

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 4, 2015**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:04 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski	Thomas Phillips	Jim Carty
Jack Donaldson - ab	Alison Heatley	Marni Schmid
James Smith	Scott Stewart	Tom Stoner

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

II. APPROVAL OF THE MINUTES

1. Regular Meeting – April 6, 2015

Motion Smith; support Stewart to approve the minutes of the Regular Meeting of April 6, 2015 as presented.

Unanimous voice vote approval with Donaldson absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Stoner to approve the agenda with the addition of information about a possible change for future agendas.

Unanimous voice vote approval with Donaldson absent.

IV. PUBLIC HEARINGS

None

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

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:

- An update on 3441 Broad Street – “The owner has applied for a rear yard setback variance when it was discovered that he did not own as much property as first thought. Discussion followed.
- Have received many calls about retail space for purchase in Dexter and have met with some potential business owners.
- Red Brick will be moving their building entrance to the former Bits and Pizza’s entrance and reconfiguring the existing entrance to be flush with the building.
- DDA expansion – there has been a request for a special liquor license within the DDA district and subsequent inquiry to expand the district beyond LaFontaine’s on the north side of Dexter-Ann Arbor Road. It appears that there are no other licenses available on the open market. Discussion followed.
- Redevelopment Ready Communities – Ms. Aniol explained City Council’s vote to decline being a Redevelopment Ready Community.
- Question raised about the Huron Camera property and it’s potential. Ms. Aniol explained that it is not on the open market yet as it is bank-owned with conditions on the property.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Ted Tear of 8090 Huron Street, Dexter inquired about the property and proposed coffee house on Broad Street. Speaking for himself and other residents, they do not want a restaurant in that location and feel that this property is not commercial but it is residential. He asked the Planning Commission to think long and hard about approving this business.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. Zoning Ordinance Updates – Discussion and possible action to recommend Zoning ordinance updates to City Council.

Ms. Aniol explained the reasons for zoning ordinance updates and gave specific examples of the changes needed to be made and changes to the state zoning enabling act that have affected the ordinances. The various articles in need of updating were reviewed.

Motion Smith; second Schmid to recommend to City Council to proceed with the zoning updates based on the report provided by the Community Development Manager.

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

Nays: None

Absent: Donaldson and Phillips

Motion carries

B. Presentation of a Sample Agenda – this would distinguish action items from discussion items. This is proposed for future meetings

C. Northern United Brewery Update – Discussion regarding use regulations for breweries/microbreweries in the RD Research Development District.

Ms. Aniol reviewed the timeline and discussion from the February meeting regarding the changes that NUBCo would like to make. The question posed is should this be a permitted use or a special use.

Commissioner comments were as follows:

- When they first came for permits it was stated that we don't want to see a restaurant in the location as this changes the nature of the business. It would be OK to serve foods made in a production kitchen but not add a restaurant.
- What do we know about their intent? Currently the tasting room is looked at as a bar and not a tasting room; and it is a good addition to our community. May need to establish guidelines as to the main purpose of their business as a brewery.
- It appears that they are going above and beyond what was originally approved by Planning Commission. Want clear and concise rules of what they can and cannot do in this space.

X. PROPOSED BUSINESS FOR NEXT AGENDA

A. **June 1, 2015:** Northern United Brewing Company request for on-site eating operations.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

Ted Tear of 8090 Huron Street, Dexter stated that he agreed with Commissioner Carty that the facility at NUBCo is a bar and not a tasting room.

XII. ADJOURNMENT

Motion Smith; support Carty to adjourn at 8:57 PM.

Unanimous voice vote approval with Donaldson and Phillips absent.

XIII. COMMUNICATIONS

- Notice of Decision of ZBA Case #2015-01

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____

**CITY OF DEXTER
PLANNING COMMISSION
WORK SESSION
MONDAY, MAY 4, 2015**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:06 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

Matt Kowalski	Thomas Phillips-arr 6:53 pm	Jim Carty
Jack Donaldson - ab	Alison Heatley	Marni Schmid
James Smith	Scott Stewart	Tom Stoner

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

II. KICK-OFF MEETING FOR MASTER PLAN AMENDMENT

Doug Lewan of Carlisle Wortman Associates reviewed the tasks involved in the process to amend and revise the Master Plan in regards to oil and gas operations. Discussion followed.

