

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 5, 2015**

I. CALL TO ORDER AND ROLL CALL:

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

Matt Kowalski	Thomas Phillips-ab	Jim Carty
Alison Heatley-ab	Marni Schmid	James Smith
Scott Stewart	Tom Stoner-arr at 7:34	

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; and Laura Kreps, Carlisle Wortman Associates.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – December 1, 2014

Motion Carty; support Stewart to approve the minutes of the Regular Meeting of December 1, 2014 as presented.

Unanimous voice vote approval with Heatley, Phillips and Stoner absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Heatley, Phillips and Stoner absent.

IV. PUBLIC HEARINGS

None

V. PRE-ARRANGED PARTICIPATION

A. Carlisle Wortman Associates – MEDC Technical Assistance Grants

Laura Kreps of Carlisle Wortman and the City Planning Consultant spoke about the relationship that Carlisle Wortman has with MEDC (Michigan Economic Development Corporation) and with this relationship, the City could apply for a Technical Assistance Grant up to \$13,000 with the City matching that amount.

Consensus of the Planning Commission was to have Carlisle Wortman amend their original proposal to take advantage of the matching fund amount and complete additional and necessary updates to the Zoning Ordinance.

VI. REPORTS

A. Chairman Report – Matt Kowalski

- Introduced Council Member James Smith as the Ex Officio member of the Planning Commission.
- There is one position to be filled on the Commission.

B. Planning Commissioners and Council Ex-Officio Reports

None

C. Community Development Office Reports – Michelle Aniol

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

- The final presentation from Prof. Allen and his class on the 3045 Broad Street property will be January 13 at the Dexter District Library.
- The ZBA update from the December meeting is in the packet.
- Wayfinding signs – The schools are requesting to have 13 signs posted at key intersections. The City is willing to work with the schools, however, these signs are in a different color scheme than we currently have, large in size, numerous and located in the City's right-of-way. Comments from the Commission – doesn't the majority of people have smart phone apps for locating addresses, who needs the signage, how much information about building locations is on the school's website, and what are the primary destinations that might need signage?
- There are three programs being offered at the Washtenaw County Building on Zeeb Road regarding Planning and Zoning Essentials on February 26.
- Huron Camera has closed its doors as of December 31. A question was asked as to the status of Mill Creek Sport Center. (Nothing to report at this time.)
- Staff has received inquiries about the 139 acres of land south of the City (a/k/a the Sloan property). The Planning Commission and Council may want to consider planning for land uses outside the boundaries of the City during the next Master Plan Update in 2017.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. B-2-B Trail Signage - Discussion and possible action to approve B-2-B signage through downtown.

Motion Carty, support Stoner to approve the Border to Border (B-2-B) trail signage in the downtown area of Dexter.

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

Nays: None

Absent: Heatley and Phillips

Motion carries

B. Capital Improvements Plan (CIP) – Review and discussion regarding proposed updates to the CIP and possible action to schedule a public hearing to consider proposed 2015-2020 Capital Improvements Plan

Ms. Aniol gave a review of the existing items; new items; removed items; and completed items from the CIP. Discussion followed. The Commission requested that there be a review of the edits in February and to plan for a Public Hearing on the CIP in March.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. February 2, 2015: Review and discussion of draft CIP and proposal from Carlisle Wortman with changes.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Carty to adjourn at 9:39 PM.

Unanimous voice vote approval with Heatley and Phillips absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____

Memorandum

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

From: Michelle Aniol, Community Development Manager

Re: Report for February 2, 2015 Planning Commission Meeting

Date: January 29, 2015

3045 Broad Street

- UM Professor Peter Allen and his students presented their final report regarding the redevelopment of 3045 Broad Street. A copy of the report accompanies this memo. Approximately 30+ people attended the presentation. The report laid out developer risks and feasibility of developing 128 rental units to attract millennials. To ensure that all interested stakeholders have a firm understanding of the report, staff is asking that any questions or comments be sent to her by February 11th. Staff expects the DDA to review the report in greater detail with Professor Allen and Tom Wackerman, at its February 19th meeting.
- Staff met with representatives from Washtenaw County, MEDC and MDEQ on January 28th to obtain information regarding brownfield grant and loan programs.
- Staff received a call from our local Michigan State Housing Development Authority (MSHDA) outreach specialist, Nicol Brown. MSHDA provides community development representatives to each region (see attached map). Dexter is located in region 9. Staff is scheduled to meet with Nicol, who will present information regarding funding options/programs available through MSHDA for residential/mixed-use developments. Our application for a Joint Target Market Analysis Grant prompted her call.

Business Update

- Jack Savas, the new owner of 3441 Broad Street met with the Pre-Application Committee on Friday, January 23, 2015, to review and discuss his concept plan to develop a European style café. Feedback from the committee centered on the proposed architecture being too modern and the need to provide off-street parking.
- Two new businesses have located in the industrial park; Zekic, LLC, an e-commerce company in Unit 3 and Midwest Graphics and Awards in Units 7 and 8 at 2135 Bishop Circle E.

ZBA Update

ZBA #2014-06 Dexter Crossing Commercial has been withdrawn. You'll recall Dexter Crossing Associates, LLC/Oxford Management applied for an interpretation to determine if ground signage was permitted by Section 7.03, sub-section (1)A and D; and depending on the interpretation, a variance from sub-section (1) D to allow 1 additional ground sign. The ZBA postponed action on the request and directed the applicant to clarify its request, because the request as stated on the application form was different from the information presented by the application during the meeting.

