

**DEXTER PLANNING COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 3, 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
Alison Heatley
James Smith

Thomas Phillips
Marni Schmid
Scott Stewart - ab

Jim Carty
Joe Semifero
Tom Stoner

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

II. APPROVAL OF THE MINUTES

1. Regular Meeting – October 6, 2014

Motion Smith; support Carty to approve the minutes of the Regular Meeting of October 6, 2014 as presented.

Unanimous voice vote approval with Stewart absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Stewart absent.

IV. PUBLIC HEARINGS

A. Zoning Ordinance Amendment 2014-03: Public hearing to consider the following amendments to the Zoning Ordinance:

1. Section 8.11, sub-section 19 regarding Group Day Care Homes;
2. Section 11.02, to allow Family Day Care Homes and Family Foster Care Homes as principal permitted uses in the Village Residential District; and
3. Section 11.03, to delete public and private day care centers for children and add Group Day Care Homes in the Village Residential District.

Discussion and possible action following the Public Hearing. Ms. Aniol provided the background information for the ordinance amendment. Chairman Kowalski opened the Public Hearing at 7:35 PM. There was no one present to speak on the issue and the Public Hearing was closed by the Chairman at 7:36 PM.

Motion Smith; support Phillips 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.

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

Nays: None

Absent: Stewart

Motion carries

V. PRE-ARRANGED PARTICIPATION

John Coy, 8033 Huron Street, Dexter spoke about the parking on Huron Street during "tubing season" as well as when the Dexter Cider Mill is open. He recommends that there be additional NO Parking signs on the no-parking side of Huron Street and more signage as to where parking is allowed on the parking side of the street.

Trustee Semifero posed the following questions:

- what about making Huron Street a none-way street;
- what about adding curb and gutter to the street; and
- what about the possibility of moving the launch site for the tubers to downtown? (Currently too much debris in the waterway and too shallow at times.)

VI. REPORTS

A. Chairman Report – Matt Kowalski

- Welcomed new member Alison Heatley to the Planning Commission.

B. Planning Commissioners and Council Ex Officio Reports

Trustee Semifero reported the following:

- Tomorrow is Election Day and there are multiple elections in the Village.
- Road Plan – this is three year plan for paving and road work from the bond that Village passed. The DPW was able to do a lot of the work with repairs, etc. which saved on the costs.

C. Community Development Office Reports – Michelle Aniol

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

- ZBA recently passed a ruling regarding corner lots and definitions of setbacks. How would Planning Commission like to handle a definition of this for zoning compliance?
- Venture Local, a local investing awareness, education and engagement campaign for Washtenaw County sponsored by the County's Department of Economic Development and reConsider will host a meeting on

November 19 from 6:30-9 PM at the Dexter District Library and all are invited to attend.

- There are a couple of facelifts underway downtown at the old Verizon store (now Edward Jones office) and the restaurant at the end of Main Street.
- Comment by Chairman Kowalski regarding Mill Creek Sport Center being located in two townships. If a new owner comes in with same exact use and makes no changes, things would stay the same; but if a new owner proposes any other use, site plan review would be required. This would trigger improvements to the site that could require public utilities, and then the Village would be a part of the discussion. Discussion followed.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. Area Plan Approval Extension – Dexter Crossing Commercial – Review and discuss request by Village Council to clarify condition No. 1 in the Planning Commission's recommendation to extend approval of area plan for Dexter Crossing Commercial.

Tom Covert, representing Oxford Co., discussed the history of the Dexter Crossing Mall and plans for development with an explanation of the green space design and placement of the sidewalks off the right-of-way. Discussion followed.

Commissioner Semifero stated the intent of his motion was to require that the area between the sidewalk and the parking lot on the applicant's plan be consistent-width wise with the Busch's development across the street. Commissioners Carty and Kowalski indicated they were of the same opinion.

Commissioner Phillips felt there was a different look because the topographies of each area were different. He acknowledged there is a pronounced drop off at the Busch's site. He was also concerned that because the proposed area plan meets the ordinance requirement for a 10-15 foot landscape buffer area, it would be arbitrary to require a wider buffer area. Commissioner Stoner agreed.

Mr. Covert determine there is a difference of 13 feet, and his stated opinion is this difference is acceptable because of the difference in the elevations of each side and on the Busch's side you do not see the total distance from the road.

B. Baker Road Corridor Plan – Discussion regarding Baker Road Corridor in the Capital Improvements Plan (CIP), sidewalk/crosswalk safety, and tree planting schedule. The Planning Commission's focus was pedestrian safety in regards to crosswalk locations and on-street parking.

Trustee Semifero explained the possibilities of road work on Baker Road in the next few years. Discussion followed.

Staff suggested the Commission consider a corridor study with components, such as the intersections, crosswalks, mid-block crossings, on-street parking, etc., are addressed. Consensus of the Commission is a comprehensive study would be appropriate, and directed staff to add a Corridor Study of Baker Road to the 2015-2020 CIP.

IX. NEW BUSINESS

A. B2B Trail Update and Resulting Parking Issues - Discussion regarding final Segment of B2B Trail and the impact on parking in the area of Central and Huron Streets.

Discussion followed and included that this is a seven month problem, it is a safety issues, there are multiple stakeholders (residents, Cider Mill, Village, Scio and Webster Townships, Road Commission, MDOT, and Huron River Watershed Council), need for a study with these stakeholders, and place this issue on the CIP to come up with a study. Elizabeth Riggs from the Huron River Watershed Council (HRWC) and manager for Riverup addressed the Planning Commission about HRWC's focus on accessing, cleanup and turning communities to face the river. The HRWC would like to work with Dexter to solve problems with access to the river.

B. Scope of Work to Amend and Reformat Articles 7 and 2 of the Zoning Ordinance – Review, discussion and possible action regarding draft scope of work to amend Articles 7 and 2 of the Zoning Ordinance with the assistance of a consultant.

Ms. Aniol asked for input and how to proceed with amending and reformatting. Commissioners felt it was a good idea and to approach Carlisle Wortman.

X. PROPOSED BUSINESS FOR NEXT AGENDA

- A. **December 1, 2014:** Review and discussion of draft CIP
- B. PUD ordinances
- C. Corner lots

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

John Coy, 8033 Huron Street, Dexter asked who would clarify the parking signage on Huron Street? Would it be the DPW or the Sheriff's Dept.? The parking issue is chaotic on the street.

XII. ADJOURNMENT

Motion Carty; support Heatley to adjourn at 9:33 PM.

Unanimous voice vote approval with Stewart absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____

DRAFT



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, City Manager

From: Michelle Aniol, Community Development Manager

Re: Report for November 20, 2014 DDA Meeting

Date: November 24, 2014

Trail Town Update

Staff attended a quarterly meeting of Trail Town communities on October 29, 2014. Trail Towns is a Huron River Watershed Council's RiverUp! Initiative. RiverUp! is part of a community movement to embrace and celebrate the assets of the Huron River for the benefit of local economies and residents, and conservation of our shared natural heritage. RiverUp! has 3 long-term objectives, FixUp! by investing in recreation infrastructure; CleanUp! by improving the ecological health of the river; and BuildUp! by facing our communities toward the river and transform the river corridor into a premier destination. Trail Towns falls under the BuildUp! umbrella, and was created to facilitate economic development by promoting recreational tourism. Here is a summary of from the meeting:

- HRWC recent publications: Dexter is prominently featured in two recent HRWC publications, RiverUP! and the Huron River Report. Copies of these reports accompany this memo.
- DIA Inside/Out: HRWC staff submitted an application to participate in the Detroit Institute of Arts Inside Out program. The Inside/Out program brings 80 reproductions of masterpieces from the DIA's collection to the streets and parks of greater metro Detroit. These installations pleasantly surprise and delight residents of and visitors to participating communities, all the while engaging them in dialogue about art. Inside/Out helps generate pride in a community using the arts, much like our Plein Air event, and promotes community and economic development.

The DIA announced the recipient communities last week and the Trail Towns application was approved. Each Trail Town will receive three (3) DIA installations from August – October 2015. They will be placed in locations that are easily accessible to the public and in public spaces where people are known to gather or use. In addition, the DIA offers support to participating communities, from buses for tours to DIA docent's to lead tours/talks about the installations. The City Arts, Cultural and Heritage Committee and Parks Commission will coordinate on installation locations.

- Kayak Lockers: The Huron River is one of the most popular paddling and fly-fishing rivers in the state. It's also home to one of the busiest liveries in Michigan. An inventory of water trail infrastructure has been developed to track the condition of access sites, signage, portages, camping spots, lodging, and amenities that include bathrooms, parking, picnic tables and lockers. Kayak lockers to be exact. The HRWC has partnered with MAde Studios to design kayak lockers that are visually appealing, as well as functional. Attached you will find a copy of the draft presentation regarding the kayak design process.
- The Making of Mill Creek Park: The Huron River Watershed Council (HRWC) commissioned an awesome video about the making of Mill Creek Park. It's called The Making of Mill Creek Park, A RiverUp! Story. You can view it on YouTube (type in Making of Mill Creek Park) or check out the video on the Village website at <http://dextermi.gov/parks>.

The video highlights this outstanding accomplishment, which was made possible through enduring partnerships, unwavering vision, strong leadership and community involvement. Not only does this video highlight the beauty of the Mill Creek and Mill Creek Park, but it carries with it the message that Dexter is truly a great place to live, work and play!

Business Development News

- The new owners of 8099 Main Street (formerly the Bits-N-Pizza building) have applied for zoning compliance to remodel a portion of the basement for a small office to be leased out. The address of the new office is 8097 Main Street.
- The Mill Creek Sports property is officially on the market. More information, including a brochure for the property can be found by pasting the following link to your web browser.
[http://properties.swishercommercial.com/isp/search/results.jsp?override=true&search2=true&propertyType=&subtype=&49_subtype=All&saleOnly=1&groupSuites=1#t=3|p=1,50|s=CITY,0|c=search2:true;propertyType;;subtype;;49_subtype:All;saleOnly:1;groupSuites:1;|ac=StreetAddress,Keyword,Location:\[\],PropertyType,UseType,SalePrice,LeasePrice,Size,SaleLease|gs=1|h=|d=55_29641083|tl=Former](http://properties.swishercommercial.com/isp/search/results.jsp?override=true&search2=true&propertyType=&subtype=&49_subtype=All&saleOnly=1&groupSuites=1#t=3|p=1,50|s=CITY,0|c=search2:true;propertyType;;subtype;;49_subtype:All;saleOnly:1;groupSuites:1;|ac=StreetAddress,Keyword,Location:[],PropertyType,UseType,SalePrice,LeasePrice,Size,SaleLease|gs=1|h=|d=55_29641083|tl=Former)

An auction of the remaining sporting equipment will be auctioned on December 2-3, 2014 by Braun and Helmer Auctioneers. For more information, check out the website <http://www.braunandhelmer.com/>.

DDA Update

The DDA requested ASTI Environmental, Inc. to study and analyze 6 development scenarios for the 3045 Broad Street.

The first 4 scenarios included the following assumptions, with estimated cost ranges from each scenario based on low, medium and high density options recommended in the UM RRSites Study:

Scenario 1: All residential units are for sale with residential on the ground floor. This scenario will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria. Estimated costs, of both the recommended and option tasks, ranged from \$405,193 (min low density) to \$1,015,208 (max high density).

Scenario 2: All residential units are for rent with residential on the ground floor. This scenario will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve non-residential clean-up criteria. Estimated costs, of both the recommended and option tasks, ranged from \$404,193 (min low density) to \$1,013,888 (max high density).

Scenario 3: All residential units are either for sale or rent, and are constructed above ground floor parking (no residential on ground floor). This scenario will require compliance with residential clean-up criteria if for sale, and non-residential criteria if for rent, and the installation of engineered, institutional or administrative controls, but it is assumed that it will not require installation of a sub-slab vapor collection system. Estimated costs, of both the recommended and option tasks, ranged from \$140,687 (min low density) to \$617,078 (max high density).

Scenario 4 estimates were based on clean up criteria for below grade parking with low, medium and high residential density development above. The cost range is \$490,651 - \$1,355,404. This scenario will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria. The analysis assumed that some of the contaminated soil would be removed, but not all source material would be removed. The report also noted that this scenario may not be practical for those portions of the site where groundwater could be encountered.

Scenarios 5 and 6 cost ranges were based on additional remediation for temporary parking.

Scenario 5 would limit site usage to public parking or events. The assumption was made that the top layer of soil would be removed for the placement of a concrete surface. Due to a deed restriction on the property, the new concrete cover must replace existing cover in all areas of the site, including a temporary barrier to limit rain water infiltration. This scenario was not discussed in the Due Care Plan completed by the Village. Consequently, the Due Care Plan must be updated.

The estimated costs range from \$327,373 - \$473,467. The estimated cost range does not include storm water or utilities that may be needed, or the installation of curbing. Additional sampling may be required for off-site soil disposal.

Scenario 6 limits site usage to public parking or events too, but the existing concrete building foundation would be covered with clean fill and seeded. This scenario assumes the top layer of soil would be removed and new asphalt installed. Storm sewer is not included in this scenario. This scenario assumes the soil place over the concrete foundations will be a sand/clay mixture to facilitate compacting and limit erosion. As is the case in Scenario 5, an update to the Due Care Plan would be necessary.

The estimated costs ranged from \$97,021 - \$180,685 and do not include engineering cost to determine if fill material could be placed over the concrete foundations will be needed and are not including in the estimated cost range, or costs that could be incurred if the foundations are damaged.

A copy of the both studies accompanies this memo.

ZBA Update

- There will be two cases on the ZBA's agenda for December 15, 2014:
 - ZBA 2014-06, a request on behalf of Dexter Crossing Associates, LLC/Oxford Management, is requesting the following interpretation and variance from the City of Dexter Zoning Ordinance for 7061 Dexter-Ann Arbor Road, HD-08-08-200-021:
 1. An interpretation of Section 7.03, sub-section (1)A and D to determine the number of ground signs allowed within non-residential zoning districts and business centers; and
 2. A variance from sub-section (1) A to allow 3 additional ground signs, depending on the interpretation.
 - ZBA 2014-07, a request on behalf of Walkabout Creek LDHA LP, is requesting a variance from Section 7.09 (3)A.4 of the City of Dexter Zoning Ordinance for 2425 Dongara Drive, to allow the re-erect a new non-conforming ground sign that would cost more than fifty (50) percent of the replacement cost of the original non-conforming sign. The applicant cites practical difficulty or hardship.



Photo by Marc Alenman

BUILDUP

TURNING OUR COMMUNITIES TO FACE THE RIVER

In order to transform the Huron River corridor into a destination, communities along the river need to face toward the riverfront and not away from it. It's imperative that public and private institutions physically face the Huron and make it an essential part of the community. One way of achieving this vision is to develop the Huron River corridor into the Huron River Water Trail (see FixUp! section). Imagine spending several days staying at B & Bs, dining at waterfront restaurants, visiting local museums and attending music festivals and art fairs. When combined with a robust higher education environment, including a world-class university, the rich talent pool it attracts could be a powerful stimulus to our regional economy.

Our Goal: The Huron River is the "Main Street" of our river towns where residents and visitors recreate, live, gather, commute, do business, and treasure their riverfront locations.

Accomplishments

RiverUp! is part of a community movement to embrace and celebrate the assets of the Huron River for the benefit of local economies and residents, and conservation of our shared natural heritage. This renaissance for the river builds on exciting riverfront projects underway by our partners who are improving and creating recreation opportunities for residents and tourists. There's lots going on!

It Pays to RiverUp!

What is the current impact of the river to local economies? And how much can we expect that impact to increase if RiverUp! is fully implemented? We are closer to answering those questions with research and analysis conducted by Washtenaw County, Office of Economic and Community Development. Their "Huron River Water Trail Economic Impact Analysis" prepared for the Huron River Watershed Council and RiverUp! shows that investing in freshwater resources pays.

An excerpt from the report's Executive Summary highlights the key points:

Using a 2006 economic impact study prepared for the Outdoor Industry Foundation and a 2009 Michigan State University use study of the Border-to-Border Trail (B2B) in Washtenaw County, this report offers a rough estimate of 103,000 annual visitors to the Huron River Water Trail, which translates to almost \$50 million in regional economic growth. Through multiple access points in high density population centers, Washtenaw County currently realizes the majority of the river's recreation economy, generating \$33 million in revenue.

As the Huron River Watershed Council (HRWC) and other partners driving the vision of a vibrant Huron River look to maximize their efforts, this report recommends that they continue to develop the regional outdoor recreation tourism infrastructure. Rather than creating new markets, the Huron River Water Trail can better benefit existing businesses by presenting them with an opportunity to provide additional food, lodging, and outfitting services to paddlers drawn to the area from as far away as Fort Wayne, Indiana and Akron, Ohio.

Refining the analysis and expanding it to the economies of Oakland, Livingston, Monroe, and Wayne counties are the next steps. Contact eriggs@hrwc.org for the full report.

Building Trail Towns

What is a Trail Town?

A Trail Town is a destination along the Huron River Water Trail. Trail users can venture off the trail to enjoy the scenery, services, and heritage of a community with its own character and charm. It is a place where trail users can find amenities such as restaurants and shops. Just as hiking trails connect people to the land, Water Trails help people discover rivers, connecting urban and rural communities with the outdoors.



DEXTER MILL CREEK PARK BOARDWALK

Photos by Marc Klemm

Our objective -- The five largest river communities embrace their position as river towns by incorporating river-based recreation and economies in their vision and planning documents, DDAs, budgets, and otherwise integrated into the communities.

- Village of Milford, Oakland County
- Village of Dexter, Washtenaw County
- City of Ann Arbor, Washtenaw County
- City of Ypsilanti, Washtenaw County
- City of Flat Rock, Wayne County

In addition to these five communities, RiverUp! is supporting smaller communities that are ready to engage in the Trail Town process.

The RiverUp! is engaging the communities in the following elements of the Trail Towns process:

- Develop a Trail Town team consisting of community leaders. Establish consensus and cooperation by building partnerships among various groups that have a stake in the local trail system and the downtown.
- Develop strategies and recommendations for new ideas and spark discussions on how to better utilize the HRWT to expand on and complement existing efforts
- Develop a resource strategy to implement Trail Towns
- River stewardship events/opportunities to build citizen engagement

The Huron River is on the vanguard of promoting Trail Town development in Michigan, and in the Great Lakes. So far, the response from the communities has been very enthusiastic!