III. ADJOURNMENT

Motion Smith; support Carty to adjourn at 7:00 PM.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____



Michigan

OFFICE OF COMMUNITY DEVELOPMENT

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

STAFF UPDATE

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

From: Michelle Aniol, Community Development Manager

Re: 3441 Broad Street Special Use Review, plan dated May 4, 2015
Alternative plan A1.01alt and A1.01altB dated, May 27, 2015
Applicant: Craig Borum, Ply Architecture
Project: Strawberry Alarm Clock
Zoning: VR Village Residential

Date: May 27, 2015

The Planning Commission is scheduled to conduct a public hearing to consider a special land use request submitted by Craig Borum, Ply Architecture, for property at 3441 Broad Street. The applicant is proposing a two-story mixed-use development at 3441 Broad Street. The proposed development would include a European style café (i.e. restaurant without drive-through facilities) on the first floor and one (1) residential dwelling unit (i.e. an apartment) on the second floor of a 2,415 sq. ft. building. The subject site is zoned VR Village Residential, according to the City's Zoning Map. The proposed café is a permitted use in the VR District with special land use approval.

Initially, the special use request was based on a plan that showed the proposed two-story building encroaching into the rear yard setback. The applicant attempted to obtain a variance from the Zoning Board of Appeals on May 18, 2015. The ZBA postponed action to allow the applicant time to look at alternative that would lessen or eliminate the need for a variance.

On May 27, 2015 the applicant submitted two alternative layouts. Alternative plan A1.01 flip-flops the building and parking, thus eliminating the encroachment into the rear yard setback. Alternative plan A1.01B maintains the original layout, but eliminates the deck and reduces the size of the building, so the encroachment into the required rear yard setback is eliminated. The applicant prefers Alternative Plan A1.01B. All other improvements would remain the same, according to the applicant. Review of the Site Plan is provided in separate correspondence.

The City's Planning Consultant provided her review letter prior to the submittal of the above referenced revised plan(s). Consequently, staff is providing the Planning Commission with an updated review letter, based on this new information.

SPECIAL LAND USE PROCEDURES

The intent of the special land use process is to regulate uses that may be compatible with uses in some, but not all, locations within a particular zoning district. The special land use process is designed to accomplish the following:

- Provide a mechanism for public input on decisions involving more intense land uses.
- Establish criteria for both new development and infill/redevelopment consistent with the Village's land use goals and objectives as stated in the Village Master Plan.
- Regulate the use of land on the basis of impact to the Village overall and adjacent properties in particular.
- Promote a planned and orderly development pattern which can be served by public facilities and service in a cost-effective manner.
- Ensure uses can be accommodated by the environmental capability of specific sites.
- Provide site design standards to diminish negative impacts of potentially conflicting land uses.

- Provide greater flexibility to integrate land uses within the Village.

The process for special land use requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval, denial or approval with conditions to City Council. City Council is responsible for taking final action to approve, deny or approve with conditions.