The applicant has informed staff that ground signage is still desired. Section 7.03 sets forth the standards for ground signage. Both Staff and the City's Planning Consultant, Carlisle Wortman Associates share the opinion that either sub-sections 7.03(1)A or 7.03(1)D could apply to the Dexter Crossing Commercial Shopping Center, but not both.

Sub-section (1)A states that within all non-residential zoning districts, only one (1) ground sign **shall** be permitted per zoning lot. This section goes on to allow two ground signs if the frontage of the zoning lot exceed four hundred (400) linear feet, and one (1) additional sign could be allowed at a secondary entrance provided it is not located on the same street as the primary entrance. The maximum sign area under this sub-section could not exceed 42 square feet per side, and the maximum height could not exceed 6 feet. Refer to the following table:

7.03(A)	No. Permitted	Height	Area/side	Total Area (both sides)
Dexter-Ann Arbor Rd	2	6 ft.	42 sq. ft.	84 sq. ft.
Dan Hoey	1	6 ft.	42 sq. ft.	84 sq. ft.

Sub-section (1) D states that one freestanding identification sign stating the name of a business center and major tenants therein **may be** erected for a shopping center, office park, industrial park or other integrated group of stores, commercial buildings, office buildings or industrial buildings. The sign area shall not exceed one (1) square foot per front foot of building or buildings for which it is erected; however, such signs shall not exceed sixty (60) square feet in area. Such signs may be up to ten (10) feet in height. If the lot fronts on two (2) or more collector or arterial streets one (1) such sign may be permitted for each frontage. Refer to the following table:

7.03(D)	No. Permitted	Height	Area/side	Total Area (both sides)
Dexter-Ann Arbor Rd	1	10 ft.	60 sq. ft.	120 sq. ft.
Dan Hoey	1	10 ft.	60 sq. ft.	120 sq. ft.

Sub-section (A) permits an increase in the number of signs for zoning lots within a non-residential district, but limits the sign area and height, when compared to sub-section (D), which permits an increase in sign height and sign area per side, but limits the total number of signs.

Miscellaneous Updates

- Local Investor Training - As you will recall, Washtenaw County Department of Economic Development and reConsider launched **ventureLocal**, a local investing awareness, education and engagement campaign design to accelerate investment in locally-owned businesses across Washtenaw County. The next step in the education process is Local Investing Training. You are invited to attend this training on February 28, 2015 from 10:00 am to 3:30 pm at Maker Works in Ann Arbor. Click the following link for registration details: <http://www.eventbrite.com/e/local-investing-training-for-washtenaw-county-residents-tickets-14880089749>. There is a nominal fee to attend (\$10). Attached to this report you will find a brief report explaining crowdfunding/investing.
- Mill Creek Sports - Staff was contact by the listing agent of Mill Creek Sporting Goods on Tuesday, January 20, 2015, about setting a meeting to discuss the potential to market the Mill Creek Sport site to residential developers. The property is currently zoned commercial by Scio and Webster. He is looking for the City's input on this idea. Since this property is located outside of the City limits, staff would like to ask for Council's direction on how they would like us to handle requests like these.
- Quarterly Report - The 2nd quarter report will be provided at your first meeting in February.

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

Memorandum

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

From: Michelle Aniol, Community Development Manager

Re: CIP Review and Discussion

Date: January 30, 2015

Enclosed for your review and discussion are the CIP Projects Sheets and Project and Fund Summary sheets. A copy of the draft executive summary will be provided at your meeting. I look forward to reviewing them with you. Please feel free to contact me prior to your meeting, if you have any questions/comments.

PROJECT NAME: DAPCO Property Redevelopment

PROJECT ID: 1.01

PRIORITY: IMPORTANT

PROJECT TYPE: Redevelopment

TOTAL COST: \$700,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 6 (2009)

DESCRIPTION:

DDA purchased property in 2012. CDBG Grant paid for creation of development plan for redevelopment of site. 2014 DDA TOP PRIORITY to begin redevelopment of site, including demolition of existing building and making the site development ready. Redevelopment plans include new building and improvements along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways, etc.

PROJECT JUSTIFICATION:

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

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

13 TOTAL SCORE

BENEFICIAL IMPACTS:

Removal/renovation of a functionally obsolete piece of property. Preparation for redevelopment and increased tax capture through potential public/private partnership. Enhancement of park riverwalk.

LOCATION MAP: Broad Street between Forest and Grand



MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and OHM/Bird Houk CDBG Planning Grant Study; OHM/Houk Conceptual Site Plan and Design Standards; Additional Planning and Infrastructure Study; **MEDC RRSites Report**

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2012
Design/Acquisition:		2012		2013
Construction:		2015		2016

SCHEDULE JUSTIFICATION:

Demolition completed in 2014; continue prep site for redevelopment. DTE engaged to decommission sub-station; potentially by 2015. Target Market Analysis in spring 2015, followed by development of RFP to attract developer by summer 2015.

PROJECT COST DETAIL:

Demolition	DDA Funding	\$300,000
Riverwalk/Streetscape Development	Public or Private	\$400,000
Target Market Analysis- study of housing potential	MSHDA Grant plus DDA match	\$35,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding - Demo	\$40							\$40
Park Streetscape				\$400				\$400
TMA-MSHDA		\$30						\$30
TMA-DDA		\$5						\$5
TOTALS	\$40	\$35	\$0	\$400	\$0	\$0	\$0	\$475

PROJECT NAME: Central Street Streetscape Enhancements

PROJECT ID: 1.03

PRIORITY: IMPORTANT

PROJECT TYPE: Streetscape Enhancement

TOTAL COST: \$200,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 8 (2007)

DESCRIPTION:

Continue traffic calming measures, streetscape enhancements, including street lighting, landscaping, street trees, parking, etc. along Central Street from Main St to Fifth St. Coordinates with Project ID 6.03.