Automotive Heritage Trail District

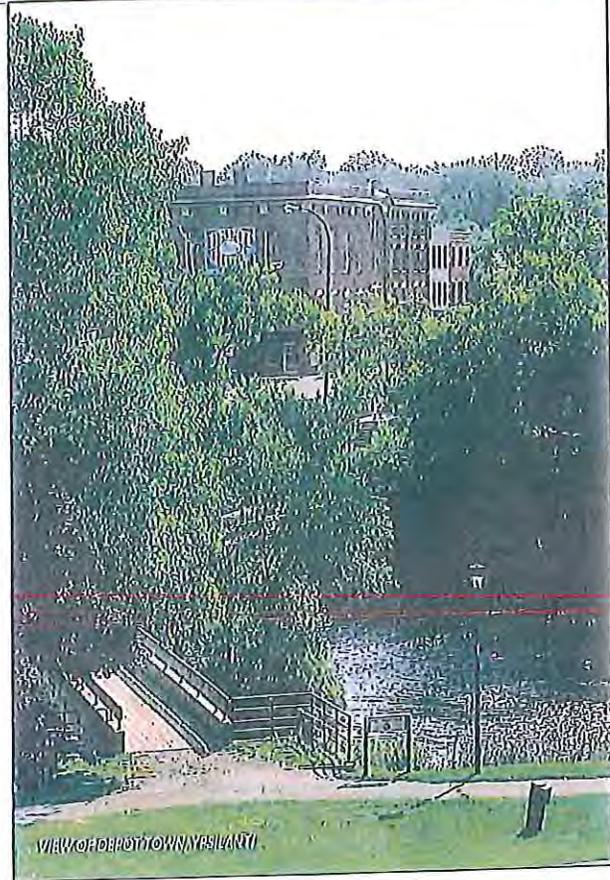
Branding opportunities exist for each section of the Huron River Water Trail with themes that may be drawn from natural features, cultural heritage, or other place-based aspects. The section of the river through Ypsilanti provides the opportunity to improve awareness of and access to historical automotive sites and the labor movement associated with the era of auto production. RiverUp! facilitated local stakeholders in creation of the master plan for this district.

Henry Ford's Village Industry concept was realized along the Huron River in the 1930s upon completion of dam projects such as the Ford Lake Dam and Powerhouse that required flooding of the river to form Ford Lake. The landscape and the surrounding communities were forever changed. Using hydropower produced at the dam, automobile manufacturing factories sprang up along the lake and the Huron River in the City of Ypsilanti to meet Americans' growing demand for automobiles.

Goals of the District and Master Plan are the following:

1. Improve awareness of and access to historic automotive sites and the role of labor movement – Identify sites and develop an Interpretive program
2. Enhance recreational tourism via Border to Border Trail and Huron River Water Trail – enhance visibility and stimulate interest in the regional resources
3. Transform the river into a destination – develop content and a promotional message
4. Provide safe canoe and kayak access/portages – evaluated existing and proposed canoe/kayak facilities
5. Community development through Trail Towns to realize the economic potential of trails to stimulate local economies.

The focus of the Master Plan is on trail users of the Water Trail and the Border-to-Border Trail. RiverUp! and SmithGroupJJR facilitated the stakeholders and produced the Master Plan for the Automotive Heritage Trail District in Ypsilanti. The report describes the primary automotive, recreational, and commercial destinations within the limits of the trail district as identified through collaborations with numerous stakeholders. The stakeholders were the City of Ypsilanti, Ypsilanti DDA, Ypsilanti Area CVB, Ypsilanti Township, Washtenaw County Parks and Recreation Commission, MotorCities National Heritage Area, the Ypsilanti Automotive Heritage Museum, Eastern Michigan University/UAW 1976, and representatives from the offices of Congressman John Dingell (MI-12), State Senator Rebekah Warren and State Representative David Rutledge.



Connecting Blueways and Greenways

All along the Huron, river towns are investing in parks that touch the river. The park improvements demonstrate our region's commitment to connecting residents and visitors to the river and maintaining green infrastructure that offers unique recreation opportunities and protects river health. The map on page 7 shows the many park improvements happening or slated for the near future:

Downtown Development Authorities of In Milford, Dexter, and Flat Rock stated their commitment to making the river a featured highlight of their plans and through serving as keystone communities for the Huron River Water Trail. In Dexter, the community is building on the 2008 reconnection of Mill Creek to the Huron River from the removal of the Mill Pond dam; the creation of Dexter's "central park" at Mill Creek Park will serve as a popular gateway to the village for both residents and tourists. Natural and man-made whitewater features in Dexter and Ann Arbor, respectively, are bringing kayakers to the Huron River from all over the Lower Peninsula and Northwest Ohio. Finally, the post-cleanup vision for the former coal gasification property in Ann Arbor includes a public park with paddling access and a riverfront restaurant.



Huron River Report

Published quarterly by the Huron River Watershed Council

WINTER 2013



feature story

Trail Towns of the Huron

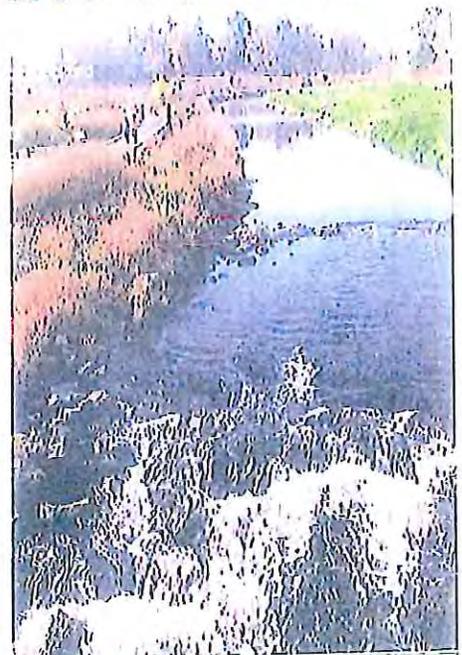
Part 1 in a series: the Village of Dexter

A river renaissance is taking place in the cities and towns along the Huron River. Through RiverUp! (riveruphuron.org), river corridor revitalization is underway with the goal of making the Huron River the new "Main Street" where residents and tourists recreate, live, gather, commute, and do business. HRWC is leading public and private partners in the largest river communities to incorporate river-based recreation and economies in their visions and plans, downtown development authorities, municipal budgets, and otherwise to maximize the river for community development while balancing its ecological and aesthetic values.

Trail Towns

The Huron River Water Trail (huronriverwatertrail.org) is a 104-mile inland paddling trail connecting people to the river's natural environment, its history, and the communities it touches. The Village of Dexter is one of five Trail Towns that is a destination where trail users can venture off the trail to enjoy the scenery, services, heritage, and character of the community. The Village of Milford, City of Ann Arbor, City of Ypsilanti, and City of Flat Rock round out the list of Trail Towns.

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Renovation of the Mill Road Dam in 2012 created natural willow wetlands in the Mill Creek area.

Mapping By Hand - How it was done over 100 years ago

HRWC and the University of Michigan's Bentley Historical Library are providing the public with a rare opportunity to view a collection of original historic maps featuring the Huron River drawn from surveys made in the early 1900s. Please join us on Thursday December 5, at 5:30 p.m. at the Bentley Historical Library in Ann Arbor. Speakers include Leonard A. Coombs from the Bentley

Historical Library, Janet Kauffman, a researcher who has used the Huron River Collection maps, and Phil Maly from Stantec who will also bring one of the original survey guns.

The Huron River Valley maps were made by Gardner Williams, a professor at the University of Michigan and consulting engineer, from approximately 1905 to 1922 based on field data collected by surveyors

during that time. These maps most likely were produced to assist the Detroit Edison Company with developing hydroelectric projects along the Huron River Valley.

While different survey instruments were employed in the early twentieth century, the fundamental method used at that time is still used today for most

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INSIDE: UPCOMING EVENTS AND WORKSHOPS *Honey Creek Bacteria Sources*
EPA, DEQ at odds over wetlands and the Clean Water Act | Failing Septic System Identification

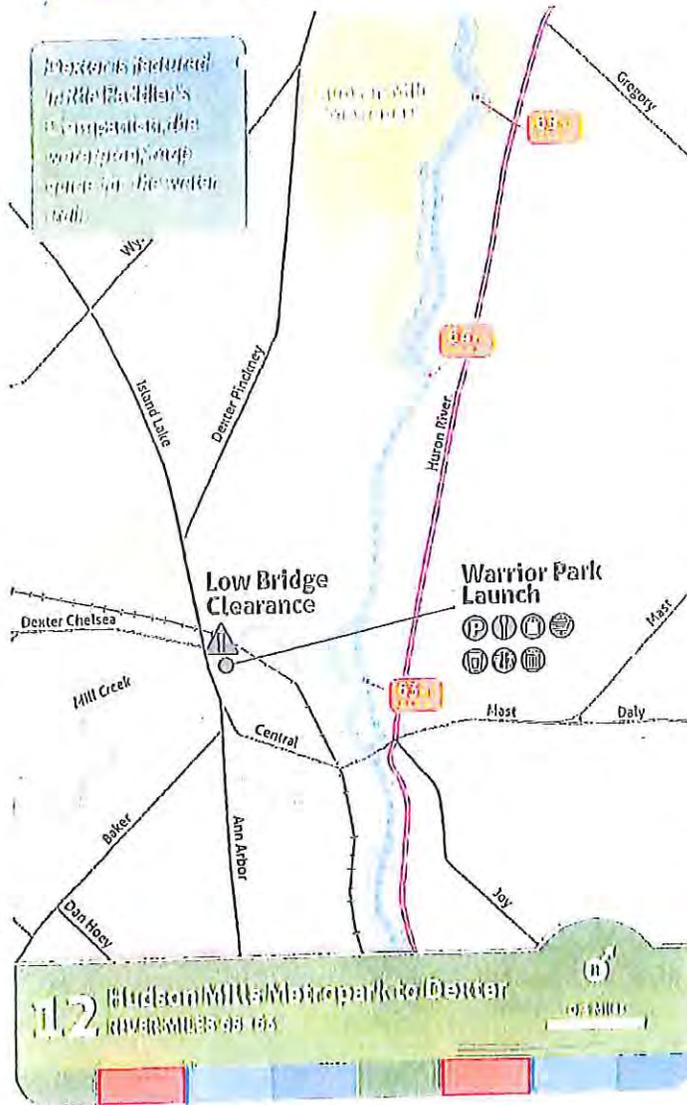


Trail Towns of the Huron continued from page 1

First conceptualized for Pennsylvania land-based trails, the Trail Town concept leverages trail-based tourism and recreation for economic and community development in trailside communities along the Great Allegheny Passage. This concept represents a mostly untapped potential on the Huron. Over the course of the next year, the Huron River Report will feature each of the major river communities—Trail Towns along the Huron River—beginning with the Village of Dexter in Washtenaw County.

At River Mile 63
The Village of Dexter, situated where Mill Creek flows into the Huron River at river mile 63, boasts small town charms, an active arts community, civic pride, and abundant natural assets with land and water trails to connect them. The removal of the Mill Pond Dam in 2008 and subsequent restoration of Mill Creek catalyzed the historic and quaint village to expand its economic and community development opportunities based on the waterway flowing through town.

Village President Shawn Keough describes the new Dexter waterfront as a dream realized. "When I moved to Dexter, Mill Pond was hidden and in poor shape, and the bridge was deteriorating," recalls Keough. "The community had a vision to remove the dam and restore Mill Creek to its natural streambed,"



Additional Resources

Summary article about Trail Town concept
www.liaa.org/downloads/mtncover_sept2012.pdf

Original concept for businesses along the Great Allegheny Passage www.trailtowns.org

he continues, "We've turned the creek into a destination and a gateway into Dexter."

Dexter has implemented many Trail Town features for the benefit of residents, tourists, and local businesses:

- The creation of the Mill Park to provide a gateway into the village and downtown business district;
- Art along the creek and design of store fronts and streetscapes create a sense of place;
- Signage and access points provide a welcoming atmosphere for Border to Border Trail and Water Trail users;
- The right mix of services for trail users such as non-motorized boat launches, a trail network, natural features, fishing docks, restaurants, shopping, banks, and other amenities;
- Restored habitat and water quality features for a cleaner and healthier creek;
- Trail-oriented events such as Dexter Daze, the Paint Dexter Plain Air Festival, summer band concerts and outdoor performances by the Dexter Community Orchestra; and
- A whitewater destination on the American Canoe Association website, drawing paddlers from Ohio, Indiana, and throughout Michigan.

Opportunities for Dexter to build its reputation as a Trail Town include adding lodging, providing a shuttle service for paddlers, as well as signage about water levels and river conditions where the footbridge passes under the railroad bridge.

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Trail Towns of the Huron *continued from previous page*

Show Me the Money

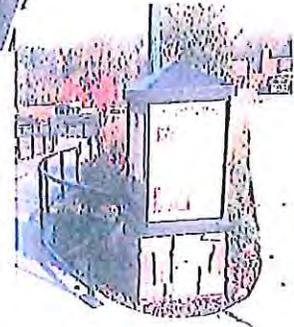
Outdoor recreation is big business in this country. In 2006, the Outdoor Industry Association conducted an economic impact report of the outdoor recreation sector following up with a 2008 report specifically for water sports (kayaking, canoeing, stand-up paddling, rafting, canoeing, and motorized boating). The report concludes that outdoor recreation is a larger and more critical sector of the American economy than most people realize. Water sports, after camping, is where people spend the most money (\$86 billion annually). Water sports directly support more than 800,000 jobs annually. River recreation boosts the economy and creates jobs.

Closer to home, researchers at MSU looked at the Detroit River and found that the increase in the number of paddlers was accompanied by positive economic impacts for nearby communities. Spending for equipment was the most common expenditure, including purchases of more than \$1,000. Restaurants and lodging were also popular sources of spending, where a day or overnight trip can be enjoyed.

Dexter's Keough sees the village as a hub for outdoor pursuits as it's situated between Hudson Mills and Delhi Metroparks, along the Border Trail and the Huron River Water Trail, and close to the Pinckney-Waterloo Recreation Areas. He shares, "You just can't plan for all of the ways that people are going to use and enjoy the space along the creek. Since the park construction was done and the trails connected, we've had a ton of cyclists, joggers, kayakers, and fisherman come to town and they spend money at our restaurants and shops. We've



Improvements include extensive landscaping and walkways along the creek. The project also includes a new playground and a new picnic area.



also seen professional photographers having photo shoots with their clients here." Keough is interested in efforts by HRWC to quantify the economic impact of all of these activities on the business community.

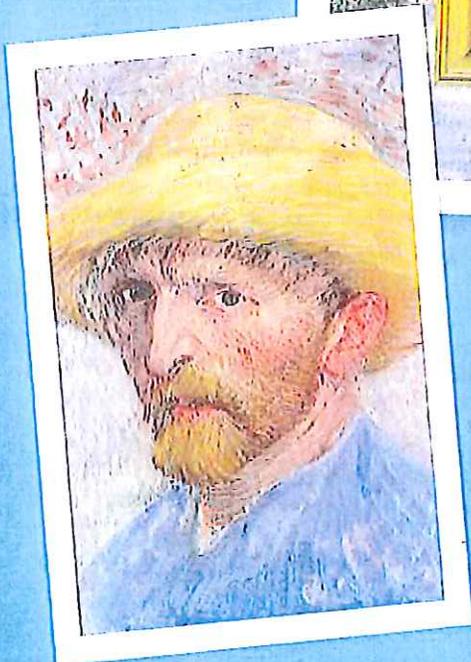
Residents, businesses, and visitors are benefitting from the changes that make Dexter more walkable, more accessible, and give a sense of place to this community on Mill Creek. And there's more to come in Dexter. The community has plans for phase 2 of the park from the south end to Shield Road near the schools. Extend-

ing the trails will provide connectivity for walking and biking from the neighborhoods to the schools and opportunities for outdoor learning along the creek. For Keough, "now is the best time to be President of Dexter because of the fantastic work we've done with our partners, like the Watershed Council, and everybody's on board with this vision to make Dexter a destination and a great place to live."

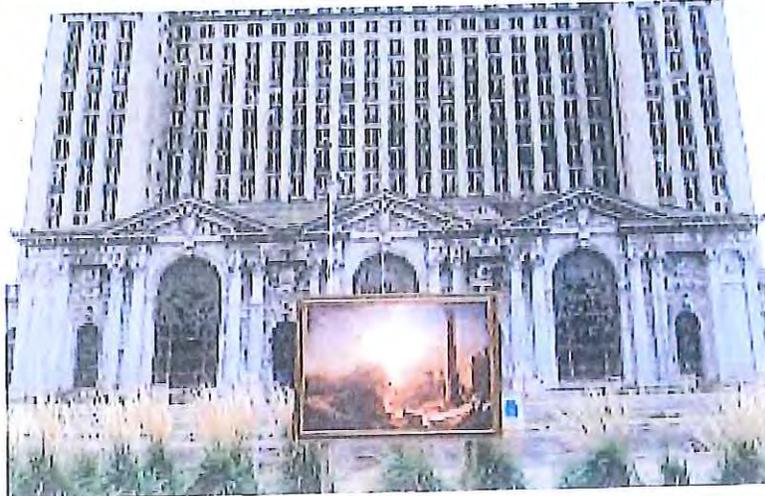
— Elizabeth Riggs

Michigan Municipal League

Inside | Out



michigan municipal league
Better Communities. Better Michigan



PROJECT DETAILS:

NAME:

Inside|Out

DATE:

2010-Present

CATEGORIES:

Public Art
Education
Insitution

THE GIST:

Inside|Out brings 80 reproductions of masterpieces from the Detroit Institute of Art (DIA) museum's collection to the streets and parks of greater metro Detroit, pleasantly surprising and delighting residents of the participating communities and engaging them in dialogue about art.



michigan municipal league

Inside | Out

PROJECT SCOPE:

Challenge:

How can we help people engage with art in their own community?

Overview:

Inspired by an outdoor exhibition during a visit to London in 2007, the director of the DIA saw how art could serve as a catalyst for public dialogue and shared cultural experiences. The first Inside|Out exhibition was included as part of the DIA's 125th anniversary in 2010, and the program has grown to become the cornerstone of the museum's community outreach and is a highly anticipated event for the public. The DIA offers free museum admission to residents of participating communities encouraging the public to come to the DIA to experience the works of art in person.

Accomplishments:

- Supported the millage tax, raising \$23 million annually for the DIA and providing free general admission to the museum for 10 years to Wayne County residents.
- Created 120 masterpiece reproductions from the DIA and created 12 site-specific exhibitions for different neighborhoods in greater Detroit.



Organization:

The museum employs a part-time Inside|Out program coordinator and relies on additional staff during the exhibition session. And the program continues to grow. Originally, 40 reproductions of select masterworks from the DIA were produced; now it's twice that. The structure of the program has also evolved from exhibiting one work in each city, to exhibiting seven to ten reproductions clustered within walking or bike-riding distance of a single community for three months. Each city plans its own activities centered around its Inside|Out works. Previous events have included a wine-tasting bus tour, bike and walking tours, talks at local libraries, and interactive performances. Partners include Parks and Recreation, small businesses, and neighbors.

Budget/Equipment:

Inside|Out runs on a \$125,000 annual budget. A majority of the program expenses go to part-time staff, permits, and insurance. Thanks to technological advances, an average reproduction costs only \$400. The DIA has cultivated great partners and created a streamlined production schedule for the exhibition, which has significantly decreased program costs.

Funding:

The program is currently funded by the Knight Foundation, which funds projects that engage and inspire communities through art. The DIA will seek additional grant funding and sponsorship in the future.

Participants:

While participation has grown primarily through word of mouth, the program now boasts a community waiting list. Thousands of students, parents, neighbors, and other community members come out and experience the pop-up collection. Art is just around the corner from where they live, work, and play.



Inspiration:

Art inspires and engages communities, giving them shared cultural experiences to discuss and appreciate. This small outreach of public art allows the public to become more invested in the DIA. Once community members are comfortable looking at art in their own backyard, they are more likely to see the importance and value of the museum.

Actions Taken:

1) DREAM BIG AND START SMALL.

Do not be intimidated by a BIG idea. The DIA took its idea to action by making a plan. It carefully considered budget, scale, resources, and time to plan an exhibition. While being realistic about feasibility, they also set out to accomplish BIG goals. Today, the project has doubled in scale and serves as the cornerstone of the museum's community outreach program.

