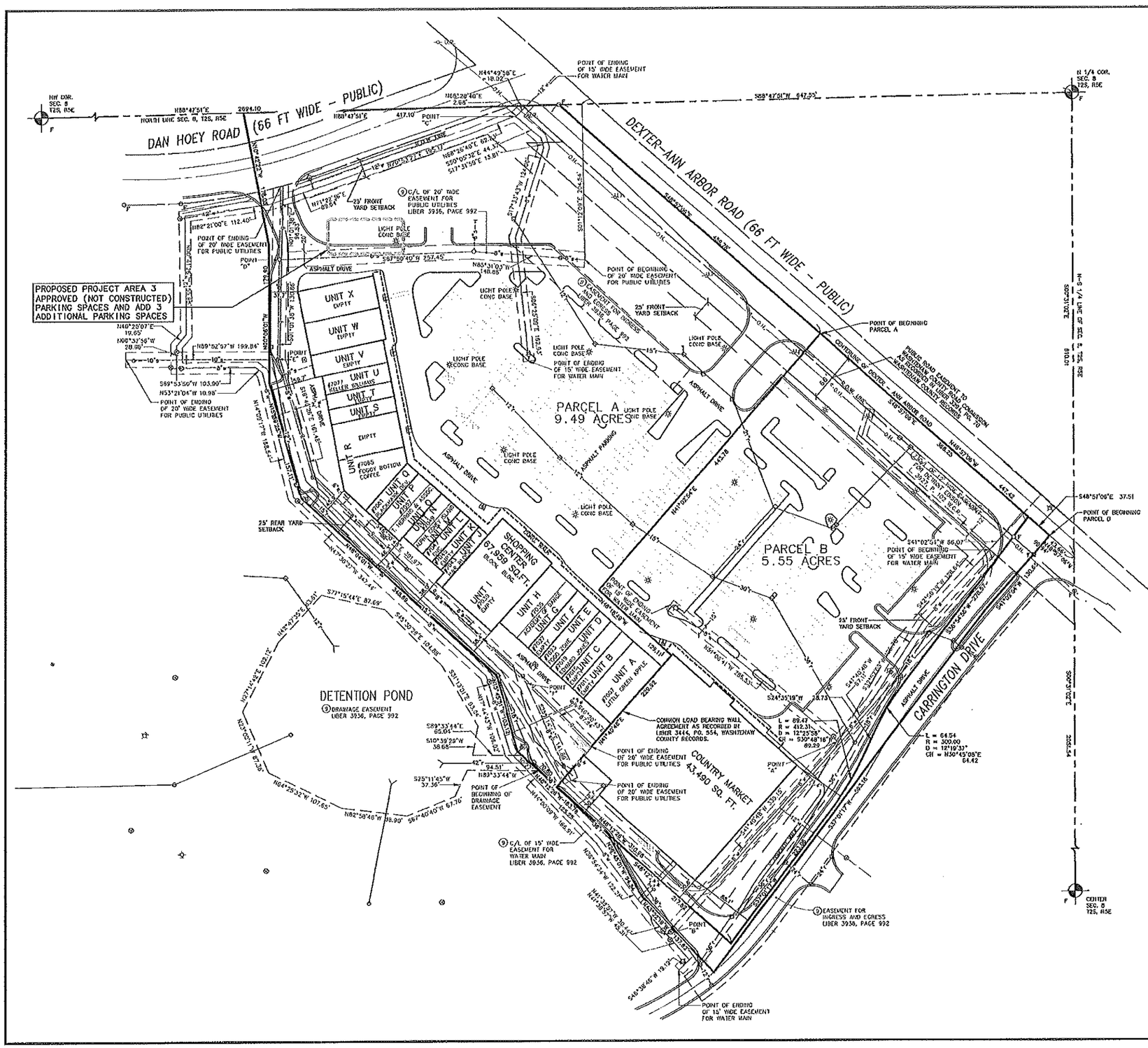


SCALE: 1" = 60'

0 60 120 180

Know what's below. Call before you dig.