LOCATION MAP: Central St from Main St to Fifth St



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Improved traffic and pedestrian safety, traffic calming, additional parking, stormwater improvements, etc.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP, WATS Federal Aid STP Funding

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2015
Construction:		2017		2018

SCHEDULE JUSTIFICATION:

Project concept designed in 2009 by OHM and BRI to prepare for construction according to available City funds and Federal Aid funds through WATS allocation in 2018 or beyond. DDA only one block in collaboration with the City. City started north end of Central in 2012, remainder contingent upon Federal Funding.

PROJECT COST DETAIL:

Streetscape Enhancement	DDA Funding	\$200,000
Lighting	DDA Funding	\$110,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$310	\$310
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$310	\$310

PROJECT NAME: Baker Road Streetscape Enhancements

PROJECT ID: 1.04

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape, Streets, Sidewalks

TOTAL COST: \$330,000

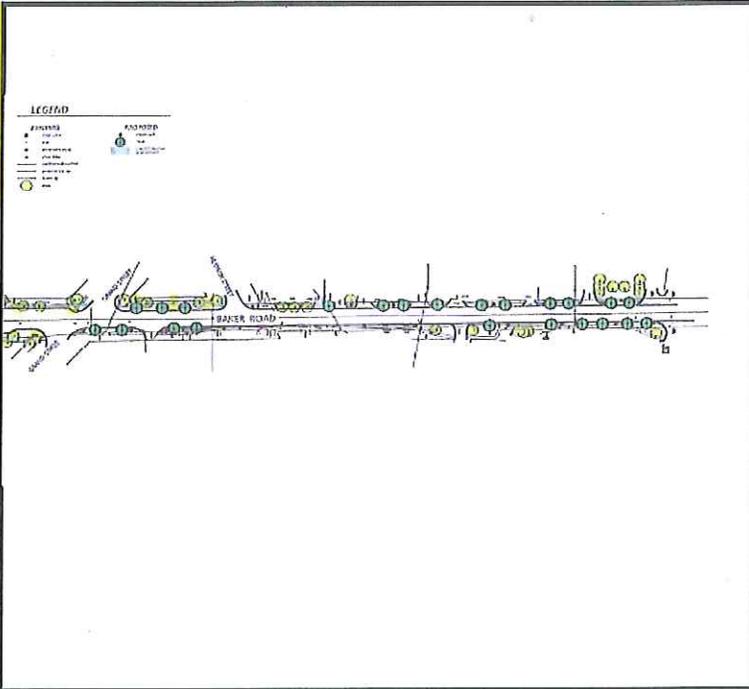
SUBMITTED BY: DDA/City

YEARS IN CIP (Beginning year): 8 (2007)

DESCRIPTION:

Installation streetscape enhancements including street lights, street trees, pedestrian and ADA improvements. Considerations should be given to implementing unique pavement marking for crossings. Coordination with Baker Road Federal Aid Resurfacing project (Project ID6.02a-d) required to make project a priority.

LOCATION MAP: Baker Road from Grand to Schools



PROJECT JUSTIFICATION:

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

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

13 TOTAL SCORE

BENEFICIAL IMPACTS:

Enhancement of the southern entrance to the City and improved pedestrian and vehicular safety. Federal Aid Funding Eligible Road, TE (Transportation Enhancement Project Eligible).

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan, Tree Management Plan, CIP and Master Plan

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End		
	Month	Year	Month	Year	
Study:		2015		2016	Coordinating with Baker Road Resurfacing Project, application and receipt of TE Transportation Enhancement Funds likely in 2017 will determine project priority.
Design/Acquisition:		2016		2018	
Construction:		2017		2019	

PROJECT COST DETAIL:

Conceptual Design	DDA	\$30,000
Street Trees, Sidewalks, Lighting	DDA Funding	\$100,000
Construction	Federal Aid TE	\$200,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding/BOND					\$30		\$100	\$130
STP-U Federal Aid					\$400			\$400
TOTALS	\$0	\$0	\$0	\$0	\$430	\$0	\$100	\$530

PROJECT NAME: Downtown Fire Safety

PROJECT ID: 1.07

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape

TOTAL COST: \$10,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 5 (2010)

DESCRIPTION:

LOW PRIORITY Funding for DDA to assist property owners interested in completing fire safety improvements within downtown buildings. Potential Grant funding available. Financial commitment required by property owners.

PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Fire Prevention and Safety. Investment Protection.

LOCATION MAP: Downtown Main Street



MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND City Master Plan AND Fire Safety Code.

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		2010		2010
Design/Acquisition:				
Construction:				

Grant funding and building owner dependent. Project is a cooperative initiative. Priority based on past downtown fires.

PROJECT COST DETAIL:

Seed Funding DDA Funding \$10,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$10	\$10
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$10