2) CREATE THE ART.

It took the DIA three years to develop the best technique for producing high-quality reproductions that could withstand the elements during a three-month temporary outdoor installation. The museum uses a graphic printer to fabricate vinyl images that are laminated to aluminum plates. The plates are then encased in pretreated wooden frames, creating a first-class reproduction. The lifespan of a work will vary depending on temperature, moisture, and additional physical conditions. While the prints are constructed for a temporary lifespan, they can last for several years. A friendly printer will also be able to easily assist if one becomes damaged. Inside|Out has not had a single case of vandalism or theft.

3) USE UNEXPECTED CURATORS.

The DIA looked to community leaders to help build the exhibition. These ambassadors were made unofficial curators, selecting exhibition sites that would be most meaningful to the residents of their communities. Cultivating strong partnerships with parks and recreation, local businesses, and additional city officials builds relationships and future support for the work.



4) GET PERMITS AND INSURANCE.

Remember due diligence. Safety is always the number one priority when planning an exhibition in a public space. It was very important for the DIA to visit with city officials, public art experts, community members, and business owners about potential liabilities and concerns. They can help apply for permits and user agreements. It is also important to add additional insurance riders to plans or buy temporary event insurance to cover potential onsite injuries and property damage.

5) INSTALL THE EXHIBITION.

Bring a toolkit and make a tight installation schedule. An engineer or city official might also want to supervise the installation and deconstruction processes. A small team from the DIA begins installing the 80 reproductions two weeks prior to the exhibition's official opening.

6) MAKE DOCUMENTATION AND MARKETING A PRIORITY.

Design is not an afterthought when constructing an exhibition in a public space. Like art, good design inspires and informs! Let the community know where to be and when to be there. Because the project is both new and temporary, make clean maps, an interactive website, and onsite signage. Social media platforms like Facebook and Instagram can also help spread the word. Being proactive about design, documentation, and surveying has benefited the DIA's community engagement and fundraising efforts.

7) BUILD AN EXPERIENCE.

Initially, the DIA created programming for each exhibition; however, as time has passed, community members have become proactive about creating cool experiences and showcase opportunities highlighting their neighborhood masterworks and local talent. From a Cezanne-wich at the local cafe to a fake shark attack in the Detroit River, clever teasers and experiences have kept the public excited and engaged in the project. There's no telling where the community will go with inspiration and involvement.

8) EMBRACE THE TEMPORARY.

If the locations are stagnant, the public will become desensitized to the art. Change it up, keeping the project fresh and evolving and exposing more communities to the artwork. After the three-month exhibition, it is often difficult for community members to give up Inside|Out. People become very protective of their art and space, but keeping the exhibition temporary and flexible is part of the nature of the program.

9) EVALUATE THE PROCESS.

Each year the program is evaluated and restructured based upon previous experiences and site-specific conditions. An honest evaluation of success and failure will help build a stronger project



Lessons Learned:

- Break out of the Institution.
"Listen to the community, and see how you can fit that into your organization, culture, or business model. Community engagement is very powerful, and this is how you connect people to your project."
- Dream Big, Start Small, and Move Fast.
"If you have a creative idea, look into it. Keep pursuing it. It's OK to start small, take baby steps, and be patient. If we had just done this as a one-off, people might not be copying us today. We tried it and saw that there was something really powerful and continued. Each year it gets better because we evaluate our process and impacts."

Experts:

Michelle Hauske, InsideOut Program Coordinator, MHauske@dia.org
Kathryn Dimond, DIA Community Outreach Director, kdimond@dia.org

Similar Projects:

Art for All
Art is Everywhere

Documents:

Map,

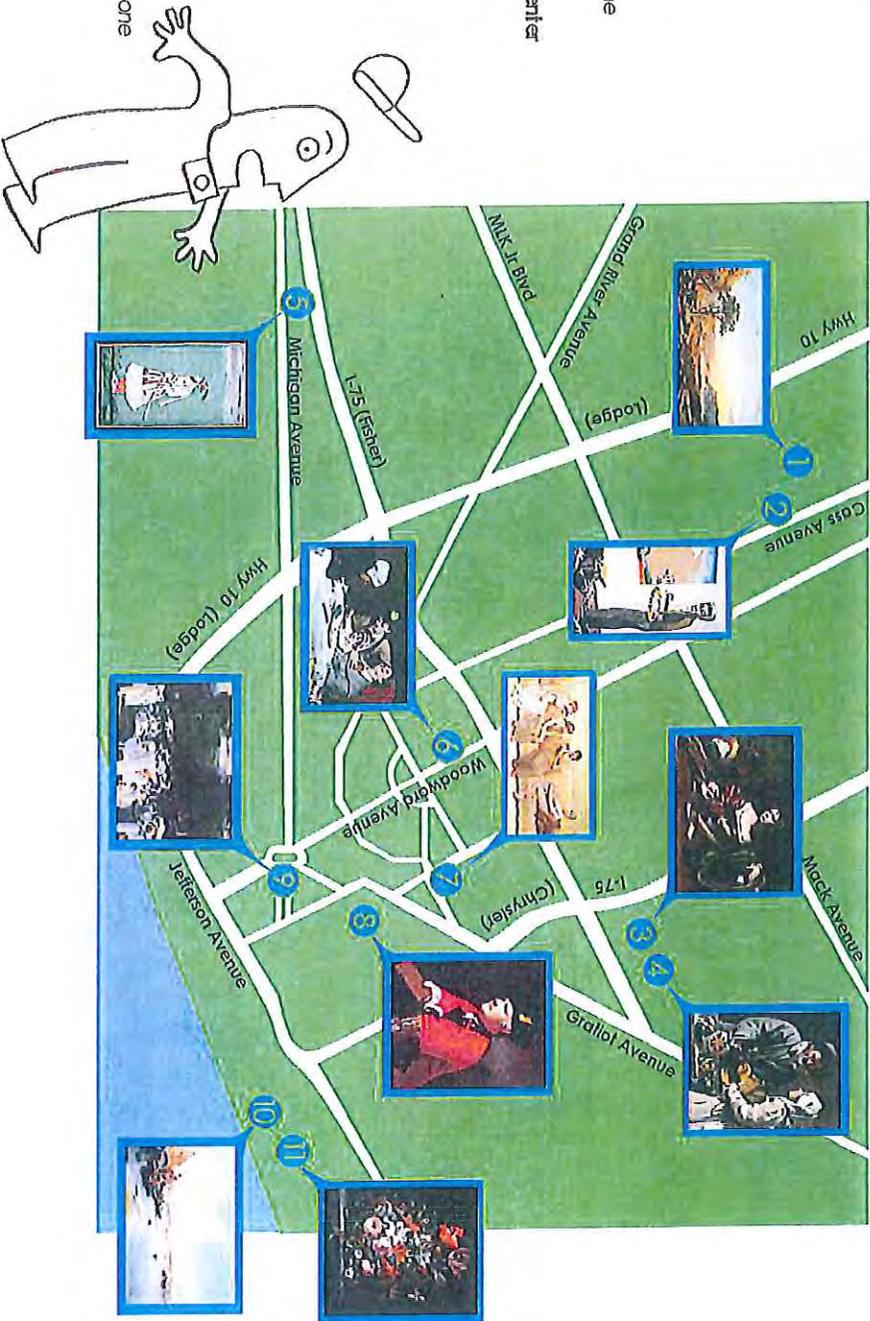
DMIA INSIDE | OUT DETROIT

InsideOut brings reproductions of great treasures from the Detroit Institute of Arts into your community. Discover them all around town. Visit detroitinsideout.org for maps of other communities and information on programs.

- 1 **Traffic Jam & Snug**
511 West Canfield Street
In/Out Summer
Jasper-Francis Gopsey
- 2 **Dell Pryor Gallery**
4201 Cass Avenue
Portrait of a Calligraphist
Benny Andrews
- 3 **Eastern Market Shed #3**
Martha and Mary Magdalone
Caravaggio
- 4 **Eastern Market Welcome Center**
The Fruit Vendor
Il Pensionante del Sorcerari
- 5 **Slows BBQ**
2138 Michigan Avenue
Portrait of a Mughal Prince
Unknown (Islamic)
- 6 **Fox Theater**
2211 Woodward Avenue
The Merry Makers
Carolus-Duron
- 7 **Gem Theatre**
333 Madison Street
Reading of the Story of Senone
Fransis Davis Millet

- 8 **Fishbones Rhythm Kitchen Cafe**
400 Monroe Street
Colonel John Montresor
John Singleton Copley
- 9 **Cadillac Square Park**
800 Woodward Avenue
A Day in June
George Wesley Bellows

- 10 **Detroit Riverwalk**
The Fisherman's Wedding Party
Thomas Moran
- 11 **Riverd Plaza**
1340 E. Awer Street
Flowers in a Glass Vase
Rachel Ruysch



The Center for 21st Century Communities

Building 21st century communities

Experts from around the world—in academic, business, and public sectors alike—agree that investing in communities is a critical element to long-term economic development in the 21st century. Michigan's future depends on its ability to attract and retain knowledge-based workers. Central to attracting this priceless commodity is *place*. Research proves that successful 21st century communities effectively leverage the assets summarized in this brochure. Learn more and stay engaged at mml.org.

Who we are...

The Michigan Municipal League is the one clear voice for Michigan communities. We are a nonprofit, but we act with the fervor of entrepreneurs; our people are dynamic, energetic, and highly approachable, passionately and aggressively pushing change to achieve better communities and a better Michigan.

What we know...

Never before have so many diverse interests, from academic researchers to the business community to government leaders, shared a single conclusion: Michigan's future depends on its ability to attract knowledge-based workers. And what is central to attracting this priceless commodity? *Place*, specifically vibrant 21st century communities.

What we offer...

Through its Center for 21st Century Communities (21c3), the League provides education, technical assistance, public outreach, and unprecedented access to experts and resources. The 21c3 is a "one-stop-shop" for communities interested in creating and sustaining livable, desirable, and unique places that attract the highly skilled, creative, and talented workforce of the next century.



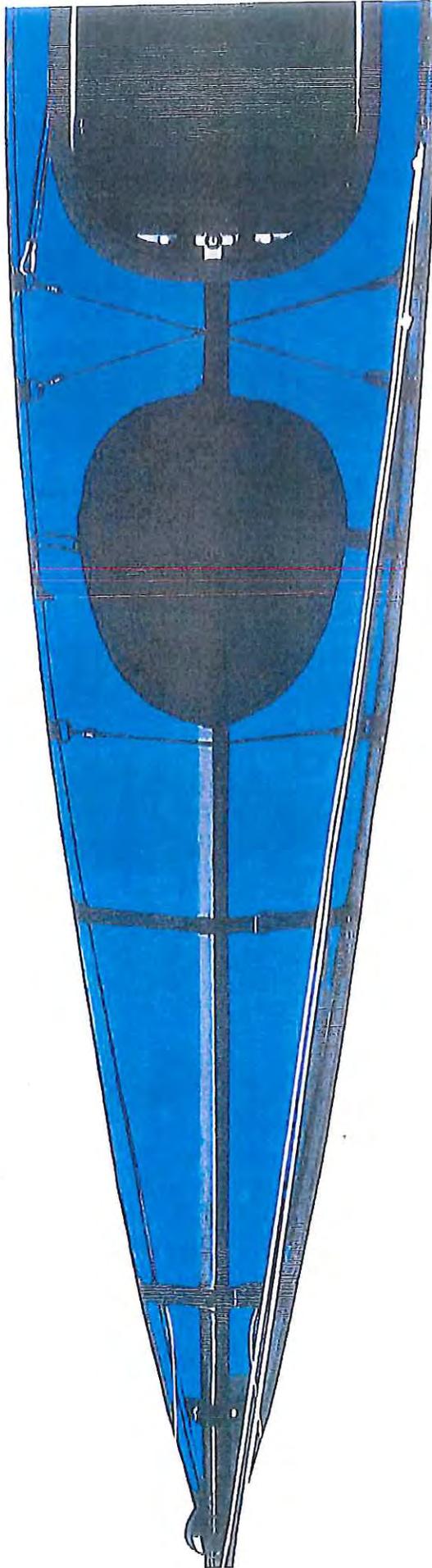
michigan municipal league

Better Communities. Better Michigan.

*Eligible distributed @ Hily
miley 10/29/14*

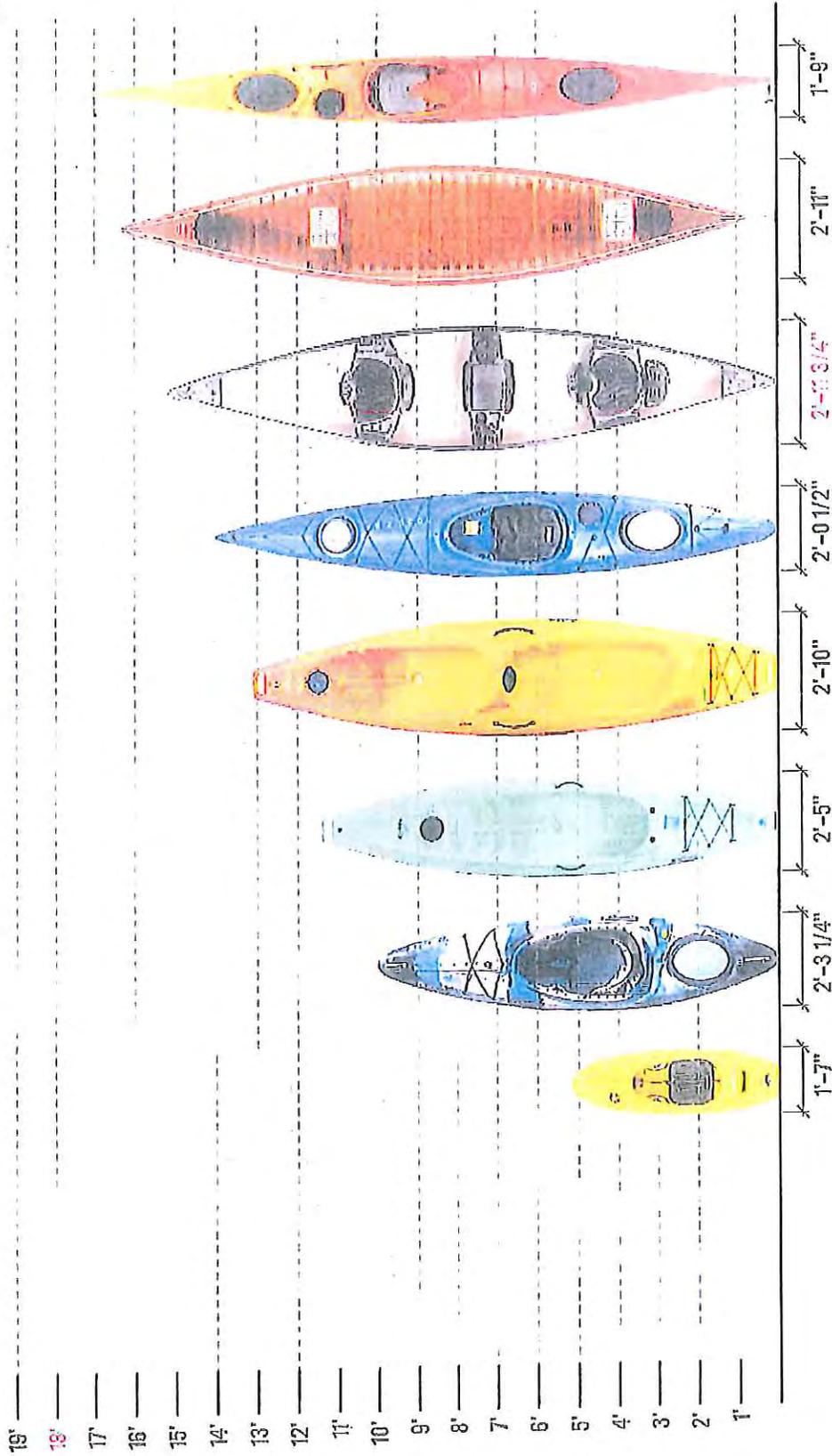
HURON RIVER WATERSHED COUNCIL CANOE AND KAYAK STORAGE UNITS

SCHEMATIC DESIGN PRESENTATION
10.28.2014



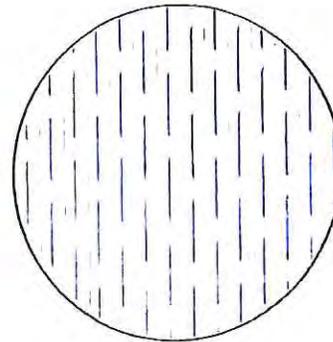
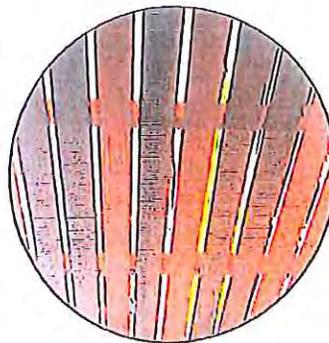
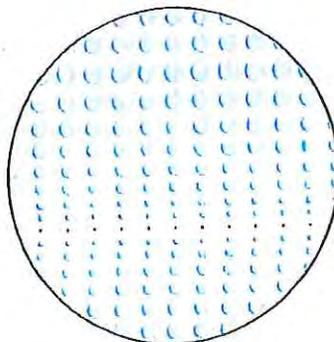
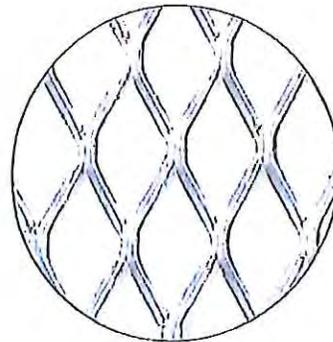
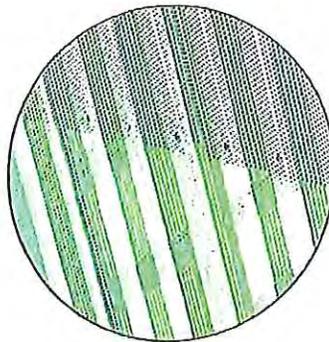
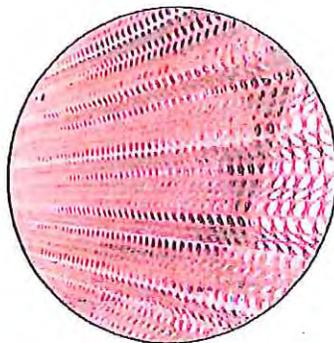
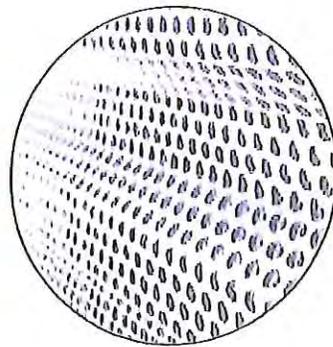
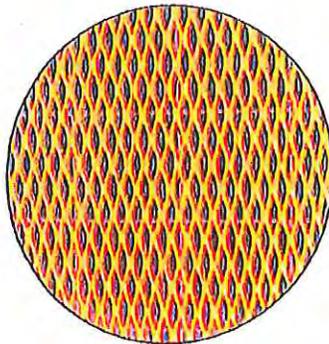
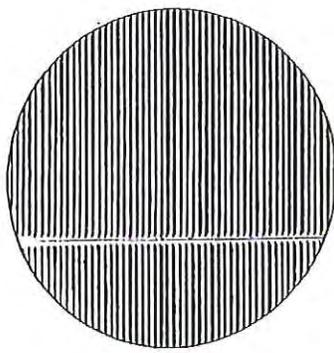
MAde.studio LLC www.MAde-studio.org