LEGAL DESCRIPTION

PARCEL A – DEXTER CROSSINGS:

A parcel of land in the West 1/2 Section 8, T2S, R5E, formerly known as Scio Township, Washtenaw County, Michigan, described as follows:

Commencing at the North 1/4 corner of said Section 8; thence South 00°31'02" East 610.01 feet along the North-South 1/4 line of said Section 8, to the centerline of Dexter-Ann Arbor Road; thence North 48°57'06" West 43.65 feet along said centerline of Dexter-Ann Arbor Road to the Point of Beginning; thence S 41°02'54" W 130.65 feet; thence S 37°01'17" W 593.18 feet; thence N 43°22'19" W 137.62 feet; thence N 28°45'01" W 94.54 feet; thence N 48°12'26" W 163.76 feet; thence N 15°45'51" W 103.12 feet; thence N 48°04'01" W 348.69 feet; thence N 15°39'25" W 157.11 feet; thence N 00°08'01" W 179.90 feet; thence N 10°42'22" W 178.05 feet to the North line of said Section 8; thence N 88°47'51" E 417.10 feet along the North line of Section 8 to the centerline of Dexter-Ann Arbor Road; thence S 48°57'06" E 863.52 feet along the centerline of Dexter-Ann Arbor Road to the Point of Beginning.

PARCEL B – COUNTRY MARKET:

A parcel of land in the West 1/2 Section 8, T2S, R5E, formerly known as Scio Township, Washtenaw County, Michigan, described as follows:

Commencing at the North 1/4 corner of said Section 8; thence South 00°31'02" East 610.01 feet along the North-South 1/4 line of said Section 8, to the centerline of Dexter-Ann Arbor Road; thence North 48°57'06" West 81.17 feet along said centerline of Dexter-Ann Arbor Road to the Point of Beginning; thence South 36°54'55" West 278.57 feet; thence 64.54 feet along a curve to the left with a central angle of 12°19'37", 300.00 foot radius, and a chord bearing South 30°45'08" West 64.42 feet; thence South 24°35'19" West 28.73 feet; thence 69.47 feet along the arc of a curve to the right with a central angle of 12°25'58", 412.31 foot radius, and a chord bearing South 30°48'18" West 89.29; thence South 37°01'17" West 223.05 feet; thence North 48°12'26" West 310.98 feet; thence North 41°40'48" East 229.92 feet; thence North 48°18'49" West 129.11 feet; thence North 41°02'54" East 443.78 feet to the centerline of Dexter-Ann Arbor Road; thence South 48°57'06" East 366.25 feet, along the centerline of Dexter-Ann Arbor Road to the Point of Beginning.

Tax ID Numbers: HD-08-08-200-013, HD-08-08-200-019.

Being Subject to:

7.) Easement for Overhead\Underground Easement (Right-of-Way) and in favor of The Detroit Edison Company; Ameritech Telephone Company and Continental Cable of Michigan as set forth in instrument recorded January 28, 2000 in Liber /Book 3727, Page/Folio 102. (Plotted)

8.) Terms and conditions of Development Agreement by and between the Village of Dexter and Blackhawk Development Corporation, recorded November 12, 1998 in Liber 3807, Page 104. (Nothing to Plot)

9.) Reciprocal Easement Agreement by and between Shamrock Development Co., L.L.C., a Michigan limited liability company and Dexter Crossing L.L.C., a Michigan limited liability company, recorded June 17, 1997 in Liber 3444, Page 554 and amended by Amendment to and Modification of Reciprocal Easement Agreement and Operating Agreement, dated March 24, 2000 in Liber 3936, Page 992. (Plotted)

10.) Memorandum of Operation Agreement by and between Blackhawk Development Corporation and Shamrock Development Co., L.L.C., dated June 11, 1997 and recorded June 17, 1997 in Liber 3444, Page 550. (Nothing to Plot)