PROJECT NAME: Forest Street Enhancements

PROJECT ID: 1.08

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape Enhancement

TOTAL COST: \$750,000

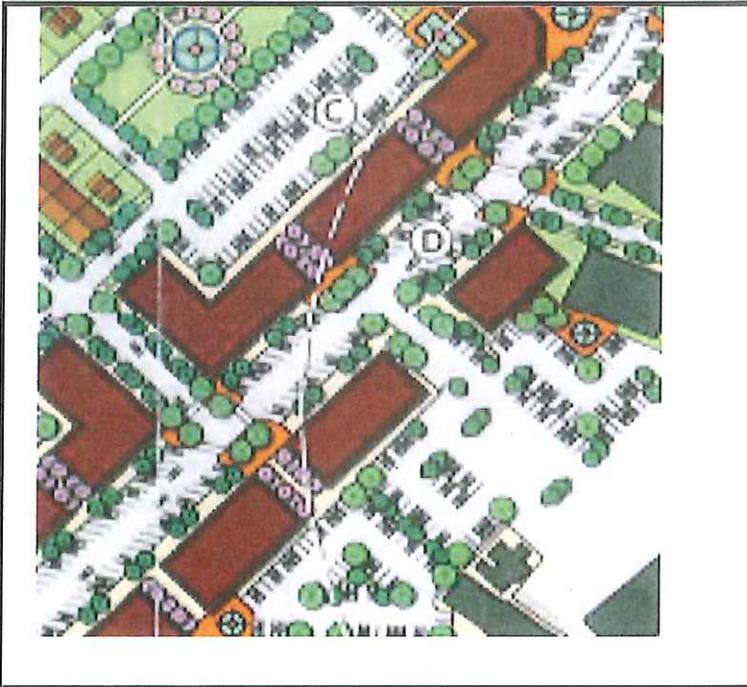
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 9 (2006)

DESCRIPTION:

Permanent improvements to on street parking, street lighting, utilities, including connection to upgraded storm system constructed in 2009, etc.

LOCATION MAP: Forest St-Note Map shows future development



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Redevelopment preparation, economic development improved parking and streetscape. Opportunistic project - subject to private investment along Forest Street in accordance with eth DDA Development Plan.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		ongoing
Design/Acquisition:				
Construction:		2018		2019

SCHEDULE JUSTIFICATION:

Completion of the Jeffords Street, Broad Street and Forest Street alley improvements in 2009, finishing Forest Street now a priority. Opportunistic project - subject to private investment.

PROJECT COST DETAIL:

Streetscape Enhancement DDA Funding \$750,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding/BOND							\$750	\$750
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$750

PROJECT NAME: Main St Alley Parking Lot Rehab and Water Main upgrade

PROJECT ID: 1.09

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape Enhancement

TOTAL COST: \$95,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 6 (2009)

DESCRIPTION:

LOW PRIORITY - Rehabilitate parking lot, add 4" water mains to buildings for fire suppression and consider relocating downtown dumpster. Water main needs to be looped.

LOCATION MAP: Parking Lot behind Dexter Pharmacy and alley



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Improved public parking and economic development opportunities for Main Street buildings to have fire suppression and utilize 3rd story space.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2017		2018
Construction:		2018		2019

SCHEDULE JUSTIFICATION:

Lot resurfacing being considered for immediate maintenance needs. Low Priority to completely reconstruct parking lot until useful life of resurfacing is complete. Project should be coordinated with other street/parking lot construction.

PROJECT COST DETAIL:

Parking Lot Maintenance DDA Funding \$95,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding						\$95		\$95
								\$0
								\$0
								\$0
	\$0	\$0	\$0	\$0	\$0	\$95	\$0	\$95

PROJECT NAME: Jeffords Street Extension / Phase 2 Riverwalk (Forest to Grand)

PROJECT ID: 1.10

PRIORITY: DESIRABLE

PROJECT TYPE: Road Construct/Streetscape

TOTAL COST: \$485,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 8 (2007)

DESCRIPTION:

Extension of Jeffords Street along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways etc. Riverwalk construction from Forest Street to Grand Street. Existing infrastructure and wetland and floodplain impacts must be carefully considered.

LOCATION MAP: Broad St between Forest and Grand



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Creation of a waterfront road, parking and additional access around downtown. Completion of trail circulation within Mill Creek park. Impact to existing infrastructure

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and Mill Creek Park Master Plan

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2013
Construction:		2017		2018

SCHEDULE JUSTIFICATION:

Roadway construction should be considered when a redevelopment plan is in place. Cost sharing with a developer should be considered. Partial completion of riverwalk to take place in 2011, removal and replacement may be necessary. MDNRE permitting require; justification will determine project feasibility.

PROJECT COST DETAIL:

Road Construction	DDA Funding/Private	\$400,000
Riverwalk	DDA	\$85,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA/Private				\$400				\$400
DDA				\$85				\$85
								\$0
TOTALS	\$0	\$0	\$0	\$485	\$0	\$0	\$0	\$485

PROJECT NAME: Downtown Capital Maintenance

PROJECT ID: 1.11

PRIORITY: IMPORTANT

PROJECT TYPE: Infrastructure

TOTAL COST: \$50,000

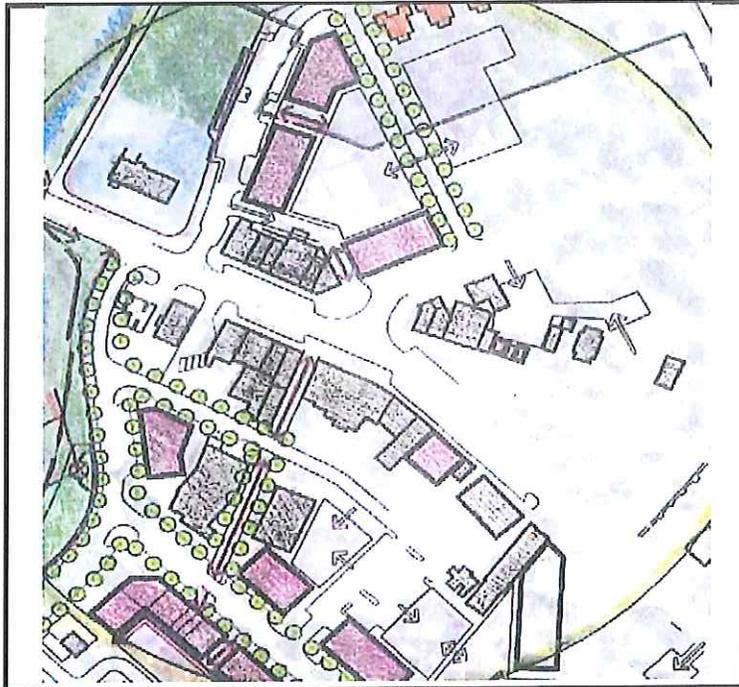
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 5 (2010)

DESCRIPTION:

Projects within the downtown that require annual funding allocations to maintain DDA, including paver projects, concrete pad replacement, dumpster issues, etc., as needed.