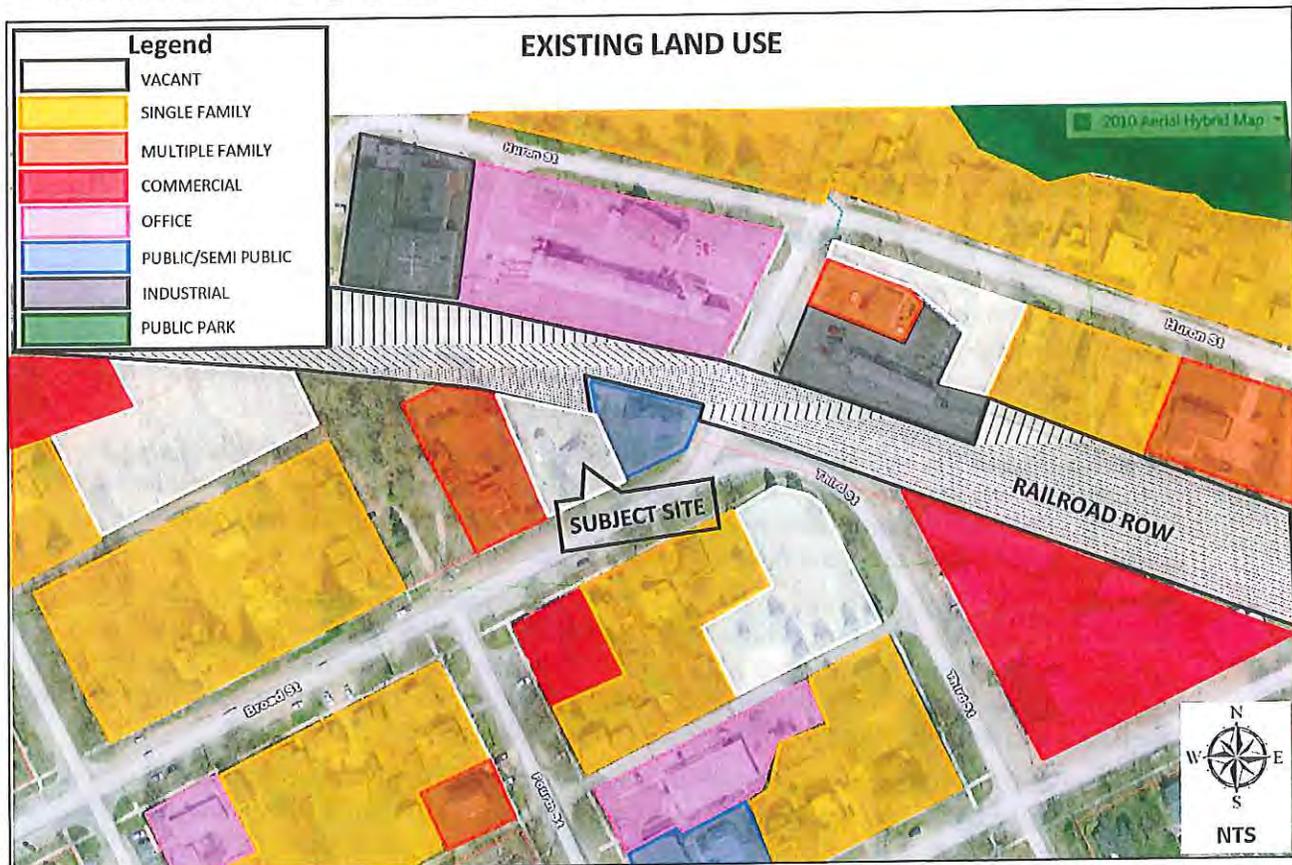
SPECIAL LAND USE REVIEW STANDARDS

Section 8.03 sets forth 8 review standards for considering a special use request.

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

The intent of the Village Residential future land use category is ambiguous. The Plan states the intent of the Village Residential category is to maintain the well-established character, scale and density of the traditional pattern of the developed single-family neighborhoods that are characteristic of the City (formerly Village) of Dexter.

As you can see from the existing land use map above, the character, scale and development pattern of the neighborhood surrounding the subject site consists of vacant land, one and two-story single-family and multiple-family dwellings, single and multi-story commercial establishments, such as Hosmer-Muehlig Funeral Home and Dan Waitz Associates, one and two-story professional business offices, such as MedHub, Fifth Street Dental and Art Animal Rehabilitation, public/semi-public uses, such as the Railroad Museum and Dexter DPW Yard, public park, such as Huron Clinton Metropark Authority, and industrial uses, such as Alpha Metals and the railroad storage yard. In addition, the Dexter Mill is visible from the subject site.



While single family residential dwellings are identified as appropriate uses in the Village Residential category, they are not exclusively identified as the only uses that would be appropriate in the Village Residential category. Furthermore, the Plan also states that development within the Village Residential category should only occur if the character, scale

and development pattern of the new development is **consistent and compatible** with older, existing structures, and development patterns of the existing neighborhood. The character, scale and development pattern of the proposed café on the first floor of a two-story structure, with an apartment above would be consistent and compatible with the existing structures, housing stock and development pattern of the surrounding neighborhood. Thus the proposed use is not inconsistent with the Master Plan.