11.) Easements for Right-of-Way and in favor of Michigan Bell Telephone Company as set forth in instrument recorded February 9, 1948 in Liber/Book 411, Page/Folio 197. (N/A, North of Dexter Road)

13.) Rights of the public any any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

CLIENT
DEXTER CROSSING ASSOCIATES, LLC
210 S. FIFTH AVE.
ANN ARBOR, MI 48104
ED FLAHERTY/LYLE BECKSMITH

DEXTER CROSSINGS COMMERCIAL

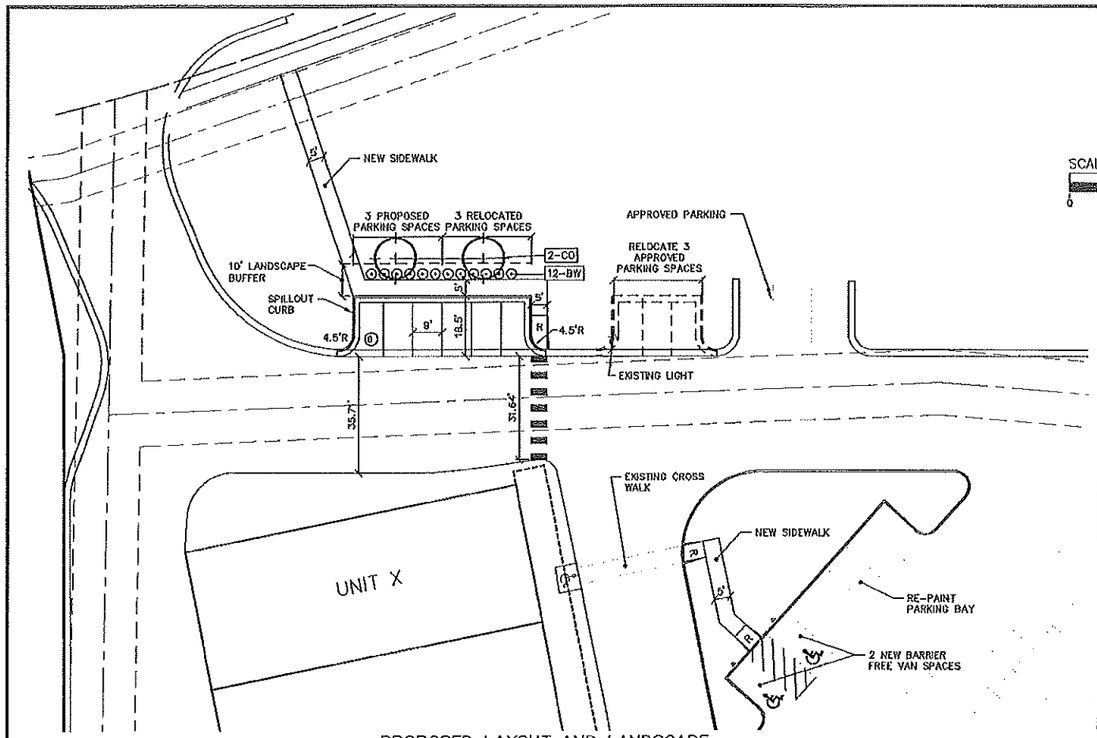
AMENDMENT TO FINAL SITE PLAN

EXISTING CONDITIONS

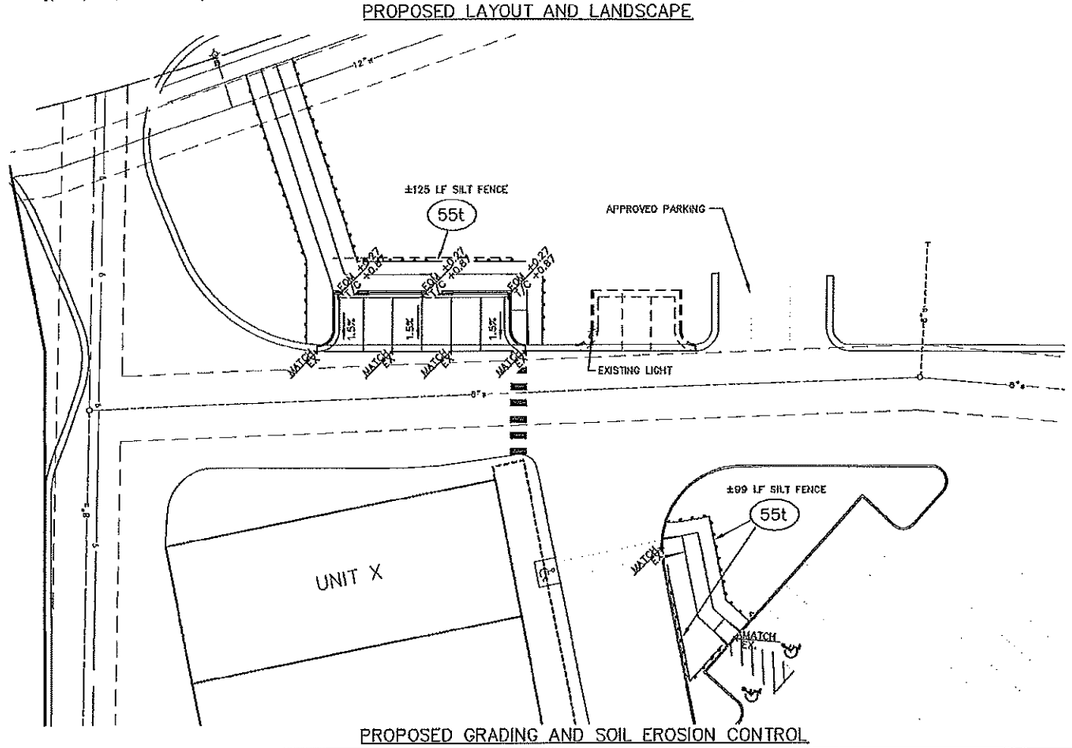
2

DATE: 5/23/14
SHEET 2 OF
CADD: DAG
ENG: TC
PM: TC
TECH: TC
14099SITE.DWG

JOB No. 14099
REVISIONS:
REV. DATE



PROPOSED LAYOUT AND LANDSCAPE



PROPOSED GRADING AND SOIL EROSION CONTROL

SCALE: 1" = 20'

0 20 40 60

Know what's below. Call before you dig.

LEGEND

36.60	PROP. SPOT ELEVATION
	EXIST. LIGHT POLE
—g—	EXIST. GAS LINE
—w—	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
—s—	EXIST. SANITARY SEWER
	PROP. CURB & GUTTER
	PROP. BITUMINOUS PAVEMENT
	PROPOSED CANOPY TREE
	PROPOSED SHRUBS

LANDSCAPE BUFFER REQUIREMENTS–CALCULATION

3 ADDITIONAL SPACES = 30'±
30'± = 1 STREET/CANOPY TREE
20'± = 1.5 SHRUBS = 6 SHRUBS

PLANT MATERIALS LIST

Quantity	Symbol	Botanical Name	Common Name	Size	Root	Remarks
		Trees				
2	CO	*Celtis occidentalis*	Hackberry	2" cal.	BB	6' branch ht.
		Shrubs				
12	BW	*Buxus 'Winter Gem'*	Winter Gem Boxwood	18-24" ht.	Cont.	

PLANTINGS FOR EXISTING SPACES THAT WERE NEVER PLANTED = 1 STREET TREE AND 6 SHRUBS

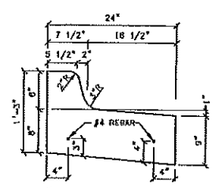
SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