LOCATION MAP:



PROJECT JUSTIFICATION:

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

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

15 TOTAL SCORE

BENEFICIAL IMPACTS:

Maintenance of infrastructure and downtown needs.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan

SCHEDULE:

SCHEDULE JUSTIFICATION:

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

Plans should be made to allocate funding annually to address maintenance needs and other issues that occur within the downtown.

PROJECT COST DETAIL:

DDA Funding annually \$50,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$50	\$50
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50

PROJECT NAME: DTE Sub-Station Decommission/Relocation (Part of DAPCO Redevelopment)

PROJECT ID: 1.14

PRIORITY: IMPORTANT

PROJECT TYPE: Redevelopment

TOTAL COST: \$350,000

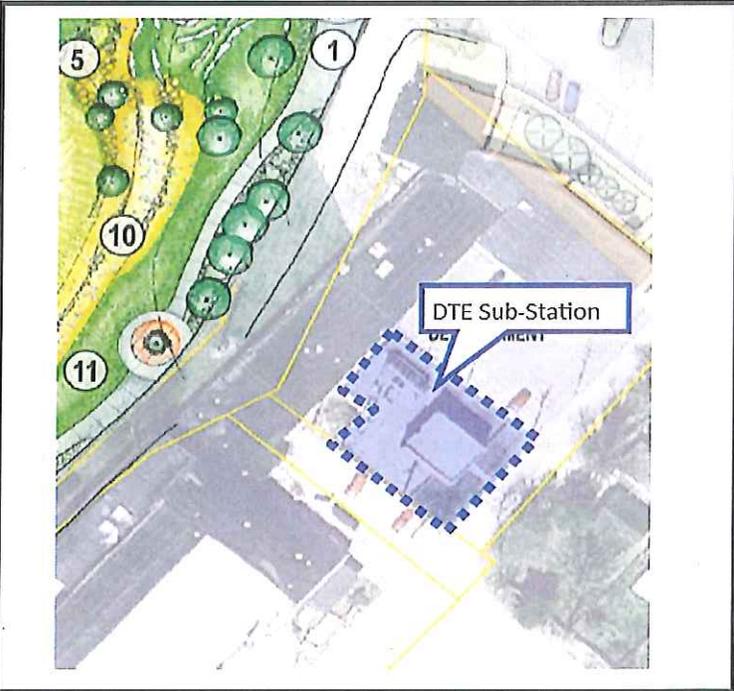
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 1 (2014)

DESCRIPTION:

Decommission and/or relocation of DTE Sub-station on Broad Street to facilitate redevelopment of 3045 Broad Street (DAPCO Redevelopment ID1.01).

LOCATION MAP: Broad Street between Forest and Grand



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Removal of a electric sub-station and re-routing of high tension power lines in preparation for redevelopment and increased tax capture through potential public/private partnership. Enhancement of park riverwalk.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and OHM/Bird Houk CDBG Planning Grant Study; OHM/Houk Conceptual Site Plan and Design Standards; MEDC RRSites Study; Additional Planning and Infrastructure Study

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2012
Design/Acquisition:		2012		2015
Construction:		2015		2017

Discussion underway to DTE Energy to decommission site in 2015.

PROJECT COST DETAIL:

DDA	\$350,000
DTE	TBD
City	TBD
Grants	TBD

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding								\$0
City		\$300						\$300
DTE		TBD						\$0
Grants (CDBG)		TBD						\$0
TOTALS	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$300

PROJECT NAME: Community Park Improvements

PROJECT ID: 2.01

PRIORITY: IMPORTANT

PROJECT TYPE: Park Enhancement

TOTAL COST: \$400,000

SUBMITTED BY: Parks and Recreation

YEARS IN CIP (Beginning year): 17 (1998)

DESCRIPTION:

Improvements started 2004, play equipment 2005 Community Build, asphalt path in 2007, gazebo 2008, play court 2009. Remaining improvements include permanent bathrooms, water fountain, court shelter, path reconstruction. Pathway reconstruction required following drainage improvements resulting from LaFontaine stormwater improvements. Park should be complete following installation of above items.

LOCATION MAP: Dexter Ann Arbor Road and Ryan Drive



PROJECT JUSTIFICATION:

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

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

11 TOTAL SCORE

BENEFICIAL IMPACTS:

Parks provide citizens will with healthy recreation and open space opportunities within the City. Safe, enjoyable access to parks and recreation opportunities is an important goal as stated within the Master Plan.

MASTER PLAN AND/OR STUDY REFERENCE:

See Parks and Recreation Master Plan Goals 1, 2 and 6 AND 2012 City Master Plan.

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		1998		ongoing
Design/Acquisition:		1998		ongoing
Construction:		2004		2016

The project is ongoing. Reconstruction of the pathwath is the first priority.