BOAT SIZES



MADEstudio LLC www.MADE-studio.org

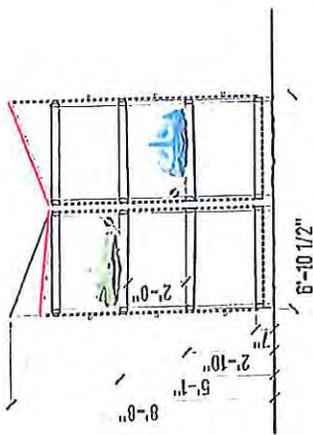
CONSTRUCTION MATERIALS



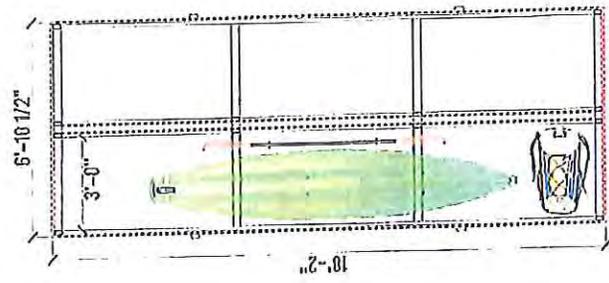
SIDE LOADED UNIT

SECTION A

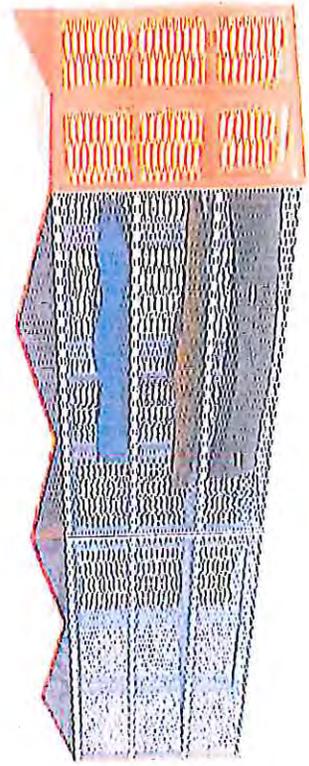
SIDE LOADED CANOE AND KAYAK STORAGE
 MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
 REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
 ROOF MOVES WATER TO CENTER GAP SPACE AND AWAY FROM LOADING SPACE
 STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



1 CROSS SECTION
 NOT TO SCALE



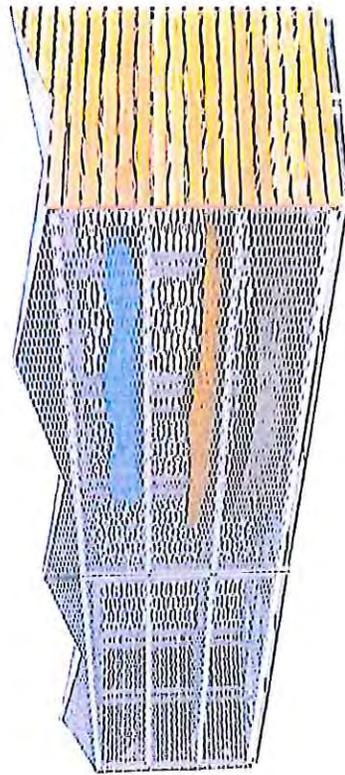
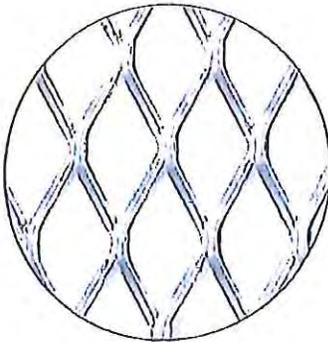
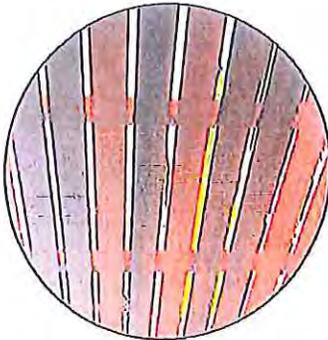
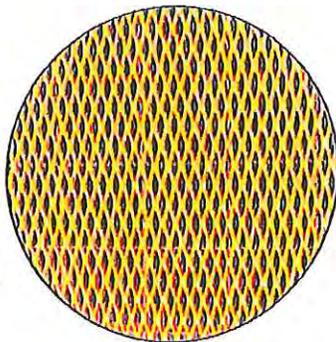
2 PLAN VIEW
 NOT TO SCALE



SIDE LOADED UNIT

SECTION A

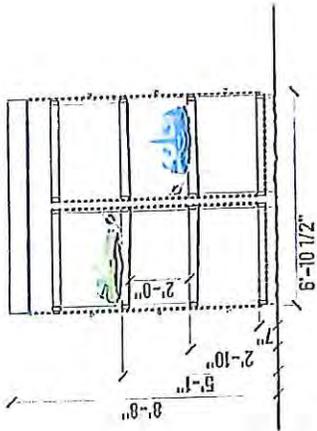
SIDE LOADED CANOE AND KAYAK STORAGE
MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
ROOF MOVES WATER TO CENTER GAP SPACE AND AWAY FROM LOADING SPACE
STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



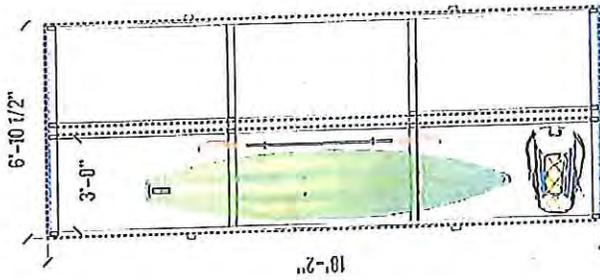
SIDE LOADED UNIT

OPTION B

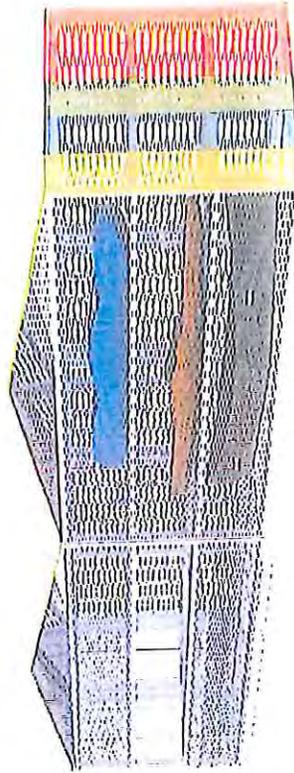
SIDE LOADED CANOE AND KAYAK STORAGE
 MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
 REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
 ROOF MOVES WATER TO GAP BETWEEN MODULES AND AWAY FROM LOADING SPACE
 STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



1 CROSS SECTION
not to scale



2 PLAN VIEW
not to scale



SIDE LOADED UNIT

OPTION  B

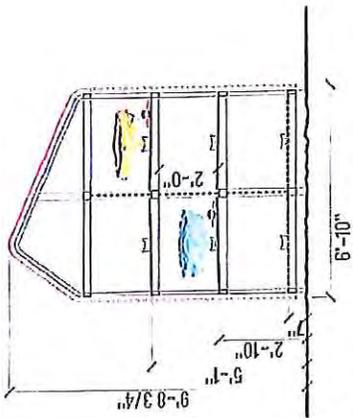


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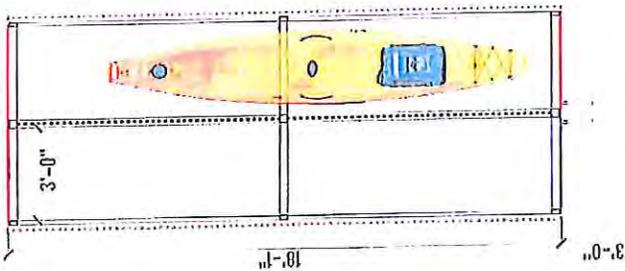
FRONT LOADED UNIT

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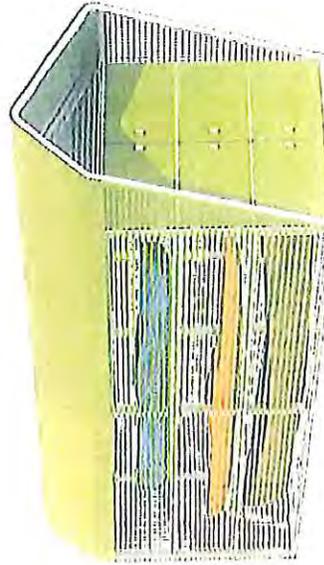
- FRONT LOADED CANOE AND KAYAK STORAGE
- MODULAR UNITS OF 6 STORAGE SPACES EACH (1 UNIT, 6 SPACES SHOWN BELOW)
- SOLID, HINGED METAL PANEL DOORS SECURE WITH PADLOCKS
- ROOF MOVES WATER TO SIDES OF UNIT, EXTENSION OF ROOF PROTECTS ACCESS AREA
- STRUCTURAL METAL FRAME WITH POWDER COATED PANELS AND PERFORATED SCREENING
- ROLLER TRACKS FACILITATE LOADING AND UNLOADING OF CANOES & KAYAKS

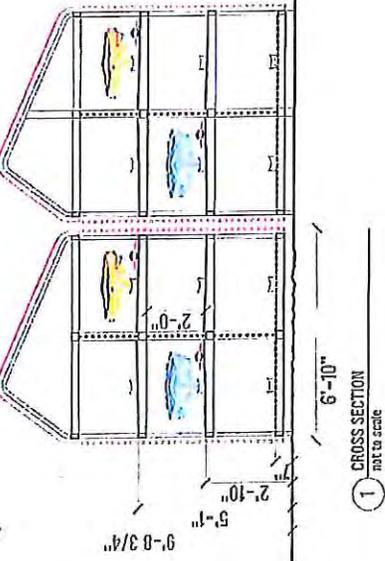


1 CROSS SECTION
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2 PLAN VIEW
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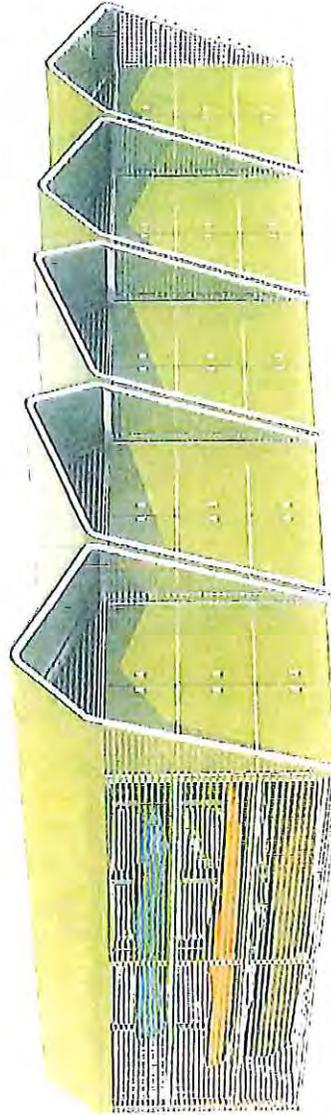




FRONT LOADED UNIT



- FRONT LOADED CANOE AND KAYAK STORAGE
- MODULAR UNITS OF 6 STORAGE SPACES EACH (5 UNITS, 30 SPACES SHOWN BELOW)
- SOLID, HINGED METAL PANEL DOORS SECURE WITH PADLOCKS
- ROOF MOVES WATER TO SIDES OF UNIT, EXTENSION OF ROOF PROTECTS ACCESS AREA
- STRUCTURAL METAL FRAME WITH POWDER COATED PANELS AND PERFORATED SCREENING
- ROLLER TRACKS FACILITATE LOADING AND UNLOADING OF CANOES & KAYAKS



MEMO

ASTI Environmental

Date: October 3, 2014
To: Michelle Aniol, Village of Dexter
From: Tom Wackerman
Subject: Remediation Options Analysis, 3045 Broad Street, Dexter, Michigan
(ASTI Project No. 1-6555)

Background

The property at 3045 Broad Street (the Property) in Dexter is currently vacant, but was most recently developed with a 35,746-square-foot industrial building that contained 12 units (see attached figures), asphalt and concrete parking areas, and maintained lawn areas. The building was demolished and the concrete pads and other surfacing materials maintained in-place as engineered controls. Previously, the Property was developed with an electrical company building, a creamery, butter tub house, and residence in 1912. The western portion of the Property was reportedly a sawmill in the early 1800s and early 1900s. Around 1929 the Property was developed with a laundry building, outhouse, and a vacant building. The most recent building was constructed on the Property in 1951 with additions in 1956, 1958, 1972, 1974, 1977, and 1980. That building was primarily used for manufacturing from 1951 until 2012. Manufacturers that have operated on the Property consisted of Dexter Automotive Products (1970s), Dapco Industries (late 1970s and 1980s), and Klapperich Welding (1980 to current). Dexter Automotive Products and Dapco Industries made fittings, valves, filters, and pumps for engines. Site features are illustrated on attached Figure 1.

The following investigations have been completed by ASTI Environmental on the Property for the Village of Dexter.

- Phase I Environmental Site Assessment dated August 17, 2007
- Phase I Environmental Site Assessment dated July 12, 2012
- Phase II Environmental Site Assessment dated August 9, 2012
- Asbestos Containing Material Inspection dated December 10, 2012
- Baseline Environmental Assessment dated January 7, 2013
- Due Care Plan dated February 13, 2013
- Water Well Abandonment Report dated March 20, 2013
- Indoor Air Sampling Reports dated February 27, 2013 and May 14, 2013
- Excavation Backfilling and Concrete Capping Report dated May 15, 2013



10448 Citation Drive, #100
P.O. Box 2160
Brighton, Michigan 48116
Phone: 810.225.2800 Fax: 810.225.3800

Identified Impacts

Based on these assessments, the Property is a facility according the Part 201 of Michigan Act 451 because of the following historical impacts. These are illustrated on attached Figures 2 through 5.

1. Impacts in soils exceed the applicable residential criteria for direct contact for arsenic.
2. Impacts in soils exceed the applicable residential criteria for drinking water protection and groundwater-surface water interface for arsenic, mercury, selenium and chromium.
3. Impacts in soils exceed the applicable residential criteria for drinking water protection and groundwater-surface water interface for naphthalene, 1,2,3-trimethybenzene, 1,3,5-trimethybenzene, trichloroethene, tetrachloroethene, and cis-dichloroethene.
4. Impacts under the building in former Unit 6 exceeded the residential criteria for volatilization to indoor air for trichloroethene in soils and groundwater.
5. Impacts to indoor air in former Units 1 and 4 exceeded the residential and non-residential vapor intrusion indoor air screening level for trichloroethene.
6. Impacts to indoor air in former Units 11/12 exceeded the residential vapor intrusion indoor air screening level for trichloroethene.
7. Impacts in groundwater exceed the applicable residential criteria for drinking water for cis-dichloroethene, 1,1-dichloroethene, trichloroethene, vinyl chloride, and tetrachloroethene.
8. Impacts in groundwater exceed the applicable residential criteria for groundwater-surface water interface for trichloroethene and naphthalene.

In addition, the following site features may impact future redevelopment:

9. Soils below at least former Unit 6 are considered an F-listed hazardous waste based on the source of the impacts.
10. Impacts to groundwater may have migrated on to the property from adjacent properties to the southeast.
11. Groundwater flows to the north or northwest and may be migrating onto the northern adjoining park and toward Mill Creek.
12. Underground storage tanks may still exist under the building foundation.
13. Because the Property is a facility, any soils removed from the Property during redevelopment would need to be properly characterized or transported to an appropriate landfill.
14. Any water produced from de-watering activities will need to be properly containerized and kept on site or characterization for off-site disposal.

Property Redevelopment Assumptions

These impacts and site features will affect future redevelopment of the Property. The proposed redevelopment that is considered in this Remediation Options Analysis is for residential rental or sale. Three density options are being considered as described in the presentation titled *3045 Broad Street Development Analysis* dated August, 2014 and presented by Peter Allen & Associates. This redevelopment assumes the following density options from that presentation.

	Development Assumptions			
	No. Buildings	No. Stories	Total SF	First Floor Residential (SF)
Low Density	4	3	75,240	25,080
Medium Density	4	3	86,400	28,800
High Density	5	4	153,600	38,400



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Three scenarios for this redevelopment are considered in this analysis.

Scenario 1: All residential units are for sale with residential on ground floor. This will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria.

Scenario 2: All residential units are for rent with residential on ground floor. This will require compliance with non-residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve non-residential clean-up criteria.

Scenario 3: All residential units are either for sale or rent, and are constructed above ground floor parking (no residential on ground floor). This will require compliance with residential clean-up criteria if for sale, and non-residential criteria if for rent, and the installation of engineered, institution or administrative controls, but it is assumed that it will not require installation of a sub-slab vapor collection system.

Property Redevelopment Issues

Because of the long term requirements for remediation of groundwater impacts, this analysis assumes that impacted soils and/or groundwater above the residential criteria will remain on the Property under all of the above scenarios, and the Property will remain a facility. As such, residential usage of the property will require a limited closure with engineered controls, deed restrictions, and long term implementation of due care requirements and remediation or control systems. In addition, notification of impacts must be provided to purchasers of the Property. Redevelopment must be implemented in compliance the Due Care Plan and the associated Declaration of Restrictive Covenant.

As indicated in attached Table 1, the impacts and site features described above have different requirements during pre-purchase assessment, redevelopment and operation. Items in Table 1 assume residential redevelopment as described above. Some of the items are optional as follows:

- Additional sampling to delineate impacts: Additional sampling may limit areas that require remediation or control. However, given the industrial nature of the property, it may also identify larger impacts. As such, implementation of control across the entire property is assumed in this analysis as a presumptive remedy.
- Remediation of impacted groundwater: For innocent landowners, or bonafide purchasers, control of groundwater is required, but remediation is optional. Site data indicates that groundwater may be venting to the wetlands and/or river to the north and remediation would reduce these impacts. However, groundwater impacts may be migrating to the Property from off-site as well. Removal of source materials will reduce impacts from the Property to groundwater, and natural attenuation will further reduce concentrations.
- Geophysical survey to identify UST: A suspected UST may exist on the property. Investigating the location will provide information for managing construction costs and timing, but this can also be managed as a contingency during site preparation.