55 — OUTDOOR SILT FENCE

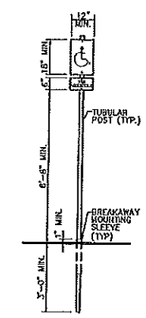
SCHEDULE OF INSTALLATION/ REMOVAL OF EROSION CONTROL

1. INSTALL TEMPORARY SILT FENCE
2. STRIP & STOCKPILE TOPSOIL
3. MASS GRADE SITE
4. INSTALL CURB & PAVEMENT
5. FINISH GRADE SITE
6. SEED AND MULCH AND/OR SOD DISTURBED AREA
7. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED



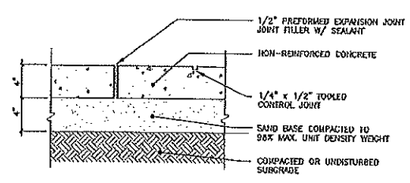
24" STANDARD CURB W/SPILLOUT GUTTER

NOT TO SCALE



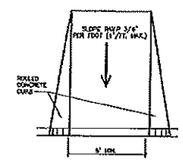
TYPICAL HANDICAP PARKING SIGN

NOT TO SCALE

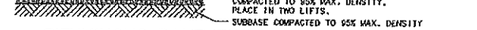


CONCRETE WALK DETAIL

NOT TO SCALE



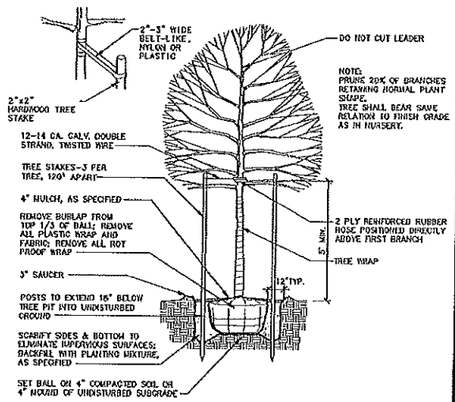
SIDEWALK RAMP



BITUMINOUS PAVEMENT DETAIL

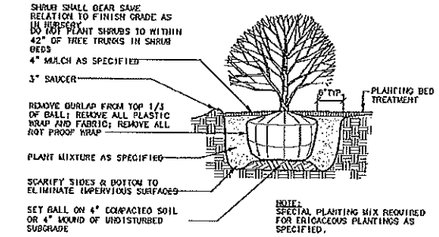
NOT TO SCALE

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



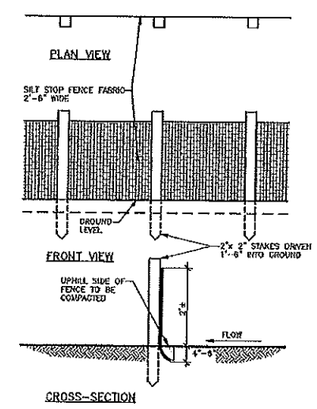
DECIDUOUS TREE PLANTING DETAIL

2-1/2" CAL. OR SMALLER



SHRUB PLANTING DETAIL

NOT TO SCALE



SILT FENCE DETAIL (55t)

NO SCALE

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
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Ann Arbor, Michigan 48108
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Fax: 734.995.0599

CLIENT
DEXTER CROSSING ASSOCIATES, LLC
2219 S. STATE
ANN ARBOR, MI 48104
ED FLAHERTY/KYLE BECKWITH

DEXTER CROSSINGS COMMERCIAL

AMENDMENT TO FINAL SITE PLAN
LAYOUT, LANDSCAPE, GRADING, AND SOIL EROSION CONTROL PLAN

3

DATE 6/25/14
SHEET 3 OF
CADD: DJG
ENG: TC
PM: TC
14DEXSP.DWG

JOB No. 14099

REVISIONS:
REV. PER VILLAGE REVIEW 7/22/14
REV. PER VILLAGE COUNCIL MEETING 7/15/14

Michelle Aniol

From: Michelle Aniol <maniol@dextermi.gov>
Sent: Monday, October 27, 2014 3:05 PM
To: Carol Jones (DEXTERCOFC@aol.com); Jim Carty; Jim Smith (jdsmith@umich.edu); Jim Smith (jdsmith886@yahoo.com); Joe Semifero (jrsemifero@yahoo.com); Joe Semifero (jsemifero@dextermi.gov); Marni Schmid (marni@dexterpharmacy.com); Matt Kowalski (mkowalski@a2gov.org); Scott Stewart (sfs8556@yahoo.com); Thom Phillips (tphillips@hobbs-black.com); Tom SToner
Cc: Courtney Nicholls (cnicholls@dextermi.gov) (cnicholls@dextermi.gov)
Subject: Baker Road at Forest and at Grand Sts.