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

While it could be argued that the intent of the Village Residential category in the Master Plan is ambiguous, there is no ambiguity when it comes to the stated intent of the VR Village Residential Zoning District, the second special land use standard. According to Section 11.01 of the Zoning Ordinance, the intent of the VR Village Residential District is to:

- Encourage innovative, traditional residential mixed and multiple-use developments so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings.
- Promote land development practices which will protect the public health, safety and welfare.
- *Traditional neighborhoods are the desired alternative to conventional modern, use-segregated developments such as large lot suburban subdivisions and strip commercial developments.*
- Encourage residential/mixed-use development in a manner consistent with the preservation and enhancement of property values within existing residential areas.
- Promote the creation of places which are oriented to the pedestrian, promote citizen security and social interaction.
- Promote development of mixed-use structures or mixed-use development with offices, multiple family and retail uses located with related community facilities.
- Discourage commercial or industrial uses that create objectionable noise, glare and odors.

The Master Plan and accompanying maps do not replace other City ordinances, specifically the Zoning Ordinance and Map. In other words, the Plan is a guide, but the Zoning Ordinance is the law. The subject site is surrounded by a traditional neighborhood comprised of mixed-density structures and uses, as demonstrated on the existing land use map.

C. The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.

The applicant participated in two (2) pre-application meetings with the Pre-Application/Site Plan Review Committee, prior to submitting his request for special land use approval. A pre-application meeting allows a potential applicant to obtain information regarding the most optimum location of building(s) and other site improvements, prior to making formal application. The proposed development reflects the input received during the meetings.

The applicant has indicated the hours of operation would be 6 am to 9 pm, seven days a week. The adjacent railroad experiences regular day and evening Amtrak passenger train traffic 24/7, 356 days a year. In addition, visitation and services at the funeral home across Broad Street varies greatly; from as early as 8:00 am to as late as 10:00 pm.

The site plan provided by the applicant shows a 5-foot earthen berm between the required off-street parking lot and the detached multiple-family dwelling to the west, and landscape screening of the parking lot from Broad Street. In addition, the applicant has provided a

photometric plan that shows proposed building mounted lights would be fully shielded, and illumination levels at the property lines would not exceed 0.1 foot-candles, in accordance with the requirements of the Zoning Ordinance.

D. The Special Land Use will not significantly impact the natural environment.

Impacts from site grading and tree removal will not be any greater than the construction of a new home on the subject site. The applicant will need to demonstrate compliance with the City's engineering standards, in regards to site development and stormwater management.

E. The Special Land Use can be served adequately by public facilities and services such as police and fire protection, schools, drainage structures, water and sewage facilities, and refuse disposal.

The site is served by public sanitary sewer and water, as well as refuse disposal. The proposed use should be adequately serviced by police and fire, as well as drainage structures provided the applicant addresses the comments in City Engineer's review letter dated, May 20, 2015 and the DAFD Fire Inspector review letter, dated May 10, 2015.

F. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following:

- 1. Vehicular turning movements;**
- 2. Proximity and relationship to intersections;**
- 3. Adequacy of sight distances;**
- 4. Location and access of off-street parking; and**
- 5. Provisions for pedestrian traffic.**

The site plan shows an internal sidewalk connecting to the existing sidewalk for pedestrian access, and bike racks for cyclists. In addition, the location and access of off-street parking, the proximity and relationship to intersections, and vehicle turning movements appear adequate, based on the information provided. The proposed use should not be more hazardous to vehicle and pedestrian traffic than is normal for the district.

G. The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

The revised layouts submitted by the applicant demonstrate the proposed use would comply with the height, yard setbacks, and lot coverage and size regulations for structures in the VR Village Residential Zoning District.

As cited above, the applicant is proposing a 5-foot berm between the required off-street parking lot and the adjacent detached multiple-family residence to the west, and landscape screening of the parking lot from Broad Street, even though neither improvement is required.