PROJECT COST DETAIL:

Bathrooms and Water Fountain	General Fund	\$100,000
Pavilion/Shelter at Play court	General Fund	\$50,000
Path reconstruction	General Fund	\$20,000
New Signage	General Fund	\$5,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund	\$215		\$100		\$50			\$150
Grants	\$45							\$0
								\$0
								\$0
TOTALS	\$260	\$0	\$100	\$0	\$50	\$0	\$0	\$150

PROJECT NAME: Dog Park

PROJECT ID: 2.02

PRIORITY: IMPORTANT

PROJECT TYPE: Park Development

TOTAL COST: \$23,000

SUBMITTED BY: Parks and Recreation

YEARS IN CIP (Beginning year): 2 (2013)

DESCRIPTION:

The City owns property on Dan Hoey Road where the Community Garden is located. Development of an off leach dog area (approx. 3/4 acre) on the west side of the 4 acre parcel would meet the needs of a portion of the City's dog owner population. This project was discussed as a top priority by the PaRC upon Council determination of long term plans for property.

PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Providing additional park facilities/amenities for a variety of citizens. Promotes exercise, healthy relationships and community. The 5-H Coalition may be able to assist in the development.

LOCATION MAP:



MASTER PLAN AND/OR STUDY REFERENCE:

Parks and Recreation Master Plan 2009-2014 AND Dog Park Research in file (2012)

SCHEDULE:

SCHEDULE JUSTIFICATION:

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

Study and cost estimates being completed, design, etc. to be done in 2013-2014. Construction slated for 2013-2014 when funding has been secured. 5-H Coalition could assist with mini-grant although project not listed in plan.

PROJECT COST DETAIL:

Property Development	General Fund	750 l.f. fencing	\$12,000
		clearing approx. 1 acre	\$6,000
		parking/culvert	\$5,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund			\$23					\$23
Donations								\$0
5-H Mini-Grant (14-15)								\$0
TOTALS	\$0	\$0	\$23	\$0	\$0	\$0	\$0	\$23

PROJECT NAME: Edison Street Park Play Equipment

PROJECT ID: 2.03

PRIORITY: DESIRABLE

PROJECT TYPE: Park Enhancement

TOTAL COST: \$15,000

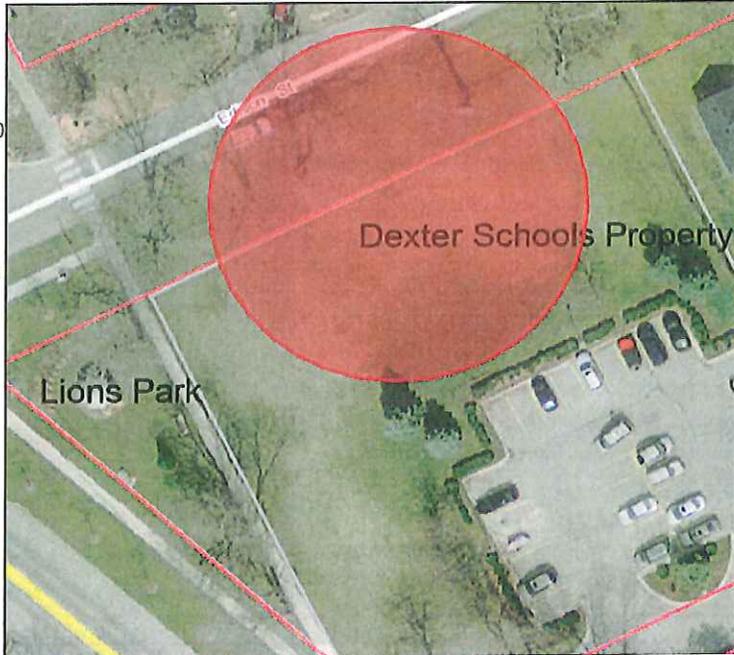
SUBMITTED BY: Parks and Recreation

YEARS IN CIP (Beginning year): 2 (2013)

DESCRIPTION:

The PaRC would like to increase access to mini-parks. Mini-parks are defined as serving an area within a less than 0.25 mile walk; being between 0.25-1 acre and it is recommended that 0.25 acres be provided for every 1,000 residents. The City currently has 1.69 acres of mini-parks, however none have play ground equipment.

LOCATION MAP: Corner of Ann Arbor St and Edison St



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Creation of vibrant and active mini-parks that promote walking and activity close to home. Property is currently owned by the public (schools).

Combine with Edison Street Park, place play equipment on school property

MASTER PLAN AND/OR STUDY REFERENCE:

Parks and Recreation Master Plan 2009-2014; 2013 PaRC Goals

SCHEDULE:

SCHEDULE JUSTIFICATION:

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

Need for more play equipment and mini-parks and availability of grant funding makes this a priority for FY15-16.

PROJECT COST DETAIL:

Playground Equipment	General Fund	\$20,000
	Grant/Sponsor Funding	\$20,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund		\$20						\$20
Grant Funding		\$20						\$20
								\$0
TOTALS	\$0	\$40	\$0	\$0	\$0	\$0	\$0	\$40

PROJECT NAME: Mill Creek Park Improvements/Construction - PHASE 2

PROJECT ID: 2.05

PRIORITY: IMPORTANT

PROJECT TYPE: Park Development

TOTAL COST: \$1,200,000

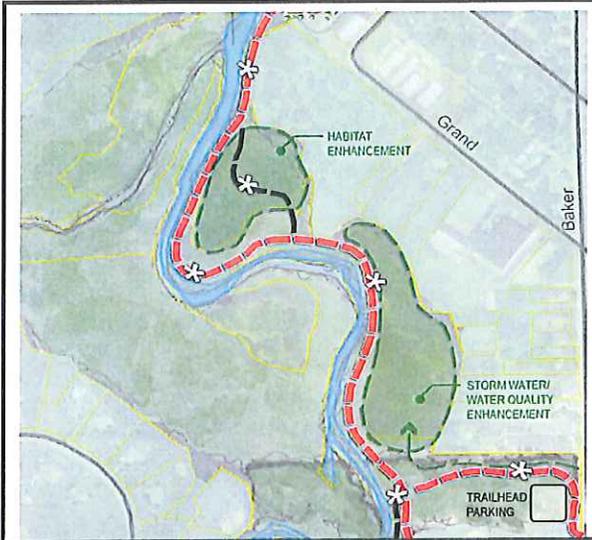
SUBMITTED BY: Parks and Recreation

YEARS IN CIP (Beginning year): 15 (2000)