Greetings Planning Commissioners!
Just a quick reminder from Matt and me to please do your reconnaissance of pedestrian crossings at the intersection of Baker Road and Forest Street and Baker Road and Grand Street.

I will be including the current CIP worksheet of pedestrian improvements at Baker Road and Forest Street for discussion at your meeting next Monday. There currently is NOT a CIP worksheet for pedestrian improvements at Baker and Grand Street, but part of the discussion can be to create such a worksheet.

Thank you, and have a great day!

Michelle Aniol

Community Development Manager
Village of Dexter
8140 Main Street
Dexter, MI 48130-1092

734-426-8303 ext. 15 (o)
248-721-5076 (m)

maniol@dextermi.gov
www.dextermi.gov

PROJECT NAME: Baker Road Crosswalk at Grand Street

PROJECT ID: **PRIORITY:**

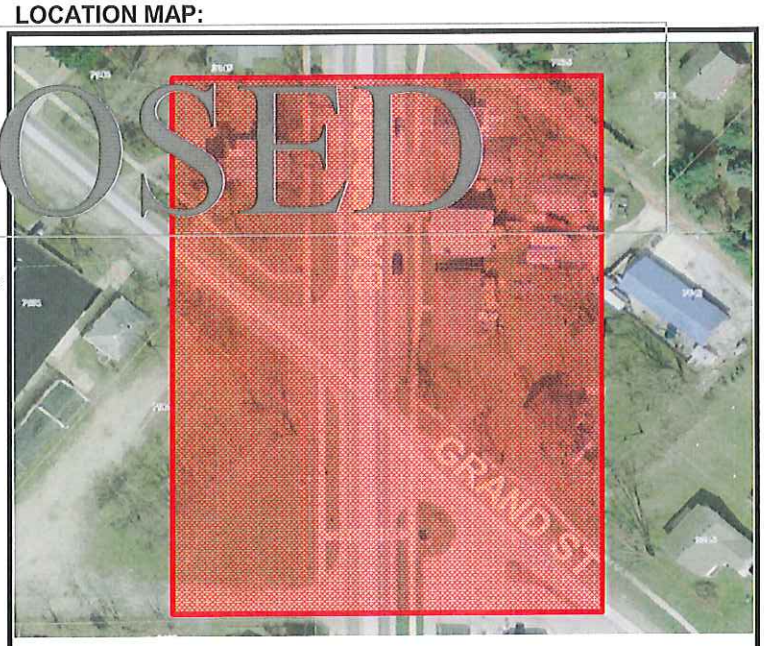
PROJECT TYPE: **TOTAL COST:**

SUBMITTED BY: Planning Commission **YEARS IN CIP (Beginning year):**

DESCRIPTION:

PROPOSED

LOCATION MAP:



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

MASTER PLAN AND/OR STUDY REFERENCE:

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start Month	Start Year	End Month	End Year
Study:				
Design/Acquisition:				
Construction:				

PROJECT COST DETAIL:

TASK	FUNDING SOURCE	AMT

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
								$0
								$0
								$0
								$0
TOTALS	$0	$0	$0	$0	$0	$0	$0	$0