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Brighton, Michigan . 48116
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**Table 1
Environmental Issues Table for Purchaser**

Issue	Description of Issue	Activity to be Conducted	Assumptions/Comments
Pre-purchase Due Diligence	Property is a facility per Part 201 of Act 451	Completion of Phase I and Baseline Environmental Assessment (BEA)	Required to maintain statutory liability protection for innocent landowner or bona fide purchaser. Phase I must be completed prior to purchase. BEA must be completed within 45 days of purchase.
		Completion and implementation of Section 7a Compliance report (Due Care Plan)	Change in use requires new Due Care Plan. DEQ approval required if federal funds are used. DEQ approval is recommended for residential redevelopment.
Considerations for Redevelopment of Property	Arsenic above residential direct contact criteria	Additional sampling may be completed on surface and near surface for utilization of 95% Upper Confidence Level calculation for determination if results are above cleanup criteria.....and/or.....	Delineation may be used to establish site-specific population characteristics.
		Capping with clean soil, asphalt, concrete, or landscaping materials, or....	Part of construction costs.
		Soil removal and replacement of upper 1-2 feet	Removed soils to be characterized or disposed at landfill.
	Identified soil and groundwater VOC impacts above the volatilization to indoor air inhalation and soil gas results above screening levels. Unacceptable risk for uncontrolled development for residential and non-residential.	Optional additional soil, groundwater, and soil gas sampling to determine extent	Additional delineation could reduce impacted areas. Presumptive remedy recommended.
		Removal of VOC source area soils	Based on limited sampling completed in area.
		Optional remediation of VOC impacted groundwater	Not required as part of Due Care Requirements.
		Installation of sub-slab vapor collection system under proposed building. Installation of epoxy coating on slab.	Would require air monitoring and possible permit process with DEQ. Potential long term operation and maintenance requirements.
	Soil removal for utilities and building foundations	Any soil removed from Property will need to be properly characterized and land filled. Engineered backfill will be necessary in utility lines.	
	Underground storage tanks (USTs)	Optional completion of Geophysical survey around building	Suspected USTs can be addressed during site redevelopment.
		Any USTs encountered during redevelopment will have to be removed and documented.	USTs were historically located on the Property as detailed in the Phase I ESAs. Former owner provided information on USTs at four locations, but one UST location around original manufacturing building is unknown and may exist under building.
Demolition of current building foundations	Replace surfacing materials to prevent exacerbation		
Fill Material	Extensive fill material may require the removal of soil and placement of engineered fill for building development. Removed soils must be characterized or disposed in landfill		
Monitoring Wells	Site design can not interfere with monitoring wells or remediation. Monitoring wells may only be relocated once before 2018.	Based on Restrictive Covenant and general due care requirements.	
Landscaping and Site Work	No unlined surface water impoundments. No modifications to on-site drainage features that would cause surface water to accumulate on-site or exacerbate existing conditions.	Based on Restrictive Covenant	
Considerations for Operation of Property	General	Notification of Buyers that property is a facility	
		Due Care Plan must be implemented and documented	
		Site Plan can not exacerbate existing conditions. All surfaces with hard cover must be maintained with hard cover.	
	Arsenic above residential direct contact criteria	Operation and Maintenance of Cover	
	VOC Impacts to soils and groundwater	Operation and Maintenance of sub-slab vapor collection system. Possible vent sampling.	
Groundwater	No use of groundwater.	If optional groundwater remediation system is installed, operation and maintenance of system will be required.	
Soils	No unsupervised digging. Removed soils characterized or disposed in landfill. Maintain all surfacing materials as current, and as needed for engineered controls.		

Property Redevelopment Costs

Scenario 1

This is the most likely scenario based on the development analysis. Notification of purchasers of ground level units will be required, and the property should be maintained in a separate entity to implement the due care requirements.

The following are the estimated costs of both the recommended and optional tasks. A new purchaser would typically conduct and fund the site assessment activities (Phase I EA, BEA, Due Care Plan, and DEQ approval (if required)), while the extent of remediation would be dependent on the site plans (if different from this scenario). Buyers would typically not complete the optional items.

Task	Scenario 1 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$3,000	\$3,960	\$3,000	\$3,960	\$3,000	\$3,960
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$339,693	\$548,948	\$357,466	\$680,874	\$403,333	\$663,263
Optional Tasks						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$405,193	\$900,893	\$422,966	\$932,819	\$468,833	\$1,015,208

Scenario 2

Costs for this scenario are similar as for Scenario 1, since site controls must meet residential use. However notification to tenants would not be required. Property would be maintained in a separate entity to implement the due care requirements.



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The following are the estimated costs of both the recommended and optional tasks. As described in Scenario 1, a new purchaser would typically conduct and fund the site assessment activities and necessary remediation, but would typically not complete the optional items.

Task	Scenario 2 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$2,000	\$2,640	\$2,000	\$2,640	\$2,000	\$2,640
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$338,693	\$547,628	\$356,466	\$579,554	\$402,333	\$661,943
<u>Optional Tasks</u>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$404,193	\$899,573	\$421,966	\$931,499	\$467,833	\$1,013,888

Scenario 3

This scenario would not require control of volatilization to indoor air, since all ground level activity is open parking. Therefore, source control and sub-slab vapor control should not be required if no building or occupied space are located on the ground floor (Declaration of Restrictive Covenant Section 1(a)(ii)). However, if groundwater remediation is selected, source control should also be implemented to reduce leaching to groundwater and therefore reduce remediation duration.

The following are the estimated costs of both the recommended and optional tasks. As described in Scenario 1, a new purchaser would typically conduct and fund the site assessment activities and necessary remediation, but would typically not complete the optional items.



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Task	Scenario 3 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$2,000	\$2,640	\$2,000	\$2,640	\$2,000	\$2,640
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Slab Vapor System	\$0	\$0	\$0	\$0	\$0	\$0
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$75,187	\$203,565	\$81,800	\$220,760	\$98,867	\$265,133
<u>Optional Tasks</u>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$140,687	\$555,510	\$147,300	\$572,705	\$164,367	\$617,078

Funding Options

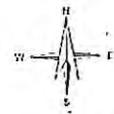
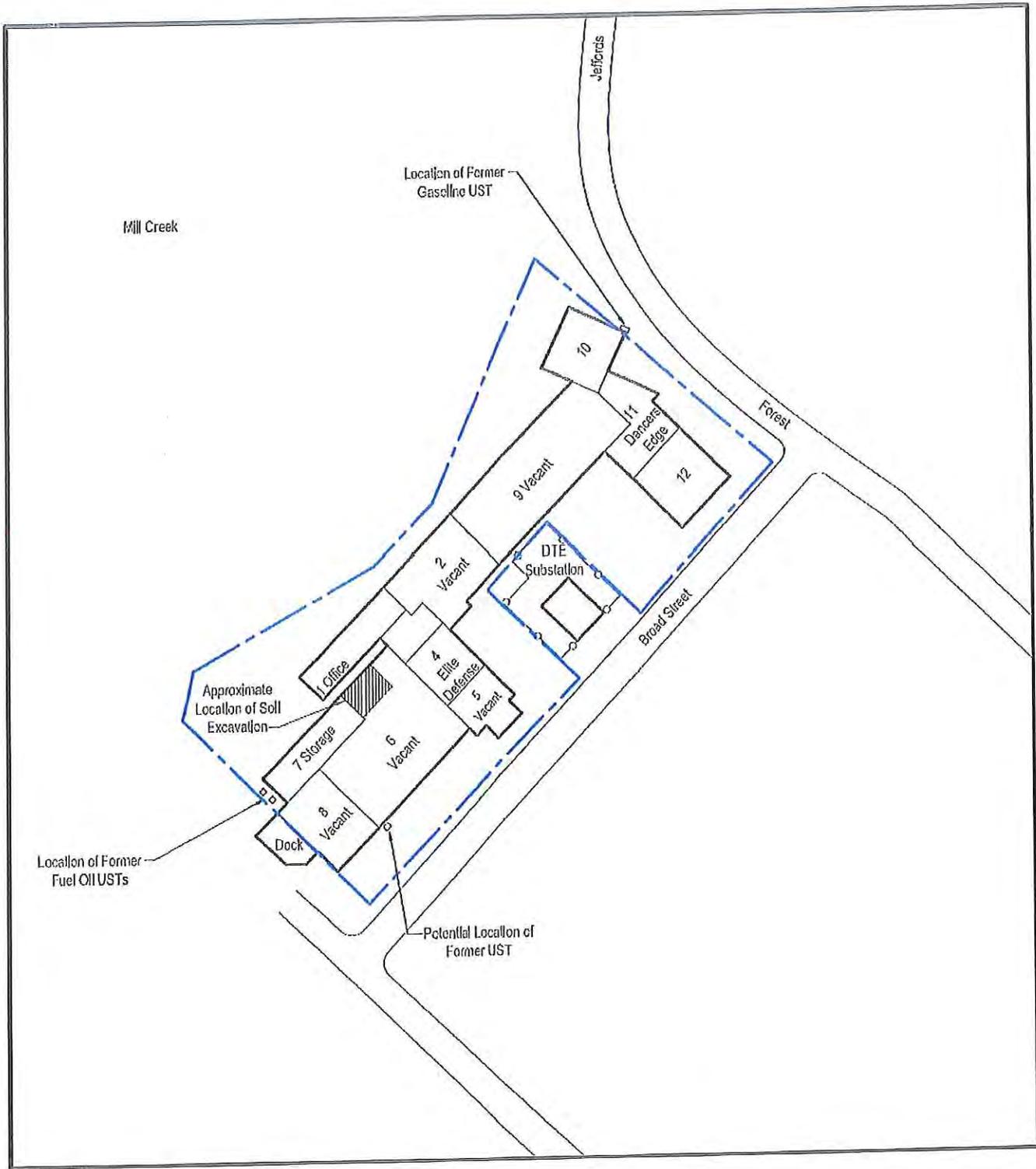
A new purchaser, if they comply with the innocent landowner, or bonafide purchaser, definition, could apply for funding for all of the assessment and remediation costs described above using Brownfield Tax Increment Financing (TIF) under Act 381. This would require preparation of a Brownfield Plan, which is included in the above cost estimates. Repayment from local only taxes would require 6 years for the high density minimum cost option under Scenario 1 at \$468,833 (best case for all costs listed), or 22 years for the low density maximum cost option under Scenario 1 at \$900,893 (worst case).

Funding for the source remediation (\$188,000-245,000) and UST removal (\$10,000-60,000) may be available from the previous landowner under existing agreements with the Village. In any case, funding of the source remediation and UST removal by the previous landowner may be a preferred option, since cost recovery for any Brownfield TIF can be pursued by the state. Funding for other items from the previous landowner may not be practical, since these are required for residential redevelopment and would not be required if the property remained industrial.

Funding for the source remediation (\$188,000-245,000) may also be available to the Village through the MDEQ Brownfield Redevelopment Grant and Loan Program. This program is competitive, but it provides funding to mitigate impacts so that redevelopment can proceed. It would require that a developer have a purchase agreement, and it is limited to one award per municipality per year.



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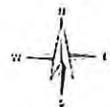
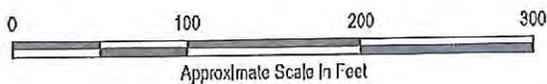
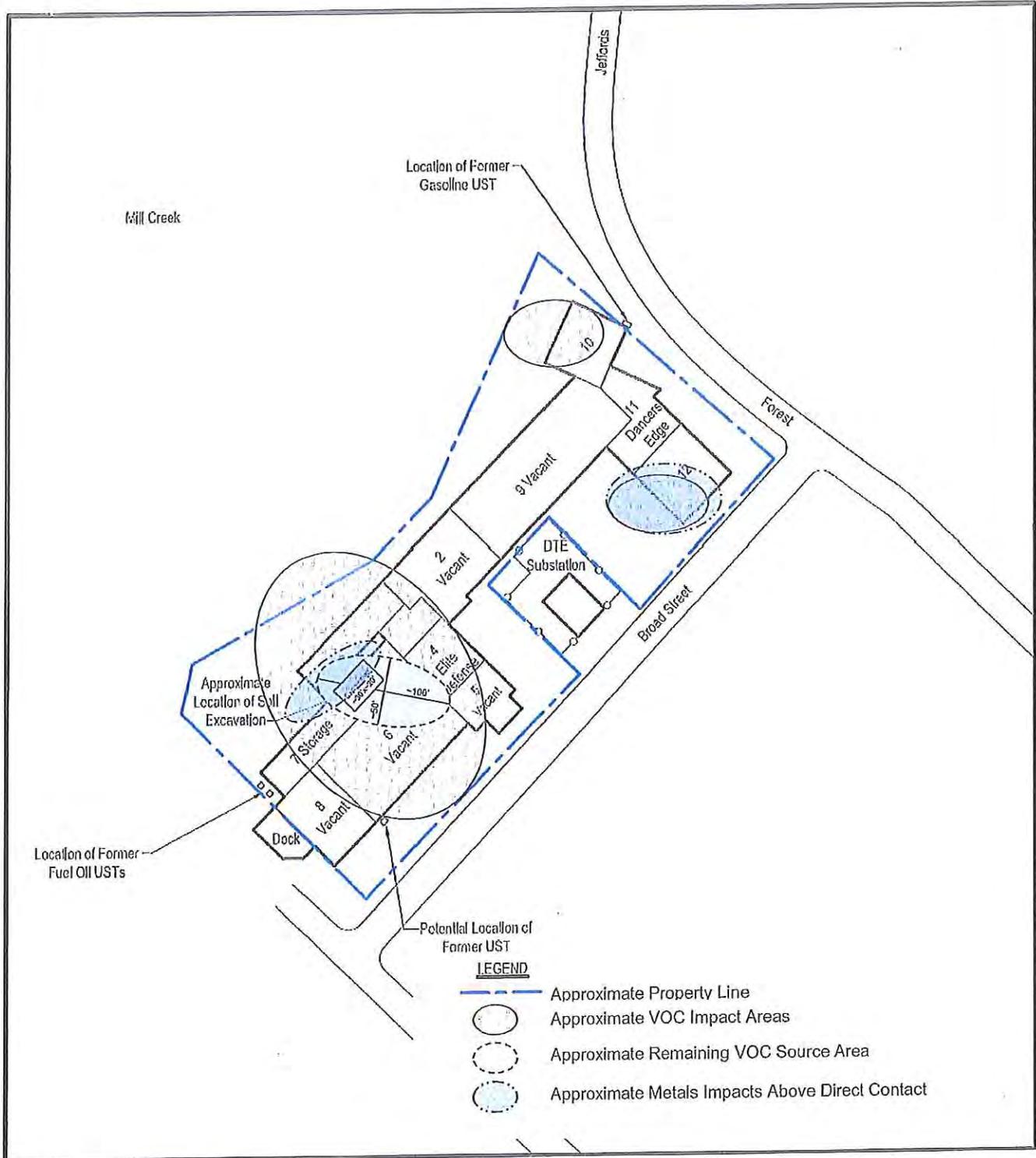
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Figure I: Site Features Map - Soils



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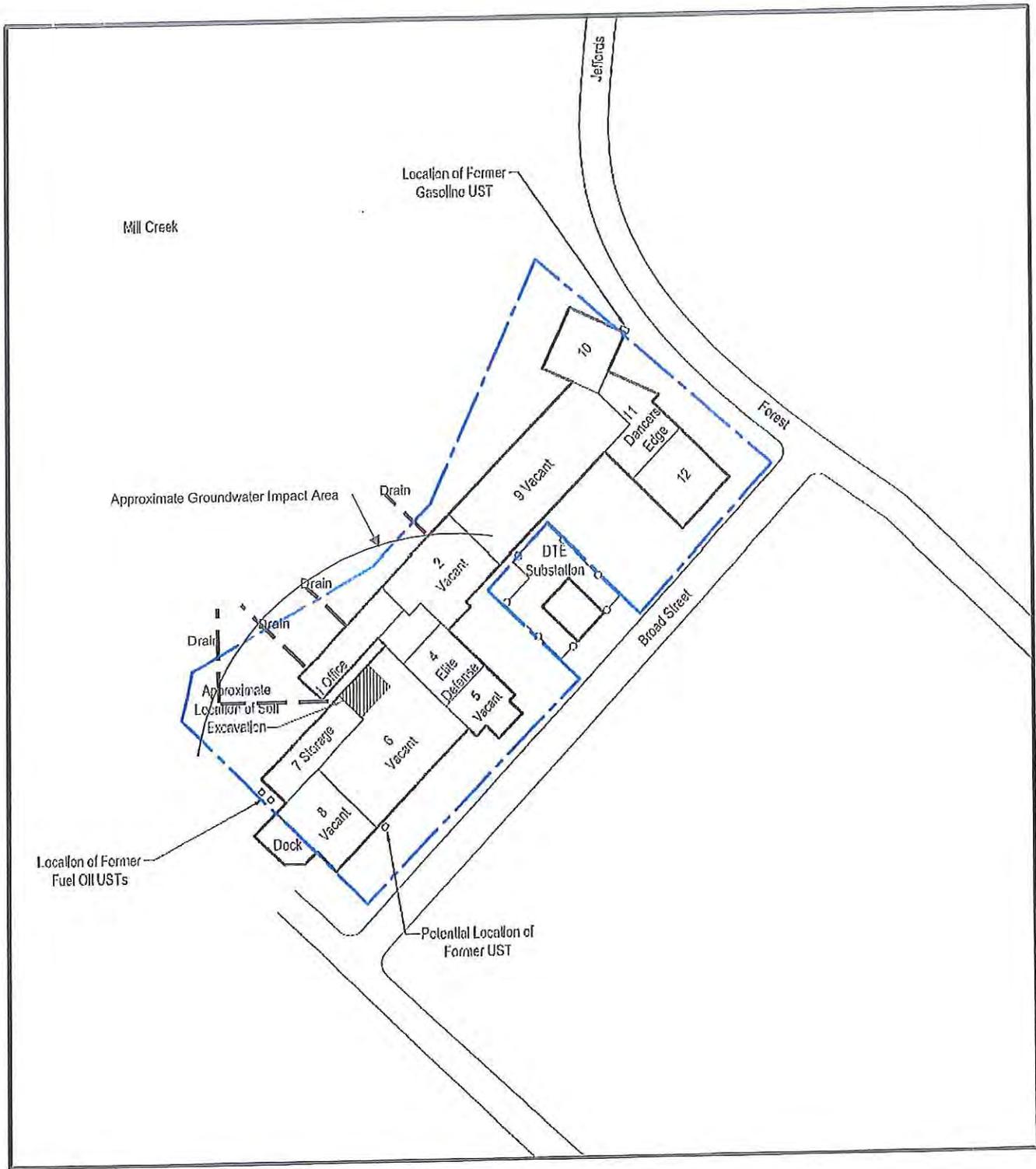
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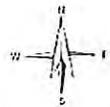
Figure 3: Site Issues Map - Soils



Created by: TJW October 1, 2014



LEGEND
 Approximate Property Line



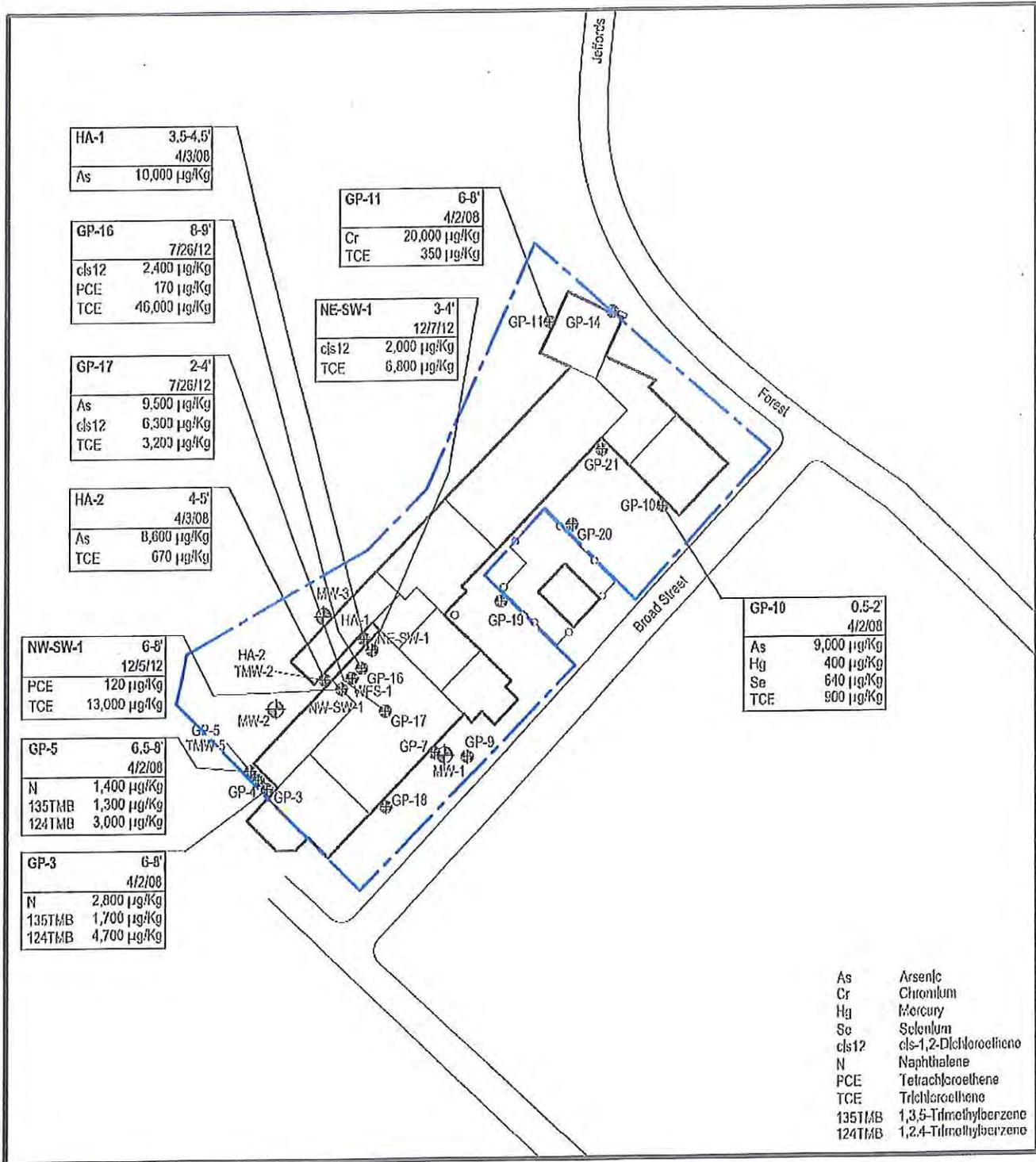
3045 Broad St.