Lastly, there is no evidence that the proposed use would discourage investment in the surrounding homes or that it would negatively affect residential property values. On the contrary, the single family structure, which occupied the site before it was demolished in May, had not had any investment in years. It's important to note that unmaintained residential property can and will negatively impact neighborhood property values.

The use as proposed is designed to be compatible with the surrounding neighborhood and should not interfere or discourage development and use of adjacent land and buildings or unreasonably affect their value.

H. The proposed use shall be designed, located, planned and operated to protect the public health, safety, and welfare.

As cited above, the proposed use is not inconsistent with the intent of Village Residential category in the Master Plan, and it meets the intent of the Zoning Ordinance. The Planning Commission must determine if the proposed use has been designed and located to protect the public health, safety and welfare.

CONCLUSIONS

1. The proposed café on the first floor, of a two-story mixed-use structure, is consistent with the character, scale and development pattern of the surrounding neighborhood.
2. The proposed use is not inconsistent with the intent of the Master Plan.
3. The subject site is surrounded by a traditional neighborhood comprised of a variety of mixed density structures and uses.
4. The proposed use is consistent with the intent of the VR Residential Zoning District.
5. The proposed use could be compatible with the existing character of the general vicinity, provided the applicant can demonstrate to the satisfaction of the Planning Commission compliance with the landscaping, parking, lighting, and trash regulations.
6. The proposed use should not significantly impact the natural environment, provided the applicant can demonstrate to the satisfaction of the Planning Commission compliance with the City's Engineering Standards regarding site development and stormwater management.
7. The proposed use should not be more hazardous to vehicle and pedestrian traffic than is normal for the district.
8. The revised layout(s) submitted by the applicant demonstrate the proposed use would comply with the height, yard setbacks, and lot coverage and size regulations for structures in the VR Village Residential Zoning District.
9. There is no evidence that the proposed use would discourage investment in the surrounding homes or that it would negatively affect residential property values.
10. The use as proposed is designed to be compatible with the surrounding neighborhood and should not interfere or discourage development and use of adjacent land and buildings or unreasonable affect their value.

SUGGESTED MOTIONS –3441 Broad Street Café

Based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council (**APPROVE/ DENY**) the Special Land Use application for the Strawberry Alarm Clock Café at 3441 Broad Street.

The Special Land Use permit is granted with the following conditions:

1. _____
2. _____
3. _____

OR

Based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission moves to **(POSTPONE)** the Special Land Use request submitted for the Strawberry Alarm Clock Café at 3441 Broad Street until **(DATE)**, to allow the applicant more time to address the following:

1. _____
2. _____
3. _____



CARLISLE

WORTMAN
associates, inc.

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

Date: May 22, 2015

Special Land Use For City of Dexter, Michigan

GENERAL INFORMATION

Applicant: Craig Borum – Ply Architecture
679 South Wagner Road
Ann Arbor, MI 48103

Project Name: Strawberry Alarm Clock

Plan Date: May 4, 2015

Location: 3441 Broad Street

Zoning: VR- Village Residential

Action Requested: Special Land Use Review

Required Information: Deficiencies are noted in report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to redevelop 3441 Broad Street as a 2-story commercial building with a European Café on the first floor and a single residential apartment on the second floor. The subject site is zoned VR, Village Residential which allows for restaurants (without drive-through facilities) as a special land use.

The applicant has provided the following narrative describing the proposed use of the site:

The Strawberry Alarm Clock café will be a small take-out restaurant, serving coffee and pre-made small plates. There will be a retail area for purchasing specialty food items such as olive

Strawberry Alarm Clock
May 22, 2015

oils, coffee and other imported goods. The less than 6 table and 7 parking space restriction will allow the business to be easily served by one employee at all times, with business hours from 6am to 9pm, 7 days a week.

The clients will be local residents (mainly pedestrian), weekend visitors and cyclists via the B2B trail, tourists and neighboring businesses and churches. The café will be a destination outside of the downtown core, and aims to respect the character of the neighborhood while providing a new service that is not currently available in the area. The second floor accessory apartment will be used as rental income for the property.