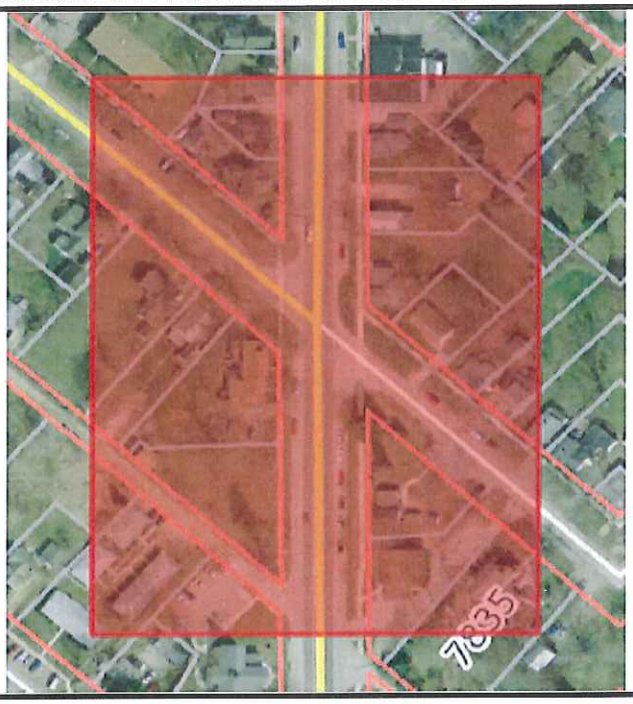
PROJECT NAME: Baker Road Crosswalk at Forest

PROJECT ID: 15-3.0-2013
PRIORITY: IMPORTANT
PROJECT TYPE: Sidewalk Safety
TOTAL COST: $10,000
SUBMITTED BY: Village Staff
YEARS IN CIP (Beginning year): 1 (2013)

DESCRIPTION:

Addition of a pedestrian crosswalk. Offset alignment of Forest onto Baker requires engineering design for crosswalk placement.

LOCATION MAP: Baker Road at Forest Street



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Improved pedestrian safety at intersection closs to downtown. Improved infrastructure.

MASTER PLAN AND/OR STUDY REFERENCE:

Planning Commission.

SCHEDULE:

	Start Month	Start Year	End Month	End Year
Study:		2013		2014
Design/Acquisition:		2014		2015
Construction:		2015		2016

SCHEDULE JUSTIFICATION:

Engineering review of crosswalk alignment required. Project cost minimal if feasible based on engineering study.

PROJECT COST DETAIL:

Crossing design and construction $10,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
Engineering and Design			$5					$5
Construction			$5					$5
								$0
								$0
TOTALS	$0	$0	$10	$0	$0	$0	$0	$10

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

Memorandum

To: Planning Commission
Courtney Nicholls, Acting Village Manager

From: Michelle Aniol, Community Development Manager

Re: B-2-B Trail Update

Date: October 28, 2014

As you probably know, the 'driveway' used to access the DPW garage is located entirely within an MDOT (train) right-of-way. A few years back the Village obtained (what it thought was an access easement from MDOT, when it built the DPW garage. However, during the planning of the B2B Trail MDOT informed the Village that it (MDOT) had granted a temporary construction easement and when the construction was completed, the easement was basically extinguished.

In September the Village successfully completed a series of negotiations with an adjacent property owner, Mr. Hafner to acquire a portion of the property at 3616 Central, along with an ingress/egress easement, in order to facilitate development of the final link in the B2B Trail through the Village and to ensure access to the DPS property.

The Village also received verbal approval from MDOT that it would provide an easement on a portion of its ROW for the B2B Trail and access to the DPS property. MDOT has agreed to enter into a written agreement with the Village once the improvements associated with the Trail are completed. One of the safety measures/improvements MDOT is requiring, as part of the Trail project, is the installation of a barrier (i.e. fence) between the Trail and the train ROW. As a result, however, a source of parking used by visitors to Dexter Cider Mill and canoers/kayakers use to access the Huron River will be lost.

At your meeting last month I brought up parking issues on Huron Street, but only in the context of the residents and the Cider Mill. Since then staff has heard from representatives with the HRWC, the Sheriff's department, the Cider Mill, Huron Street residents, and Village staff and administration that indicates the parking situation in the area of Huron Street, Mast and Huron River Drive, and Central Street near the railroad crossing creates a problem 7 months out of the year and needs to be resolved.