Dexter, MI

Figure 3: Site Issues Map - Groundwater



Created by: TJW October 1, 2014



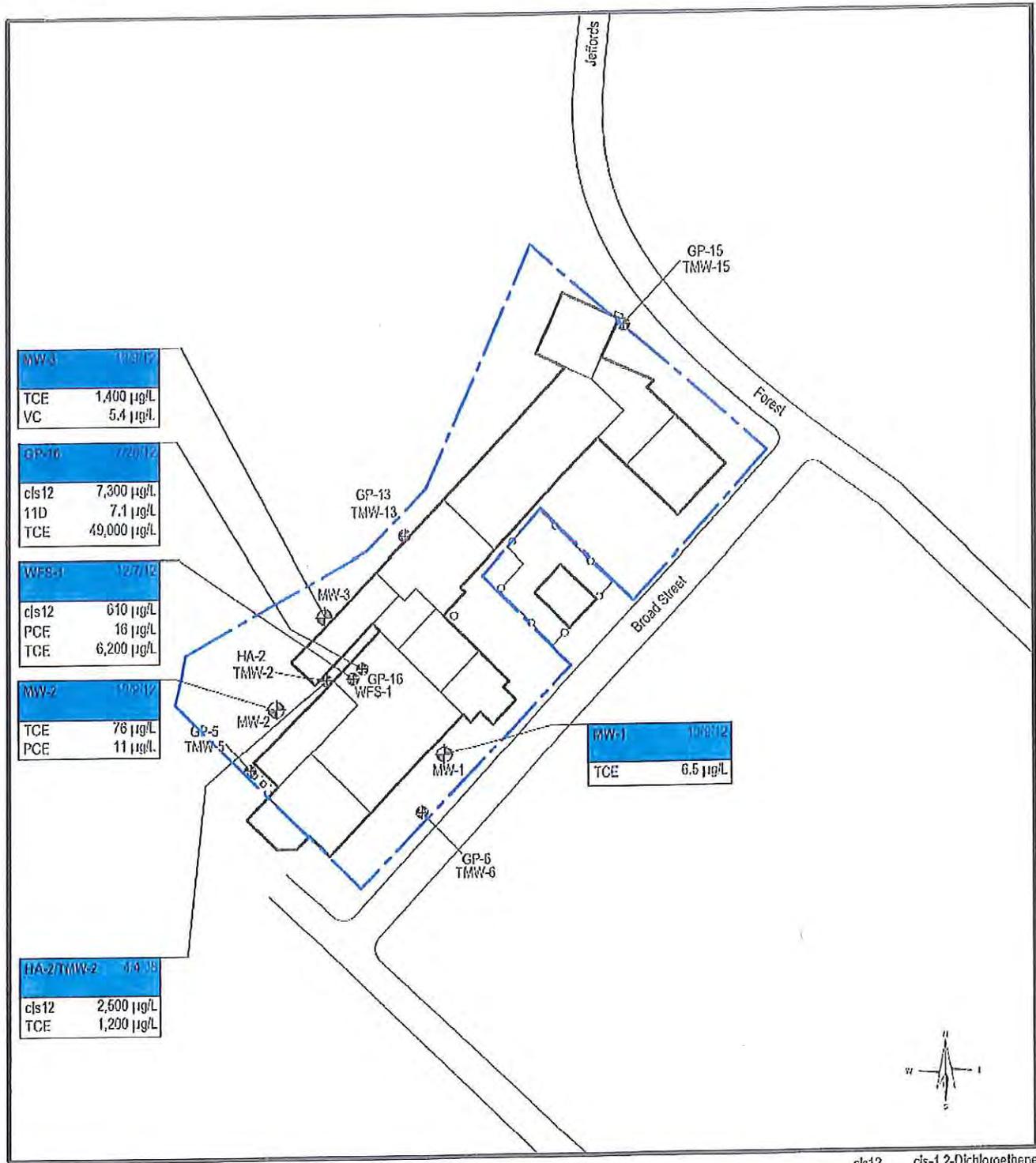
3045 Broad St.

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Created by: TJW October 1, 2014

Figure 4: Soil Analytical Above GRCC



cis12 cis-1,2-Dichloroethene
 11D 1,1-Dichloroethene
 TCE Trichloroethene
 VC Vinyl Chloride
 PCE Tetrachloroethene

3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 5: Groundwater Analytical Above GRCC

MEMO

ASTI Environmental

Date: November 5, 2014
To: Michelle Aniol, Village of Dexter
From: Brian Kuberski
Subject: Revised Remediation Options Analysis, 3045 Broad Street, Dexter, Michigan
(ASTI Project No. 1-6555)

ASTI provided a Remediation Options Analysis for the above property in a memo dated October 3, 2014 (please see this memo for background materials and assumptions). This analysis included three scenarios based on development options being considered by the Village, and described as follows:

- Scenario 1: All residential units are for sale with residential on ground floor. This will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria.
- Scenario 2: All residential units are for rent with residential on ground floor. This will require compliance with non-residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve non-residential clean-up criteria.
- Scenario 3: All residential units are either for sale or rent, and are constructed above ground floor parking (no residential on ground floor). This will require compliance with residential clean-up criteria if for sale, and non-residential criteria if for rent, and the installation of engineered, institution or administrative controls, but it is assumed that it will not require installation of a sub-slab vapor collection system.

Additional scenarios were discussed during a Dexter Downtown Development Authority meeting and an additional analysis was requested in an email from Michelle Aniol on October 16, 2014. This analysis includes the following additional scenarios:

- Scenario 4: Below grade level for parking with residential units for sale above. This will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria. It assumed that some of the soil impacted with trichloroethene will be removed from the Property but not all source material will be removed. Note that this scenario may not be practical on portions of the Property where groundwater was encountered between 5-10 feet below ground surface, since that would prevent the installation and operation of a sub-slab depressurization system.



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Scenario 5: Remove the existing foundations and paved parking and develop the Property for use as public parking with concrete cover. This scenario would include the removal of existing foundations and grading the site, and will require off-site removal of site soils during installation. The site would be capped with concrete so that at least all hard surfaces currently existing will be replaced.

Scenario 6: Remove some existing paved parking, but leave all foundations in place, and develop the Property for use as parking with asphalt cover. The scenario would include placement of clean fill soil over existing foundations and seeding with grass. Based on the Temporary Broad Street Area Parking diagram dated July 25, 2014, approximately 16,000 square feet of new asphalt parking would be installed around the existing foundations

The three additional scenarios are discussed below with the estimated cost ranges.

Property Redevelopment Costs

Scenario 4

Notification of purchasers of ground level units will be required, and the property should be maintained in a separate entity to implement the due care requirements. It is assumed that the excavation for the below ground garage will extend to a minimum depth of 10 feet and that impacted groundwater will remain. Since impacted groundwater will not be remediated, the Property will remain a facility. Therefore, this scenario assumes that a sub-slab depressurization will be installed under the garage. However, please note that groundwater was encountered between 5-10 feet below ground surface on the western portion of the Property during environmental investigations, and this may prohibit the utilization of a sub-slab depressurization system.

The following are the estimated costs of both the recommended and optional tasks. A new purchaser would typically conduct and fund the site assessment activities (Phase I EA, BEA, Due Care Plan, and DEQ approval (if required)), while the extent of remediation would be dependent on the site plans (if different from this scenario). Buyers would typically not complete the optional items; however, additional soil sampling would likely be necessary for landfill disposal.



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Task	Scenario 4 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$3,000	\$3,960	\$3,000	\$3,960	\$3,000	\$3,960
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$130,044	\$338,116	\$149,333	\$388,267	\$199,111	\$517,689
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$425,151	\$771,138	\$455,599	\$836,021	\$534,177	\$1,003,459
Optional Tasks						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$490,651	\$1,123,083	\$521,099	\$1,187,966	\$599,677	\$1,355,404

Scenario 5

This scenario limits site usage to public parking or events managed by the Village of Dexter. This assumes that the top layer of soil would be removed for the placement of the concrete. Without a specific utilities plan or grading plan, the cost below do not include cost for storm sewer or utilities such as electrical for lighting. The deed restriction on the Property requires placement of a equivalent barrier if the current engineered controls are removed, so the new concrete cover must replace existing cover in all areas of the site. This would also require the placement of a temporary barrier to limit rain water infiltrating into the subsurface during construction. The costs for paving for this assumption do not include curbs. Additional sampling would likely be necessary for off-site soil disposal. This scenario was not discussed in the Due Care Plan completed for the Village of Dexter so the Due Care Plan must be updated. Cost ranges provided are estimates and actual cost may vary based on time of year, trucking cost, fuel costs, disposal cost, and material cost. Bids should be completed for actual cost for removal of the foundations and placement of concrete.



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Scenario 5 - Estimated Cost Range

<u>Task</u>	<u>Min</u>	<u>Max</u>
Due Care Plan	\$1,000	- \$1,500
DEQ Approval of Due Care Plan	\$2,000	- \$3,000
UST Removal (Contingency)	\$10,000	- \$60,000
Soil Disposal During Construction	\$32,667	- \$42,467
Removal and Disposal of Foundations	\$85,000	- \$110,500
Placement of Concrete (4 inches)	\$193,706	- \$250,000
Placement of Temporary Barrier	\$3,000	- \$6,000
Subtotal Recommended Above	\$327,373	- \$473,467

Scenario 6

This scenario limits site usage to public parking or events for the Village of Dexter. Existing concrete building foundations would be covered with clean fill and seeded. This assumes that the top layer of soil would be removed for the placement of the new asphalt parking and no installation of storm sewers or other utilities. Since the fill material would be placed over the concrete foundations, the soil is assumed to be a sand/clay mixture to allow of compacting and limit erosion. Engineering cost to determine if fill material can be placed over the concrete foundations was not included in the cost. Scenario assumes that all building foundations will remain and will not be damaged during construction of the parking areas, or subsequent use. If building foundations are damaged, additional cost will be necessary for repair of the engineered control. The cost for paving for this assumption does not include curbs. Additional sampling would likely be necessary for soil disposal. This scenario was not discussed in the Due Care Plan completed for the Village of Dexter and the Due Care Plan must be updated. Cost ranges provided are estimates and actual cost may vary based on time of year, trucking cost, fuel costs, disposal cost, and material cost. Bids should be completed for actual cost of placement of asphalt and placement of fill and seed.

Scenario 6 - Estimated Cost Range

<u>Task</u>	<u>Min</u>	<u>Max</u>
Due Care Plan (update)	\$1,000	- \$1,500
DEQ Approval of Due Care Plan	\$2,000	- \$3,000
UST Removal (Contingency)	\$10,000	- \$60,000
Soil Disposal During Construction	\$9,955	- \$19,990
Placement of Asphalt	\$32,000	- \$41,600
Placement of Clean Fill and Seed	\$42,066	- \$54,685
Subtotal Recommended Above	\$97,021	- \$180,685



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Memorandum

To: Planning Commission
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Date: November 24, 2014

Re: CWA Proposal to amend and reformat Articles 7, Signs and 2, Definitions

At the November 3, 2014 meeting, the Planning Commission decided to move forward with a systematic, step-by-step approach to amending and reformatting sign regulations (Article 7) in the Zoning Ordinance. To assist the Planning Commission, staff prepared a scope of work that organized the process and ensure the format would be easier to understand; be infused with graphics and illustrations; and be formatted in a more effective and efficient document.

The following scope of work was sent to our planning consultant, Carlisle-Wortman for a cost proposal for assistance in drafting and adopting these changes, and including them within a more user-friendly framework. A copy of the RFP accompanies this memo.

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.

CWA was given the option of proposing a price to reformat the entire ordinance, based on an understanding that a piece-meal approach to reformatting the zoning ordinance may not be practical or cost effective.

The proposal reflects the above referenced scope of work and includes 7 tasks, at a cost of \$9,085. If the Planning Commission and City Council exercise the Option to reform the entire ordinance while amending Article 7 and 2, the additional cost incurred would be \$3,990, for a total cost of \$13,075.

The CWA proposal is attached for your review.



Michigan OFFICE OF COMMUNITY DEVELOPMENT

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

November 5, 2014

SENT VIA EMAIL

Carlisle/Wortman Associates
605 S. Main St., #1
Ann Arbor, MI 48104
Attn: Mr. Doug Lewan

Re: Request for Proposal

Dear Doug,

The Village of Dexter respectfully requests a proposal from CWA to amend and reformat Article 7, Signs and Article 2, Definitions in the Village Zoning Ordinance.

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 CWA in drafting and adopting these changes, and include them within a more user-friendly framework. The following scope of work attempts 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. This project should be seen as the first step in the process to reformat the entire ordinance.

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.

OPTION: Understanding that a piece meal approach to reformatting the zoning ordinance may not be practical or cost effective, CWA may wish to provide an additional proposal to completely reformat the entire ordinance, while simultaneously amending Articles 2 & 7.

Please submit your proposal(s) no later than November 19, 2014. In the meantime, please let me know if you have any questions or comments.

With respect,



Michelle Aniol
Community Development Manager

cc: Courtney Nicholls, Village Manager



CARLISLE | WORTMAN ASSOCIATES, INC.

SIGN REGULATIONS & DEFINITIONS UPDATE

VILLAGE OF DEXTER



PROPOSAL
NOVEMBER 2014



Carlisle|Wortman Associates, Inc. has extensive experience in developing new and innovative sign regulation language. We are well-versed in the latest and legally defensible zoning techniques.

As the Village planning consultant, we are aware of the concerns and issues regarding the current sign ordinance. Through a collaborative effort of Village officials, residents, and business owners, we believe we can come to a lasting solution resulting in a fair and enforceable ordinance.

We will work closely with the Village through the development of the new regulations. Regular interaction and communication via telephone, e-mail, and face-to-face meetings will help facilitate updated regulations tailored to the Village.

The following work program outlines the suggested approach our firm would undertake in revising the Village of Dexter sign regulations.

TASK 1.0 EXISTING SIGN ASSESSMENT AND REPORT (MEETINGS 1 & 2)

- 1.1 Review existing sign ordinance with Village staff including Community Development Director, Ordinance Officer, and others as needed. Purpose of the meeting is to identify problem areas of current sign administration and enforcement.
- 1.2 Review all aspects of the current sign regulations. Create report based on task 1.1 above as well as our own review.
- 1.3 Present results of tasks 1.1 and 1.2 to Village staff and Ordinance Committee. Results report will provide a clear picture of current issues and a direction moving forward. Determination of persons and groups to participate in sign preferencing exercise. We anticipate this to include Village stakeholders as identified by the Ordinance Committee.

TASK 2.0 SIGN PREFERENCING EXERCISE AND PRESENTATION (MEETING 3)

- 2.1 Prepare sign preferencing presentation. Provide draft presentation to Community Development Director for comment and revision.
- 2.2 Complete sign preferencing exercise with Ordinance Committee, and others as determined in Task 1.3.
- 2.3 Compile results of exercise.



TASK 3.0 REVIEW PREFERENCING RESULTS - BROAD RECOMMENDATIONS (MEETING 4)

Meet with Ordinance Committee to discuss results and recommendations.

- 3.1 Review/discuss results
- 3.2 Regulatory preferences
- 3.3 Enforcement preferences

TASK 4.0 DRAFT LANGUAGE (BIG PICTURE MEETING 5)

Provide recommendations and receive comments on the following:

- 4.1 Sign Area
- 4.2 Sign Height
- 4.3 Sign Number
- 4.4 Sign Location

Zoning districts will be considered for each of the above.

TASK 5.0 DRAFT LANGUAGE (FULL DETAILS)

- 5.1 Full draft for review and comment.
- 5.2 Complete one (1) full revision.

TASK 6.0 DRAFT LANGUAGE TO PLANNING COMMISSION (MEETING 6)

- 6.1 Provide full draft for review and comment (including other parts of the Ordinance that require amendment based upon sign ordinance modifications).
- 6.2 Complete one (1) full revision for public hearing.



TASK 7.0 UPDATE ARTICLE 2 DEFINITIONS

- 7.1 Review complete ordinance as well as update Article 7, Signs to provide current terminology and applicable definitions. Graphics will also be updated as required.
- 7.2 Reformat to web-ready document. Reformat Article 2 & 7 into web-ready document with appropriate hyperlinks.

TASK 8.0 REFORMAT ZONING ORDINANCE (OPTIONAL)

- 8.1 Reformat remaining Zoning Ordinance Articles in web-ready document with applicable hyperlinks. The existing Ordinance will have to be reformatted from the current Word document into an InDesign file in order to provide a web-ready document. A PDF version will be made available to the Village in web-ready format.



Based on the work program, we propose the following cost estimate for your consideration.