Aerial Photograph



NEIGHBORING ZONING AND LAND USE

- North:** Railroad tracks border the northern property line of the subject property. North of the railroad tracks is Alpha Metal Finishing and Med Hub. This area is zoned VR, Village Residential / PUD.
- South:** Residential dwellings are located south of the subject site. This area is zoned VR, Village Residential. We have concerns with this use as it relates to the existing established neighborhood across Broad Street.
- East:** Immediately to the east of the subject site is the existing train museum which is also zoned VR, Village Residential.
- West:** Immediately west of the subject site is an existing single-family home which is also zoned VR, Village Residential. We have concerns regarding the compatibility of the proposed use to the single-family home to the west. We elaborate on this in the following sections of this report.

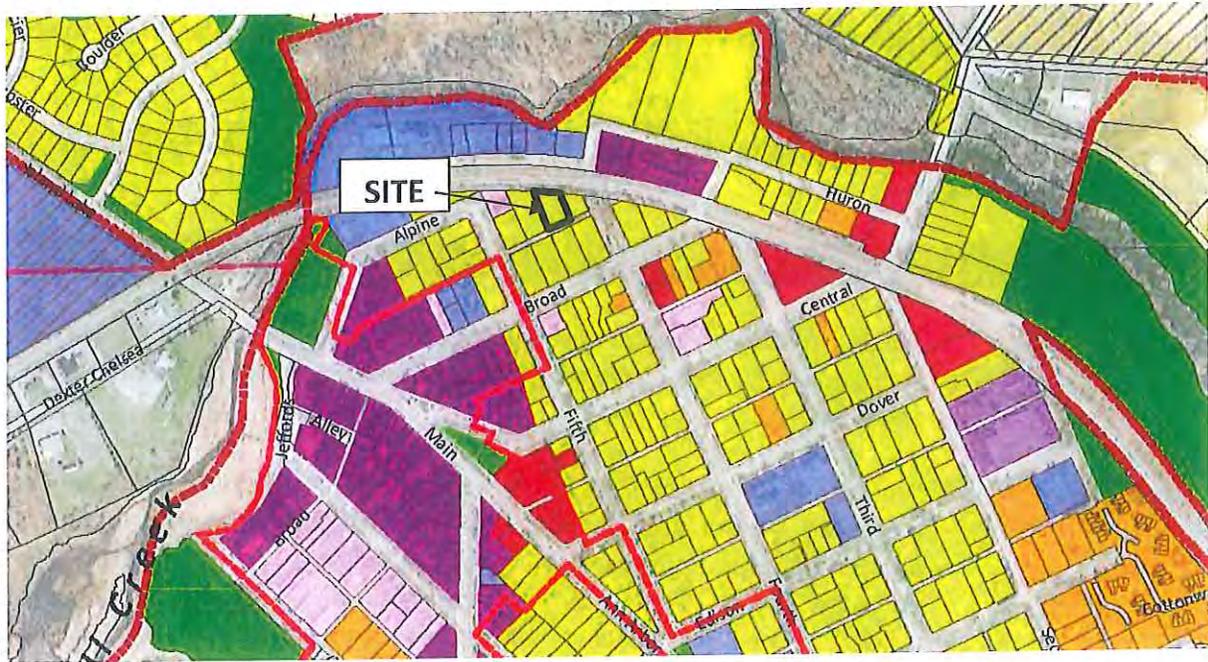
Items to be Addressed: *Compatibility of the proposed use on the existing residential neighborhood, specifically, compatibility to the west and south.*

MASTER PLAN

The subject site is designated VR, Village Residential on the Future Land Use Map. The intent of the Village Residential future land use category is *to maintain the well-established character, scale and density of the traditional pattern of the developed single-family neighborhoods that are characteristic of the Village of Dexter.*

The description of the area planned for Village Residential development notes: *this area is located primarily within the Village Center. These older neighborhoods consist of detached single-family homes, including numerous historic structures. The recommended density in these areas is four (4) to six (6) dwelling units per acre. These predominant characteristics should be maintained by encouraging programs and techniques to improve neighborhoods and housing conditions. In addition, development on vacant lots within this residential classification should only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods. There are limited areas outside the Village Center identified on the future land use map that also provide opportunities for a higher density single-family atmosphere.*

Appropriate land uses listed in the Village Residential future land use classification are single-family dwellings at a density of 4 to 6 units per acre.