However, the solution to the parking situation isn't a quick fix because there are various stakeholders, including residents, businesses and visitors; public safety officials, including the sheriff and DAFD; and others, such as the HRWC, the Village Parks Commission, and select Village staff, all of which have varying interests and opinions that must be considered and addressed. In my opinion, the Planning Commission would be the appropriate board to study the issue and, with input from the stakeholders, identify options that could be implemented to address the issues.

I've prepared a draft scope of work for your review and feedback:

- Establish a Steering Committee[1] to represent the various stakeholders. Develop a mission and vision statement.
- Conduct a thorough assessment of existing and future conditions as they pertain seasonal/recreational activities that impact parking in the target area.
- Conduct a 'visioning' session with the Steering Committee and establish goals.

[1] Steering Committee members would be expected to keep their respective groups informed throughout the planning process, and provide the Steering Committee with any input, as well.

- Compile and present results of 'visioning' session, including the goals to Planning Commission for feedback and direction.
- Develop a list of options/alternatives for addressing the issues and present to the Steering Committee for input and feedback.
- Prepare a draft plan of action and review with the Steering Committee for final comments.
- Revise draft plan, and present to the Planning Commission for feedback.
- Prepare revised draft and review with Planning Commission.
- Present complete fully revised final draft for public hearing.

Your feedback and comments are encouraged and appreciated.

DRAFT SCOPE OF WORK TO AMEND AND REFORMAT
ARTICLE 7 SIGNS
ARTICLE 2 DEFINITIONS

Purpose

The Village of Dexter Planning Commission would like to undertake a systematic, step-by-step approach to amending and reformatting sign regulations in the Village Zoning Ordinance. It is the desire of the Planning Commission to move forward with the assistance of a professional planning and zoning consultant in drafting and adopting these changes, and include them within a more user-friendly framework. To assist the Planning Commission, staff has prepared a draft scope of work that seeks to organize the process and ensure the format is easier to understand, infused with graphics and illustrations and reformatted in a more effective and efficient document. The document should be produced in a format that is web-ready.

Scope of Work

- Conduct an assessment of existing sign regulations and identify problem areas or gaps within the requirements with Village staff and the Ordinance Committee.
- Conduct a sign preferencing exercise with at least the Planning Commission and Ordinance Committee, but optimally through a more comprehensive public participation process with Planning Commission, Ordinance Committee, businesses, residents, and other community officials and stakeholders.
- Compile and present results of exercise to Ordinance Committee.
- Identify regulatory and enforcement preferences with Ordinance Committee.
- Make recommendations and solicit feedback on area, height, number and location, as well as definitions for each zoning district, from the Ordinance Committee.
- Amend existing sign regulations and draft new sign regulations (as needed) for each zoning district, with particular focus on area, height, number, and location.
- Transform the regulations into a "user-friendly" document that is easily readable to a layperson with clear graphics.
- Prepare draft document and review with the Ordinance Committee for feedback/comments.
- Prepared revisions and review with the Planning Commission.
- Prepare final draft and review with Planning Commission.
- Present complete full revised final draft for public hearing.

Deliverables

- **Formatting** – The layout for the new sign regulations will be developed with the addition of graphics, pictures, charts, etc... to aid in the overall presentation of the material and to assist and support those employed by the Village with the enforcement of these regulations. The newly reformatted sign code shall be relevant to the existing requirements of the Village and written so that Village personnel and the general public can understand and apply them easily.
- **Web-Ready** – Newly adopted sign regulations shall be presented in a format that is web-ready with applicable hyperlinks within the document. Recommendations for updates to existing Zoning Ordinance standards should be provided, as part of the transformation.
- **Final Document** - Produce a final document which includes the new formatting of the Village sign regulations in adoptable form. Final document shall be provided in both hardcopy and PDF, and in an editable format as determined by the Village at the time of contract award.