Task	Principal Doug Lewan	Associate Laura Kreps	CAD/GIS	Support Staff
1.0				
1.1	1.5			
1.2	1	6		
1.3	1.5			
2.0				
2.1	1.5	10		
3.0	4	8		
4.0	4	8	5	
5.0	8	10	5	5
6.0	4	10		5
7.0	8	10	8	5
Hours	33.5	62	18	15
Average Hourly Rate	\$80 per hour	\$75 per hour	\$60 per hour	\$45 per hour
Subtotal	\$2,680	\$4,650	\$1,080	\$675
TOTAL	\$9,085			
8.0 (optional)	--	8	--	60
Hours	--	10	--	72
Average Hourly Rate	\$80 per hour	\$75 per hour	\$60 per hour	\$45 per hour
Subtotal	--	\$750	--	\$3,240
TOTAL	\$3,990			
TOTAL WITH OPTIONAL	\$13,075			



DOUG LEWAN, AICP, PRINCIPAL-IN-CHARGE received his Masters of Urban Planning from Wayne State University and a Bachelors Degree in Community Planning from Northern Michigan University. He acts as Managing Director of CWA, and was made a shareholder of the firm in 2002. Doug has more than twenty-five years of professional practice experience in the public and private sector, and has worked in site plan review, zoning ordinance amendments, corridor studies, land use planning, and recreation planning. He has also written zoning ordinances and master plans for numerous communities in Michigan. Additionally, he has acquired extensive experience with zoning questions and interpretations while working with the Zoning Board of Appeals in various communities. He leads the firm's Municipal Services Division, and is a Certified Zoning Administrator. Doug is a trainer and regular speaker for the Michigan Association of Planning and has taught several of the sections of the MSU Citizen Planner program.



EDUCATION

Masters of Urban Planning, Wayne State University

Bachelors of Science, Community Planning, Northern Michigan University

EXPERIENCE

Principal, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 2002-Present

Community Planner, Carlisle|Wortman Associates Inc.,
Ann Arbor, MI, 1993 - 2002

Associate Planner, McKenna Associates., Farmington Hills, MI, 1992 - 1993

Planning and Economic Development Coordinator,
Charter Twp. of Springfield, Davisburg, MI, 1988 - 1992

CAD Operator/Construction Inspector, Hubbell, Roth and Clark,
Bloomfield Hills, MI, 1984 - 1988

PROFESSIONAL AFFILIATIONS AND CREDENTIALS

American Institute of Certified Planners License No.
013020

Professional Community Planner, State of Michigan,
Registration No. 654

American Planning Association

Michigan Association of Planning

Certified Zoning Administrator
Planning & Zoning Center - MSU



LAURA K. KREPS, AICP is a community planner with over thirteen years of experience working as a professional planner both in municipal government and consulting. Mrs. Kreps has extensive experience in zoning, land use, site plan review, and comprehensive planning. Mrs. Kreps is also proficient in Tax Increment Financing, economic development, capital improvement project programming, downtown development, and grant writing/administration. Prior to joining Carlisle|Wortman Associates in 2007, Mrs. Kreps worked for the City of Monroe in the capacities of land use planner, grant writer/administrator, Downtown Development Authority staff planner, and assisted in program planning for CDBG.

In 2011, Mrs. Kreps completed the "Wayne County Housing Needs Assessment" in coordination with Wayne County EDGE and Hennessy Engineering. She currently serves as planner in numerous communities in Monroe, Wayne, and Washtenaw Counties. Mrs. Kreps is also a certified Main Street Manager.

EDUCATION

BS, Urban and Regional Planning | Michigan State University

EXPERIENCE

Community Planner, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 2007-Present

Community Planner/Land Use Planner, City of Monroe
Michigan, 2000-2007

Site Acquisition Specialist, Prudential Dickson Hughes
Michigan, 1999-2000



PROFESSIONAL AFFILIATIONS

American Planning Association

Michigan Association of Planning

PROFESSIONAL CERTIFICATIONS

AICP Membership No. 120124

Certified Zoning Administrator
Planning & Zoning Center - MSU

Michigan Municipal League Parliamentary
Procedure Training

Certified Main Street Manager

Michigan Economic Development
Association Practitioners Certification



LUCIE FORTIN, LLA, AICP is both a Landscape Architect and Planner. She has been a practicing professional since 1985 and has extensive experience in planning and design. Ms. Fortin is involved in a wide range of projects focusing on recreation planning, site and land use planning, natural resource management, and on preserving and enhancing community character. Her experience includes master plans, recreation plans, park plans/designs, trail plans/designs, design guidelines, corridor plans, streetscape design plans, feasibility studies, and parking studies for both private and public sector clients. Her abilities span the areas of public engagement, oral presentation, report writing, graphics, and Geographic Information Systems.



EDUCATION

MSLA, Master of Science, Landscape Architecture | University of Wisconsin

BAP, Landscape Architecture | Université de Montréal

EXPERIENCE

Landscape Architect, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 1991-Present

Landscape Architect, Atwell-Hicks, Inc.
Ann Arbor, MI, 1987-1991

Landscape Architect, Environment Canada-Parks
Ottawa, Canada, 1986

Landscape Architect, Poirier Cardinal
Montréal, Canada, 1985

Teaching Assistant, Department of Landscape Architecture
University of Wisconsin, 1983-1985

PROFESSIONAL ACTIVITIES

Historic District Commission, City of Monroe, 1999-2002

Secretary, Michigan Chapter, American Society of Landscape Architects, 1998

Adjunct Professor, University of Michigan, Department of Landscape Architecture, 1996

Adjunct Professor, Lawrence Technological University, 1995

CREDENTIALS

Registered Landscape Architect,
State of Michigan

American Institute of Certified Planners,
Membership No. 274319

HONORS

Michigan Society of Planning Officials,
Honor Awards: 1995

Outstanding Graduate Publication Award, 1988
(Department of Landscape Architecture, University of
Wisconsin-Madison)

Frederick Law Olmsted Scholarship, 1982 (Corporation
Première Québec)

PUBLICATIONS AND PRESENTATIONS

Co-author with Peter Jacobs, "L'histoire du paysage
urbain au Québec" | Habitat, Vol. 27 No. 3, 1984

Author, "The Evolution and Persistence of Three
Land Division Systems in the Green Bay Region of
Wisconsin" | Landscape Journal, Vol. 7 No. 1, 1988

Author, "Community Parks and Recreation Master
Planning" | Michigan Planner, Vol. 2 No. 10, 1998

Presenter, "How to Develop a Recreation Plan"
SEMCOG University, 2010

PLANNING

RETAINER SERVICES: Consulting support to local staff, officials, and planning commissions on a continuing basis. Such consultation includes attendance at meetings, interpretation of ordinances, training and education, and direction of staff on policies and procedures.

DEVELOPMENT REVIEW: Review of site plans, subdivisions, site condominiums, rezoning petitions, variance requests, and special use permits for conformance with ordinances and policies.

MASTER PLANNING: Preparation of community master plans, including demographic, land use, transportation, and environmental studies, as well as public visioning and input.

RECREATION PLANNING: Preparation of community recreation master plans, park master plans, greenway plans, and recreational facility design.

HISTORIC PRESERVATION: Preparation of historic district ordinances, historic district surveys and preservation strategies.

WIRELESS + TECHNOLOGICAL PLANNING: Communication tower and technology ordinance review, interpretation, and development. Objective review of tower proposals and plans. Master planning for wireless towers and technological infrastructure.

COMMUNITY INPUT/VISIONING: Coordination and facilitation of public input workshops, including visioning, goal setting and prioritization, data collection, and community buy-in.

GEOGRAPHIC INFORMATION: Land use analysis, mapping, presentation development, and computer-aided design services using GIS and CAD technology.

ZONING

ZONING + LAND USE: Preparation of comprehensive zoning regulation ordinances, single purpose land use ordinances, and environmental ordinances to fit within the context of a community's current regulations. Modification and updates to existing ordinances to meet current legal requirements. Development of model ordinance language.



ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT: Development of feasibility and market analysis. Preparation of industrial, commercial and waterfront development and redevelopment programs that consider labor characteristics, projected growth, and site and environmental characteristics, among others.

DOWNTOWN DEVELOPMENT: Preparation of downtown development and financing plans, streetscape plans, design guidelines, and other design improvements to enhance the economic and visual environment in downtowns and transportation corridors.

GREEN DEVELOPMENT

ENVIRONMENTAL CONSULTING: Site visits, preparation of site surveys, and analysis of natural resources. Consulting support to local staff, officials and planning commissions regarding environmental issues such as wetland, woodland, steep slope impacts, and construction site issues, such as soil erosion and stormwater.

ENVIRONMENTAL/OPEN SPACE PLANNING: Preparation of environmental preservation and open space plans, including identification and evaluation of ecosystems, community input and visioning, goal setting, and development of action plans. Preservation plans strive to integrate people into the natural environment while preserving/restoring connections between landscape features.

ENERGY PLANNING: Integration of energy efficiency and conservation into community master plans, ordinances and engineering/design standards. Preparation of ordinances to assimilate renewable and alternative energy systems into the community. CWA has three community planners who have earned the LEED AP credentials on staff.

WATERSHED PLANNING: Development of water quality planning tools, including watershed group facilitation, watershed management plan preparation, and water resource planning.

LOW IMPACT DEVELOPMENT: Assist with the integration of Low Impact Development (LID) approaches and techniques into local planning documents, ordinances, and engineering/design standards.

ENVIRONMENTAL ORDINANCES: Preparation of ecologically-based ordinances that allow for development while preserving the site's natural features and ecological functioning. Ordinances range from preserving open space links and ecosystems through clustering and open space developments, to feature-specific regulations such as wetlands protection, riparian buffers, and woodlands/tree preservation. Another area of expertise includes regulations pertaining to zoning design standards, such as setbacks, private roads, and parking areas.



OTHER COMMUNITY SERVICES

CAPITAL IMPROVEMENTS: Development of various capital planning tools, such as capital improvement plans and building feasibility studies. Facilitation of group meetings involving different municipal departments, elected officials and public leaders.

EMERGENCY MANAGEMENT: Research and preparation of hazard analysis and pre-and post-disaster mitigation plans. Risk assessment, mapping, and ordinance development.

PLANNING ADMINISTRATION: Provide administrative services including management of day-to-day planning, building and code enforcement activities.

ZONING + BUILDING CODE ENFORCEMENT: Field inspection and follow-up to resolve zoning code infractions. Review of construction documents for compliance with the construction codes related to building, plumbing, electrical, mechanical, and fire suppression. Resolution of non-compliance issues to create plans acceptable for permit issuance.

GRANT WRITING: Research for and preparation of grant applications for a wide array of activities, including transportation, recreation, brownfield redevelopment, environmental preservation, and downtown development projects.

EXPERT TESTIMONY: Research and testimony in land use and zoning disputes and condemnation.

MUNICIPAL SERVICE PARTNERS

CODE ENFORCEMENT SERVICES (CES): a division of Carlisle/Wortman Associates, Inc. assists communities through zoning ordinance and general code enforcement, construction plan review, consultation of construction code issues, and construction inspection services. CES also offers a full-service Building Department program.
www.cescode.com



Michigan

OFFICE OF COMMUNITY DEVELOPMENT

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

Memorandum

To: Planning Commission/Village Council
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: Mill Creek Terrace final site plan approval extension request

Date: November 24, 2014

Attached for your review and approval is a request submitted by Rober Overhiser, on behalf of Schulz Development and Consulting LLC, owner of the proposed Mill Creek Terrace, for extension of the final site plan for the Mill Creek Terrace building, 8140 Forest Street.

ORDINANCE EXCERPT

Pursuant to Article 21, Section 21.04E9, Final Site Plan Review, Extensions of Time Limits: Time limits set forth in this article may be extended upon showing of good cause, and by written agreement between the petitioner and the **recommendation of the Planning Commission and approval by Village Council.**

BACKGROUND

The Mill Creek combined site plan, dated 10-24-07, was originally approved by the Village Council on November 26, 2007, subject to the following conditions:

1. Concerns noted in the planner's review dated October 31, 2007.
2. Concerns noted in the engineer's review dated November 1, 2007.
3. Concerns noted in the DAFD review dated September 24, 2007.
4. Execution of the development agreement by the applicant, the Village and the DDA.
5. Review and approval of the public improvements to be built and designed by the DDA.
6. Sale of the required Village property to the developer.

Condition 4 has been satisfied and the DDA has amended the terms of its development agreement with the Mr. Schulz, in conjunction with the extensions of site plan approval. On December 15, 2014, the DDA will consider another amendment/extension of the Development Agreement. In addition, Condition 6 has also been satisfied.

Since then, based on recommendations from the Planning Commission, Council has approved the extension of the final site plan for Mill Creek Terrance three times; December 2009, 2010 and 2012. The current site plan is set to expire on December 1, 2014.

This is the fourth site plan extension request. Subsequent to the last extension request, Mr. Schulz put the property on the market and moved is business to Florida. Although neither Mr. Schulz nor Mr. Overhiser have provided any explanation for this extension request, staff feels it's entirely within the realm of possibility that the factors that lead to previous extensions, trouble obtaining financing and the economy, are contributing factors in this extension request.

REVIEWS

The City's planning consultant, CWA and engineering consultant, OHM, and Dexter Area Fire Department (DFDA) have reviewed the extension request and site plan. CWA recommends approval of an extension, subject to the following conditions, in its November 18, 2014 review letter:

1. The applicant clarify his request for a one-year or a two-year extension; and

2. The applicant provides rationale for the requested extension.

OHM recommends approval in its November 20, 2014 review letter, subject to the following:

1. The conditions cited in its November 1, 2007 correspondence, plus;
2. References and proposed work shown for the DDA improvements that have since been completed can be eliminated from the plan;
3. Infrastructure elements not completed as part of the Jeffords / Forest DDA project such as the sanitary sewer, water supply and fire suppression shall be shown with pavement removal limits denoted;
4. Construction schedule information should be updated (sheet G9.12 and G9B.12); and
5. Plan notes referring to MDOT standard /special details shall be updated to reference current details.

DAFD has also recommended approval of the extension request in its November 23, 2014 review letter, subject to the comments of its September 24, 2007 review letter, which included the following:

1. The incorporation of fire hydrant location and fire department connections, as set forth in the City's Engineering Standards, and
2. Requirements of the Fire Protection Ordinance, including Knox box, addressing, minimum roadway widths, fire land signage, portable fire extinguishers, fire suppression, fire alarm systems and kitchen fire suppression system.

Copies of all above referenced reviews are attached to this memo.

RECOMMENDATION

Based on the requirements of Article 21, Section 21.04E9, Extension of Time Limits the Planning Commission could recommend that the Village Council extend the Mill Creek Terrace final site plan, provided the applicant can show good cause as to why the project has not commenced and clarifies the term of extension (i.e. one or two years).

Please feel free to contact me prior to the meeting with questions.

Thank you.

SUGGESTED MOTION (Planning Commission)

Based on the information provided by the applicant, reflected in minutes of this meeting, and conformance with the provisions set forth in Section 21.04(E)9, Extension of Time Limits, the Planning Commission **(RECOMMENDS/DOES NOT RECOMMEND)** that the Village Council extend the Mill Creek Terrace final site plan **(until December 1, 2015 or December 1, 2016)**. The above recommendation is made based on the following:

- List Reasons for Approval
- OR
- List Reasons for Denial

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

The
ARCHITECTS
DESIGN
GROUP
INC.

November 11, 2014

Michelle Aniol
Community Development Manager
Village of Dexter
8140 Main Street
Dexter, MI 48130

Re: Mill Creek Terrace
8140 Jeffords Road
Dexter, MI

Dear Michelle,

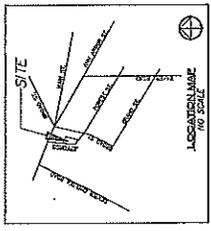
I am writing this letter on behalf of Joe Schulz of Schulz Development & Consulting, LLC to request the Planning Commission and the DDA to consider an extension of the approved site plan for the proposed project located at 8140 Jeffords Road in Dexter.

Thank you for your assistance.

Sincerely,



Robert Overhiser, President
NCARB



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CARLISLE

WORTMAN
associates, inc.

605 S. Main Street
Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Michelle Aniol, Community Development Manager

FROM: Douglas J. Lewan, Community Planner
Laura Kreps, Community Planner

DATE: November 18, 2014

RE: Mill Creek Terrace final site plan extension request

We have reviewed the request by Mr. Robert Overhiser of Architects Design Group, Inc. on behalf of Mr. Joe Schultz regarding approval of a fourth extension of the approved site plan for the Mill Creek Terrace project located at 8140 Jeffords Road. In addition to the analysis of the request, we also provide a review of the previous extensions granted.

As the Planning Commission and Village Council may recall, the Mill Creek final site plan was originally approved by the Village Council on November 26, 2007. Article 21, Site Plan Review, states that all final site plans are valid for two years. Additional extensions were granted to the applicant in December 2009, 2010 and 2012. The DDA also granted extensions to the applicant for the development agreement for the same time periods. The site plan will expire on December 1, 2014 if an additional extension is not granted.

In previous requests, the applicant has noted the current economy and difficulty financing the project as rationale in requesting the site plan extension. While rationale regarding the extension has not been provided in the latest extension request, we assume these issues remain factors in the development of the subject property.

As noted, previously two (2) year extensions have been granted. However, the applicant has not specified an extension period in their request.

Article 21, Section 21.04E.9., Final site Plan Review, Extensions of Time Limits states, *time limits set forth in this article may be extended upon showing of good cause, and by written agreement between the petitioner and the recommendation of the Planning Commission and approval by the Village Council.* As such, the Planning Commission will make a recommendation related to

Richard K. Carlisle, *President* R. Donald Wortman, *Vice President* Douglas J. Lewan, *Principal* John L. Enos, *Principal* David Scurto, *Principal*
Benjamin R. Carlisle, *Senior Associate* Sally M. Elmiger, *Senior Associate* Brian Oppmann, *Associate* Laura K. Kreps, *Associate*

Mill Creek Terrace Final Site Plan Extension
November 18, 2014

the site plan extension request to the Village Council who will take final action. Additionally, the DDA will also be required to provide an extension of the project development agreement.

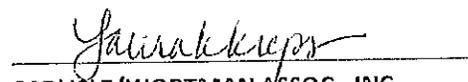
Based upon the information provided, and the provisions of Section 21.04E.9 which allow for extension of approved plans, we recommend approval of an additional extension of the Mill Creek Terrace approved final site plan if the applicant can provide the following information to the satisfaction of the Planning Commission and Village Council:

1. A one or two year extension period be requested by the applicant.
2. The applicant provides rationale for the requested extension.

Please feel free to contact us with any questions or for additional clarification.

Sincerely:


CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate

cc: file.



CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners / Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
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MEMORANDUM

TO: Village of Dexter Planning Commission
FROM: Douglas J. Lewan, Community Planner
DATE: October 31, 2007.
RE: Mill Creek Combined Site Plan

We are in receipt of revised a revised plan dated October 24, 2007 for the proposed Mill Creek combined preliminary and final site plan. With respect to the concerns noted in our October 19, 2007 review, we have the following comments:

1. Revise easement boundaries on the site plan to include only work proposed within the Forest Street right-of-way.

The easement boundaries are revised on the site plan and include the area to be occupied by the building.

2. Consider removing the southern two (2) parking spaces on Jeffords Street.

The Dexter Downtown Development Authority shall address this issue.

3. Address usability of ADA ramp in east parking area as noted in this review.

The applicant indicates that the ramp in the east parking area is for possible deliveries rather than function as a barrier-free ramp. Note that the required barrier-free parking for the development is along Jeffords Street.