Future land use categories surrounding the subject site are primarily Village Residential (east, west and south). North of the subject site are existing commercial and industrial businesses (across the railroad) and are planned as Public/Semi-Public and Mixed Use areas.

- | | | | |
|---|--|--|-----------------------|
|  | Low Density Residential |  | Research Development |
|  | Village Residential |  | Public/Semi-Public |
|  | Multi Family Residential |  | Open Space/Recreation |
|  | Mixed Use |  | DDA boundary |
|  | Village Commercial |  | Village Limits |
|  | Commercial | | |
|  | Area under Property Transfer Agreement | | |

Based upon the description of the intent of the VR, Village Residential future land use classification cited above, we have concerns that the proposed use does not fit the intent of the Village Residential category. We note the proposed restaurant use is considered a special land use, and may be permitted if the Planning Commission finds the special land use standards of Section 8.03 (analyzed below) have been met.

However, we note the master plan specifically indicates that new development within the VR classification should *only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods*. As presented, the character and scale of the proposed development may not be considered consistent with the existing development pattern of the neighborhood. The Planning Commission will need to consider if the proposed

Strawberry Alarm Clock
May 22, 2015

building and site design is consistent/compatible with the existing neighborhood and meets the intent of the Master Plan.

Items to be Addressed: *Planning Commission consideration of compatibility with the intent of the Master Plan, as noted.*

NATURAL RESOURCES

- Topography:** Existing topography is provided on Sheet C-100, and demonstrates an approximate 10-foot grade reduction from the west side of the site to the east side.
- Woodlands:** Woodlands are not present on the subject site, but we note that a street tree (Red Maple) and another tree (Red Maple) will be removed to accommodate the proposed driveway and building. Tree replacement in accordance with Section 6.14 D. is required (additional information related to tree replacement will be provided during site plan review section below).
- Wetlands:** No wetlands are present on the subject site.
- Soils:** Soil data is provided on Sheet C-100. Site soils include Boyer Loamy Sand, 1-6% slopes and Spinks Loamy Sand, 6-12% slopes. The eastern portion of the site contains Boyer Loamy Sand which does not contain development constraints; whereas the eastern portion of the site containing Spinks Loamy Sand has severe development constraints.

Items to be Addressed: *Indicate how soil constraints can be overcome in development of the property as proposed.*

TRAFFIC IMPACT

The subject site was most recently used as a single-family home. It is likely, and we assume the proposed restaurant/apartment will increase traffic in this area. The Institute of Transportation Engineers provides that a single-family home will generate approximately 9.5 trips per day. An apartment will generate 5.7 trips per day, and a coffee shop with one (1) employee will generate 29 trips per day.

Based on the proposed coffee shop/apartment uses, the site will generate an estimated total of 34.7 vehicle trips per day, an increase of 25.2 vehicle trips in comparison to a single-family dwelling. We note the applicant intends for this location to be walkable from other areas of the City; however, a commercial business will generate more traffic than a single-family home.

Strawberry Alarm Clock
May 22, 2015

For a frame of reference, we found that SEMCOG data indicates (latest data available 1999) the average annual daily traffic at Broad and the railroad is 464 vehicles. We note that Broad Street is a truck route.

Items to be Addressed: *Increased traffic for the proposed use as noted.*

ESSENTIAL FACILITIES AND SERVICES

The subject site is adjacent to water and sewer services. We defer additional comment on the site's essential services to the City Engineer.

Items to be Addressed: *City Engineer review of essential services.*

CONDITIONAL USE STANDARDS

Section 8.03 lists the general review standards for all special land use requests. Prior to approving a Special Land Use application, the Planning Commission and Village Council shall require the following general standards be satisfied for the use at the proposed location:

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

CWA COMMENTS: As noted above in the Master Plan section of this report, development within the VR classification should *only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods.* As presented, the character and scale of the proposed development may not be considered consistent with the existing development pattern of the neighborhood.