DESCRIPTION:

Construction of a passive natural trail system south of Grand Street to the Dexter Community Schools property. Provides a major connection to a developing regional trail system and the school outdoor education area. Provides possible trailhead parking opportunity at Shield Road upon completion. Includes stormwater system improvements see project ID 7.02. Consider eliminating trail along river at point to reduce cost and reduce impacts to habitat, may also reduce permitting needs.

LOCATION MAP: East of Mill Creek South of Main Street



PROJECT JUSTIFICATION:

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

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

BENEFICIAL IMPACTS:

Preserve and enhance the parkland along the Mill Creek and west of the City, improve habitat and natural areas, connect parks and provide recreational opportunities to citizens.

MASTER PLAN AND/OR STUDY REFERENCE:

Parks and Recreation Master Plan 2009-2014 and Mill Creek Park Master Plan 2009; 2013 PaRC Goal to initiate natural trail in future trail location to create access.

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2015		2016
Construction:		2017		2017

Start design work in 15-16 to prepare for MNRTF grant in April 2016. Coordination with school and outdoor lab advised. Community Connector funding or B2B funding with County should be reviewed. Complete timeline is shown below.

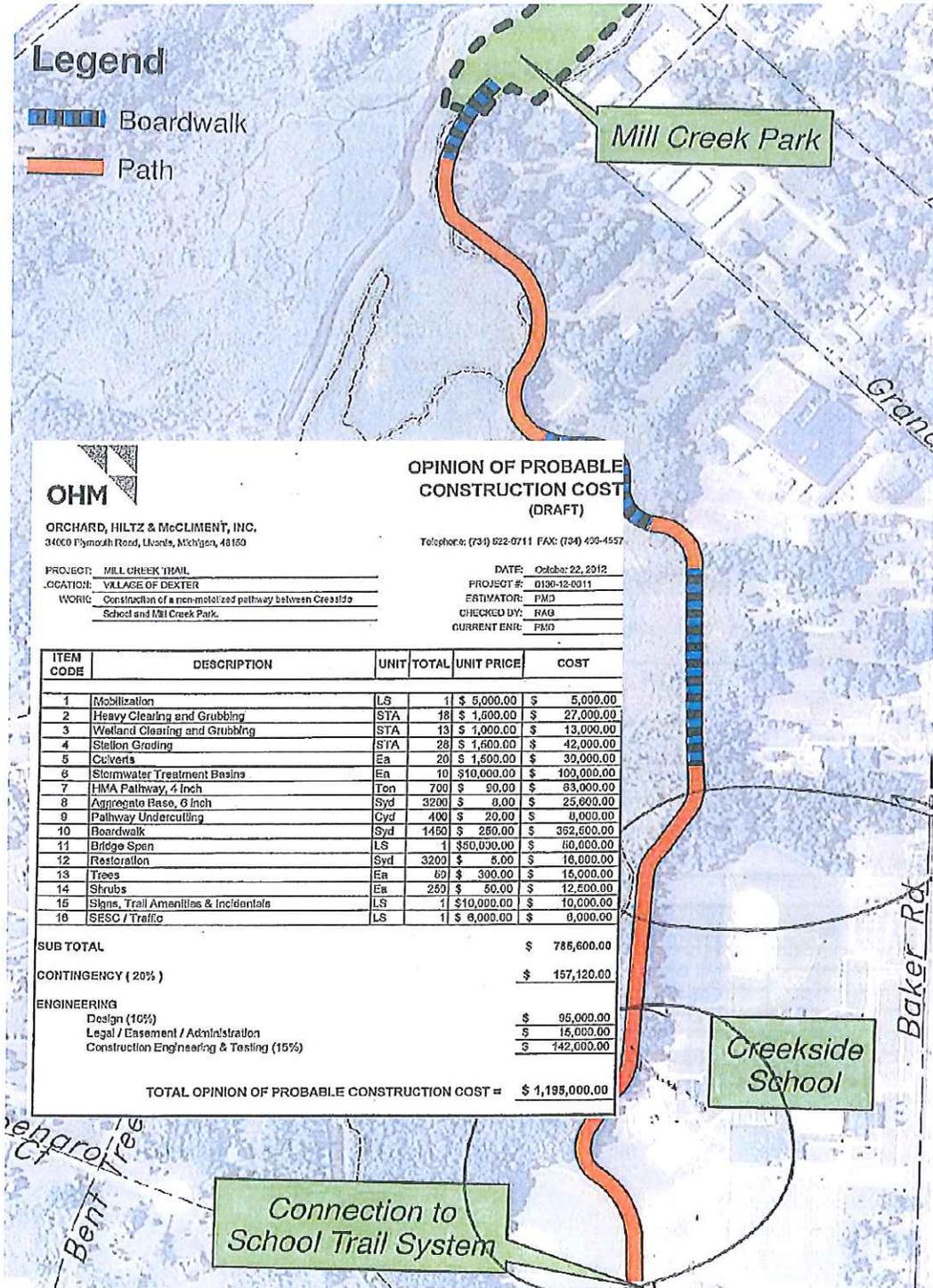
PROJECT COST DETAIL:

Phase 2 Park Development- Grand Street to School Phase 2 \$1,200,000

EXPENDITURES (in thousands)

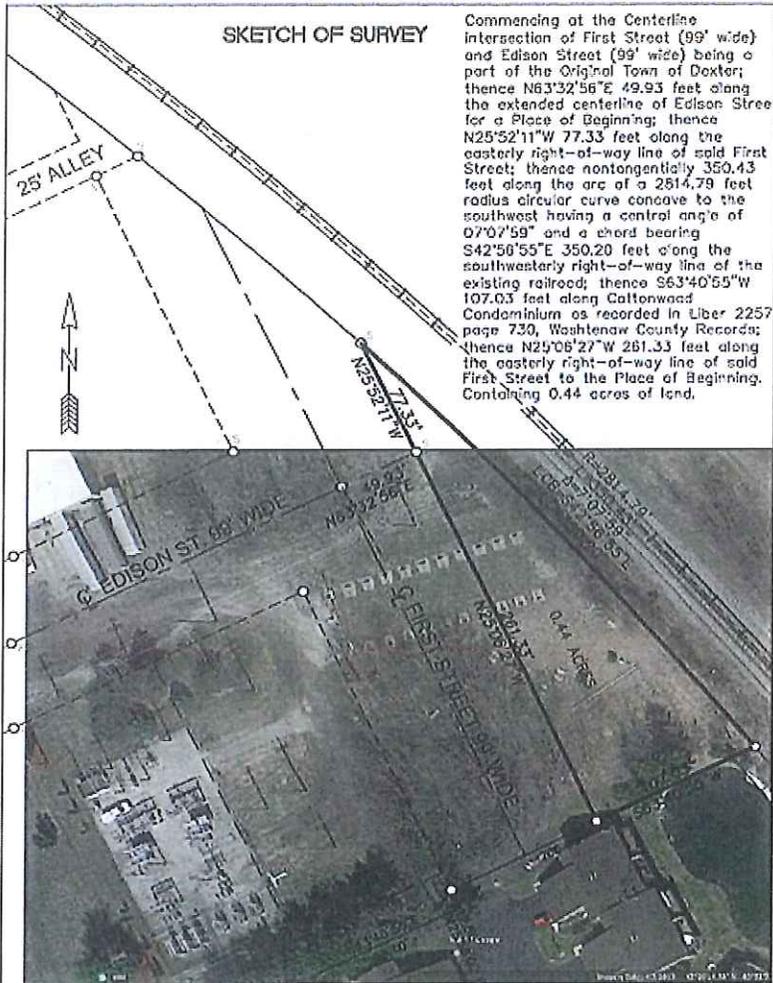
Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
City Commitment*			\$10	\$20		\$500		\$500
MNRTF Grant/Other Grants						\$400		\$400
Other - Unknown						\$100		\$100
Landmark Structure Donation						\$200		\$200
Inland Fisheries								\$0
TOTALS		\$0	\$10	\$20	\$0	\$1,200	\$0	\$1,230

* Consider adding project back to TIP for future STP-U funding.



TIMELINE

Consultant Selection	Jan-15
Visioning Session	Feb-15
Public Input	Mar-15
Additional Public Input	Apr-15
Additional Public Input	May-15
Design/Identify Required Permits	Jun-15
Design	Jul-15
Additional Design	Aug-15
PaRC Recommendation	Sep-15
Gather Letters of Support	Oct-15
Publish Public Hearing Notice	Jan-16
Public Hearing- Grant Application	Feb-16
Village Council Certified Resolution	Feb-16
Budget - Documentation of local funding	Mar-16
Notice of Intent	Mar-16
MNRTF Application DEADLINE	Apr-16
Funding Award	Dec-16
Bid Project	Feb-17
Select Contractor	Mar-17
Obtain Permits/Easements	Mar-17
Construction	Apr-17



Commencing at the Centerline intersection of First Street (99' wide) and Edison Street (99' wide) being a part of the Original Town of Dexter; thence N63°32'56"E 49.93 feet along the extended centerline of Edison Street for a Place of Beginning; thence N25°52'11"W 77.33 feet along the easterly right-of-way line of sold First Street; thence nontangentially 350.43 feet along the arc of a 2614.79 feet radius circular curve concave to the southwest having a central angle of 07°07'59" and a chord bearing S42°50'55"E 350.20 feet along the southwesterly right-of-way line of the existing railroad; thence S63°40'55"W 107.03 feet along Caltonwood Condominium as recorded in Liber 2257 page 730, Washtenaw County Records; thence N25°06'27"W 261.33 feet along the easterly right-of-way line of sold First Street to the Place of Beginning. Containing 0.44 acres of land.

CLIENT: VILLAGE OF DEXTER		Arbor Land Consultants, Inc. Professional Land Surveyors 2936 S. Madrone Ann Arbor, MI 48103 (734) 669-2960 Fax 669-2961 www.arborlandinc.com	
BOUNDARY SURVEY OF A PARCEL OF LAND IN THE NW 1/4 OF SECTION 5, T25, R5E SCIO TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN.			
LEGEND: (S) SECTION CORNER (O) FOUND IRON PIPE (O) FOUND IRON ROD (O) FOUND WAG NAIL (O) FOUND MONUMENT (O) SET IRON PIPE (O) SET WOOD LATH (R) RECORDED (C) CALCULATED		JOB NO.: 00013 DATE: 12-12-2013 FLD. BOOK: 00013 REWSD: 12-12-2013 SHEET OF - BY: KJG	
SCALE: 1" = 10'			