4. Revise landscape plan using accurate site layout.

The landscape plan was revised as noted above.

5. Tabulate details of proposed landscaping.

The landscape plan now provides details of proposed plantings.

6. Indicate composition of genus and species provided.

This information, provided on sheet G9.12, is acceptable.

7. Request modification and/or waiver from parking lot buffer landscaping requirements.

Richard K. Carlisle, *President* R. Donald Wortman, *Vice President* Douglas J. Lewan, *Principal* John L. Enos, *Principal*
Jennifer L. Coe, *Associate* Sally M. Elmiger, *Associate* David Scurto, *Associate* Brian Oppmann, *Associate* Zachary Branigan, *Associate*

It is our understanding that the applicant will submit a request to the Planning Commission to waive the parking lot buffer landscaping requirements along the east side of the property. We are supportive of the waiver. As noted in our October 19, 2007 review, the space along the east property line is very limited and full compliance would be difficult. Given these conditions, we feel that the proposed areas of lawn are perhaps the only landscaping alternative for this area.

8. Provide details of trash enclosure.

While a detail is not provided, the information on the site plan and the elevations regarding building materials indicate the trash enclosure and the wall screening the nearby transformer will be sufficient.

9. Identify species of existing trees that are proposed for removal.

The site plan indicates that the existing trees on sites are pines; this is not the level of detail (i.e. species) we had requested. Note that our request to identify the species of existing trees on site is related to the Village's tree replacement; however, as noted in item 11 below, the applicant will seek a waiver from the tree replacement standards.

10. Provide ten (10) replacement trees on or off site.

See response in item 11 below.

11. Applicant may request waiver to tree replacement standards.

It is our understanding that the applicant will submit a request to the Planning Commission to waive tree replacement requirements.

12. Indicate how each separate landscaping requirement has been satisfied.

The applicant has provided information on how each landscaping requirement was satisfied.

13. Provide planting details.

The planting details provided are acceptable.

14. Provide a detailed lighting and photometric plan.

The applicant indicates that the lighting proposed will be decorative in nature and mounted at low levels. Specifically, lights proposed include:

- a. 1 shoe box fixture, mounted at 8-9 feet above the exit door for the stairwell;*
- b. Decorative lights (i.e. sconces) on the columns on the west façade mounted at 8-9 feet;*
- c. Lights at the entry will be mounted 8 feet high in the soffit above the doors;*

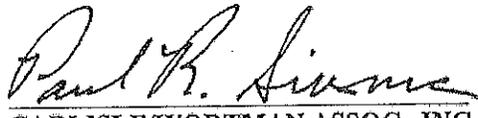
- d. Ground mounted light that lights up the southeast corner of the building; and
- e. Lighting under the walkway (west) and the covered parking area (east) to provide minimal lighting for safety purposes.

The lighting information above and associated details of the lights must be provided in subsequent submittals. Given that the proposed lighting will be primarily decorative, mounted at low heights, and not intended to light large areas, such as a parking lot, we feel a photometric plan would not be necessary.

RECOMMENDATION

Based on the comments of this memorandum, we believe the combined site plan is in substantial compliance with Village standards and recommend approval.


CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP, PCP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Paul R. Siersma,
Community Planner

241-02-2704

cc: Steve Witte, Nederveld, FAX: 616.669.6699
Joseph A. Shulz, Shulz Development, FAX: 734.213.0553
Architects Design Group, FAX: 734.995.4104



ARCHITECTS. ENGINEERS. PLANNERS.

November 20, 2014

CITY OF DEXTER
8140 Main Street
Dexter, MI 48130

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

Regarding: Mill Creek Building
Request for Site Plan Extension
OHM Job # 0130-07-1012

Ms. Aniol:

Schulz Development has requested the extension of site plan approval for a proposed 6,815 square foot building located at the corner of Forest and Jeffords Street. The plan includes various elements of public infrastructure on Jeffords and Forest Street which has been completed since the plan's approval in late 2007. Since that time, the plan approval has been extended on numerous occasions citing economic reasons as the primary reason.

PREVIOUS REVIEWS

The original site plan was recommended for site plan approval by this office in November of 2007. In our review letter dated November 1, 2007, OHM recommended approval contingent on the resolution of several items related to detailed engineering design. This review letter has been attached for your reference.

CURRENT PLAN REVIEW FINDINGS

We have reviewed the submitted plans and found them to be consistent with the previously approved plans. We therefore recommend extension of the previously granted site plan approval. Prior to construction of this site, we again recommend that the applicant address comments noted within the November 1, 2007 review letter. In addition, we noted the following items that will require revision:

1. References and proposed work shown for the DDA improvements that have since been completed can be eliminated from the plan.
2. Infrastructure elements not completed as part of the Jeffords / Forest DDA project such as the sanitary sewer, water supply and fire suppression shall be shown with pavement removal limits denoted.
3. Construction schedule information should be updated (sheet G9.12 and G9B.12).
4. Plan notes referring to MDOT standard /special details shall be updated to reference current details.

Should you have any questions about the information presented above, please feel free to contact me at 734-466-4573 or via e-mail at pat.droze@ohm-advisors.com.

Sincerely,
OHM Advisors



Patrick M. Droze, P.E.
Project Engineer

Attachment: 2007 Review Letter

cc: Courtney Nicholls, City Manager (e-mail)
Dan Schlaff, Public Services Superintendent (e-mail)
Don Dettling, Dexter Area Fire Department (e-mail)
Steven Witte, P.E., Nederveld, 944 N. Main St., Ann Arbor, MI 48104
Joseph Schulz, Schulz Development, 150 Fifth Avenue, Ann arbor, MI 48104
File

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November 1, 2007

VILLAGE OF DEXTER

8140 Main Street
Dexter, MI 48130

Attention: Ms. Allison Bishop
Community Development Manger

Regarding: **Mill Creek Building – Combined Site Plan Review #4**
OHM Job # 0130-07-1011



Dear Ms. Bishop:

On October 11, 2007, Village staff, a DDA representative, the applicant and OHM had a meeting to discuss the Mill Creek Building project. One of the main topics of discussion was the sequence of construction for the Mill Creek Building project and the realignment of Jeffords and Forest Streets along with right-of-way improvements proposed by the DDA. The sequence of construction was clarified for all projects at the corner of Jeffords and Forest Streets, and provided a basis of how the site would be developed.

The limits of development shown on the plans and the location where the sanitary sewer lead will be constructed are the only areas that will be developed by the applicant. Beyond that, construction of the Jeffords and Forest Streets realignment, including the parking areas, water main relocation, sidewalk, etc., will be constructed by the DDA. The schedule for the development and construction of the Jeffords and Forest Streets corner has been shown in the sequence of construction on Sheet G9.12.

OHM understands that the DDA will propose improvements to the Jeffords and Forest Streets rights-of-way that will incorporate the Mill Creek Building development. Plans will be submitted for the Jeffords and Forest Streets development to the Planning Commission for review. At that time, the Planning Commission will be able to comment on the proposed redevelopment that is shown beyond the limits of development on the Mill Creek Building plans. What is currently shown on the Mill Creek Building plans beyond the limits of development is conceptual, and will be confirmed once plans are submitted by the DDA for the Jeffords and Forest Streets redevelopment.

The combined site plan dated October 24, 2007 for the Mill Creek Building project has been reviewed for conformance with the requirements of the Village of Dexter Engineering Standards Manual. At this time, we *take no exception* to the engineering plans contingent on the following items being addressed. The following comments should be addressed on the plans and the plans submitted to OHM prior to scheduling a pre-construction meeting.

1. We note that a proposed property line has been clearly shown on Sheet EX8.10, designating future property and easement lines. To confirm that the Village is in agreement with what is shown on the plans, it is recommended the Village review the proposed property lines and easements with their attorney.
2. We note that a sanitary sewer easement for the sanitary lead is proposed. Based on the proposed property lines and easements, grading easements for the sanitary lead, building and landscaping will be needed on adjacent properties during construction.

3. We note that a basis of design for this project has been provided and accepted. *The Village cannot guarantee when water and sanitary sewer capacity within the Village limits will be available for this development. At this time the applicant is aware that they are proceeding at his or her own risk.*
4. We note that the 12-in outlet from the outlet structure detail is shown at a 16% slope. However, this slope results in a velocity of 18.14 ft/sec. The maximum allowed velocity within a pipe is 10 ft/sec, which results in a maximum slope for a 12-in pipe of 4.85%. This should be revised on the plans.
5. The applicant should explore further options for use of Best Management Practices on site, as outlined by Washtenaw County.
6. A detailed, itemized construction cost estimate for all water main, sanitary sewer, paving, and drainage improvements must be submitted. The estimate shall be signed and sealed by a professional engineer licensed to practice in the State of Michigan.

Permits and Certificates

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

- A Right-of-Way permit from the Village of Dexter shall be obtained for construction within the Village right-of-way.
- A Soil Erosion permit shall be obtained from Washtenaw County.
- Proof of necessary insurance must be provided to the Village and Village Engineer.

Please note that final acceptance of the work for this project is contingent upon the approval of record plans (as constructed), payment of all review and inspection fees, verification of easements recorded with the County, and provision of a Maintenance and Guarantee Bond. The Proprietor will provide the record plans of the project. The type and format of the record plans will be on Mylar sheets, bluelines, and digital after the plans have been reviewed and approved by the OHM Construction Division. Specifications are outlined in the Village Engineering Standards.

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

Sincerely,
ORCHARD, HILTZ & McCLIMENT, INC.

Christine A. Cale

Christine Cale, P.E.
Project Engineer

cc: Ms. Donna Dettling, Village Manager
Mr. Ed Lobdell, Village Superintendent of Utilities
Steven Witte, P.E., Nederveld, 944 N. Main St., Ann Arbor, MI 48104
Joseph Schulz, Schulz Development, 150 Fifth Avenue, Ann Arbor, MI 48104
Architects Design Group, 123 North Ashley St., Ann Arbor, MI 48104

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Dexter Area Fire Department

November 23, 2014

Michelle Aniol
Community Development Manager
Village of Dexter
8140 Main St.
Dexter, MI 48130

Subject: Plan review of: Mill Creek Terrance
Plans dated: October 10, 2007

Dear Mrs. Aniol:

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

DAFD Comments: None

Village of Dexter Engineering Standards (as it refers to fire hydrant location & fire department connections): Within Standards provided items noted on plans are completed.

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

DAFD Requirements: Within Ordinance provided items noted on plans are completed.

DAFD Recommendations: Supports plan extension

Donald Dettling
Fire Inspector

Cc/

Fire Chief Loren Yates
Village Mgr. Courtney Nicholls



Dexter Area Fire Department

September 24, 2007

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

Re: Plan review of: Mill Creek Building (8140 Forest St.)
Plans Dated: August 22, 2007

Dear Mrs. Bishop:

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

DAFD Comments: This project removes a building that is a concern to this department.

Village of Dexter Engineering Standards (fire hydrant section): Extend proposed hydrant to the island at the corner of Forest and Jeffords St.

Fire Protection Ordinance: Requirements of this ordinance will need to be incorporated in future plans before approval is granted: **Knox Box, Addressing, Fire Alarm Systems and Fire Suppression Systems. Fire Lanes** 1) Knox Box: Noted on plans

2) Addressing: Noted on plans

3) Fire Alarms and/or Suppression Systems, (Pre Michigan building codes & IFC: Sections 105.7.3 & 105.7.11.) The location of the Fire Department Connection is not shown on prints. Extend this connection to the island next to the dumpster and install a "free standing" connection.

4) Fire Lane:(IFC: Section 503.2.1) The access along the back side of this building/ dumpster area will need to be posted with "No Parking Fire Lane" signs

DAFD Recommendations: After talking to Joseph Schulz today, the three concerns noted above will be complied with. **DAFD supports final approval of this project.**

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

Donald Dettling
Fire Inspector

cc/ Loren Yates

Fire Chief

Joseph Schulz

Schulz Development



Michigan

OFFICE OF COMMUNITY DEVELOPMENT

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

Memorandum

To: Planning Commission/Village Council
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: Proposed Outline and Flowchart for Amendment to Article 19

Date: November 24, 2014

Staff has prepared an outline and flowchart to assist the Planning Commission in understanding the direction being taken to amend Article 19, PUD Planning and Development Regulations for Planned Unit Development District.

Attached to this memo you will find an outline and flowchart of the current regulations, as well as the proposed outline and flowchart for an amended Article 19, titled Planned Development Overlay Districts.

I look forward to our discussion on December 1, 2014.

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

OUTLINE for Article XIX

**PUD PLANNING AND DEVELOPMENT
REGULATIONS FOR PLANNED UNIT
DEVELOPMENT DISTRICTS**

Section 19.01 PURPOSE AND INTENT

Section 19.02 PUD REGULATIONS

Section 19.03 GENERAL PROVISIONS

- A. Residential Density.
- B. Mixed Use Projects
- C. Open Space Regulations
- D. Preservation of Natural Resources and Natural Features.

Section 19.04 DESIGN STANDARDS

- A. Setbacks in the PUD Project.
- B. Vehicular and Pedestrian Circulation.
- C. Parking and Loading Regulations
- D. Utilities.
- E. Storm water Drainage/Erosion Control.
- F. Design Elements.

Section 19.05 PUD CONDITIONS

Section 19.06 PHASING

Section 19.07 PRE-APPLICATION CONFERENCE

Section 19.08 AREA PLAN REQUIREMENTS

- A. Procedure for Petition and Area Plan Approvals for PUD.
- B. Information Required for Area Plan
- C. Standards for Petition and Area Plan Review.
- D. Effect of Approval of Petition and Area Plan Approval of the petition and area plan by the Village Council

Section 19.09 PRELIMINARY SITE PLAN REQUIREMENTS

Section 19.10 FINAL SITE PLAN REQUIREMENTS

Section 19.11 SUBDIVISION PLATS

Section 19.12 COMMON AREAS AND FACILITIES

Section 19.13 AMENDMENT AND REVISION

Section 19.14 EXPIRATION OF PLAN APPROVALS

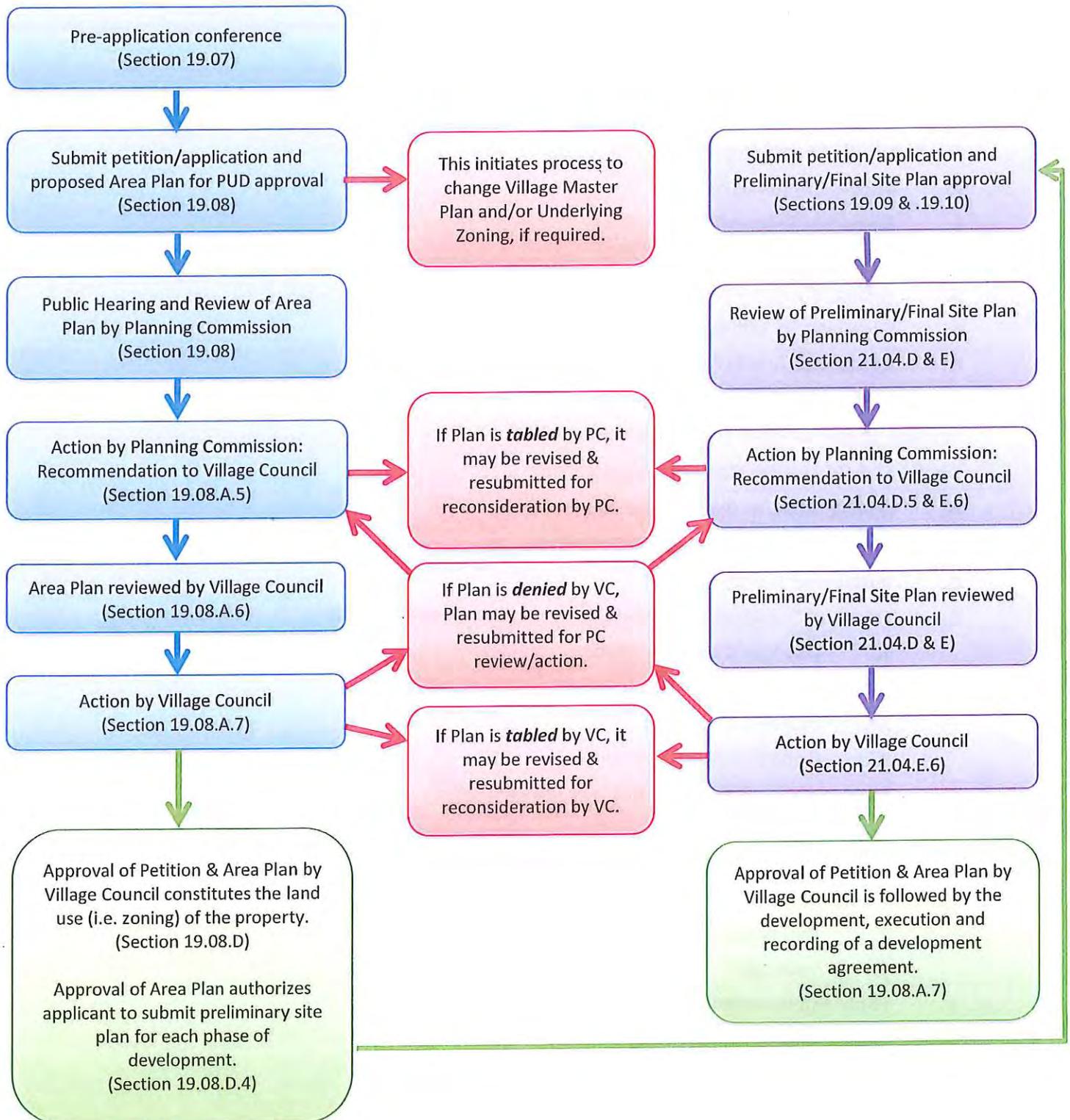
Section 19.15 EXTENSION OF TIME LIMITS

Section 19.16 AS-BUILT DRAWINGS

Section 19.17 PERFORMANCE GUARANTEE

Section 19.18 VIOLATIONS

CURRENT Article 19 Planned Unit Development Process



PROPOSED OUTLINE Article XIX

PLANNED DEVELOPMENT (PD) OVERLAY DISTRICTS

Section 19.01 PURPOSE AND INTENT

- A. Purpose.
- B. Intent.

Section 19.02 Qualifying Conditions

- A. Unified Control of Property.
- B. Demonstrate benefit.
- C. Public Utilities
- D. Availability and Capacity of Public Services.
- E. Compatibility with the Master Plan.
- F. Compatibility with the PD Purpose.
- G. Development Impact.

Section 19.03 Principal permitted and special land uses

Section 19.04 Design standards/guidelines

- A. Modifications to Dimensional Requirements.
- B. Downtown Design Standards/Guidelines
- C. Residential Density.
- D. Outdoor Common Area And Site Amenities Requirements:
 - 1. Outdoor Common Area
 - 2. Site Amenities
 - 3. Exclusions
 - 4. Common Area Access
- E. Landscaping, Screening and Tree Preservation
- F. Signage
- G. Parking and Loading
- H. Circulation
 - 1. Pedestrian and bicycle
 - 2. Vehicular
- I. Public Improvements
- J. Relationship to Adjoining Land

19.05 Review and Approval Procedure

- A. Overview.
- B. Pre-application Meeting.
- C. Application and Procedure for Conceptual PD Site Plan Review.

Proposed Article 19 Planned Development Process