We note further, the VR future land use classification and VR zoning district do not directly coincide with one another. The Planning Commission will have to determine if the proposed use is consistent with the intent of the VR future land use category/intent of the VR zoning district.

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

CWA COMMENT: The intent of the VR, Village Residential District is to:

1. Encourage innovative, traditional residential, mixed, and multiple-use developments so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings.
2. Promote land development practices which will protect the public health, safety and welfare.

3. Traditional neighborhoods are the desired alternative to conventional modern, use-segregated developments such as large lot suburban subdivisions and strip commercial developments.
4. Encourage residential/mixed-use development in a manner consistent with the preservation and enhancement of property values within existing residential areas.
5. Promote the creation of places which are oriented to the pedestrian, promote citizen security and social interaction.
6. Promote development of mixed-use structure or mixed-use development with offices, multiple family and retail uses located with related community facilities.
7. Discourage commercial and industrial uses that create objectionable noise, glare and odors.

While we recognize that the proposed use may in-part be compatible with the VR District as a "mixed-use", the applicant should indicate how they plan to mitigate potential objectionable noise, glare and odors that are commonly associated with restaurant / food services uses.

- C. *The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.*

CWA COMMENTS: The Planning Commission will need to determine if the proposed structure has been designed to be compatible with the existing neighborhoods character, and whether the proposed use will create noise, glare (from exterior lighting), odor, and additional traffic resulting in alterations to the existing residential neighborhood. We understand the subject site is adjacent to another non-residential use (train museum) along the east, but is surrounded by existing residential dwellings along the south (across Broad Street) and immediately adjacent to a residential dwelling to the west.

Further, the applicant has noted hours of operation will be 6am to 9pm, seven (7) days per week. Since the main attraction of the proposed use is coffee, it is likely the busiest time of day will be in the morning hours when residents are expecting quiet time to sleep or get ready for work/school.

The applicant has not provided any information related as to how common restaurant impacts (lighting, parking/traffic, odor, garbage) will be handled/mitigated.

- D. *The Special Land Use will not significantly impact the natural environment.*

Strawberry Alarm Clock
May 22, 2015

CWA COMMENTS: Redevelopment of the site will result in substantial site grading and removal of a couple of mature trees; however, these impacts are no greater than if a new home were built at this location.

- E. *The Special Land Use can be served adequately by public facilities and services such as police and fire protection, schools; drainage structures, water and sewage facilities, and refuse disposal.*

CWA COMMENTS: As mentioned under the Essential Services Section of this report, the subject site is served by sewer and water facilities, as well as proposed stormwater management facilities which will be reviewed by the City Engineer. We don't anticipate additional police and fire protection or school services will be needed by the proposed use. However, additional refuse disposal may be required due to the food service nature of the use.

- F. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following:*

1. *Vehicular turning movements;*
2. *Proximity and relationship to intersections;*
3. *Adequacy of sight distances;*
4. *Location and access of off-street parking; and,*
5. *Provisions for pedestrian traffic.*

CWA COMMENTS: Based upon the information provided, there appears to be adequate room for vehicular turning movements and pedestrian safety.

- G. *The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

CWA COMMENTS: As already noted throughout this report, the proposed design of the structure is not compatible with the surrounding residential neighborhood. This as well as the type of use may discourage additional investment in the surrounding homes, and negatively affect residential property values.

- H. *The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.*

CWA COMMENTS: As proposed, we do not believe the development is designed or located to protect the public health, safety and welfare.

Strawberry Alarm Clock
May 22, 2015

Items to be Addressed: 1) The Planning Commission will need to determine if the proposed development is compatible with the City of Dexter Master Plan goals, objectives or future land use map, as well as the intent of the VR zoning district. 2) The applicant should indicate how they plan to mitigate potential objectionable noise, glare and odors that are commonly associated with restaurant / food services uses.

VARIANCES

As proposed, a variance to allow a reduction in the rear yard setback is needed. The ZBA met on May 18th and postponed action on the requested variance to allow the applicant additional time to consider alternatives that may reduce (lessen) the requested variance.

Items to be Addressed: Obtain a variance for the rear yard setback, or provide an alternative design that meets or lessens the requested variance.

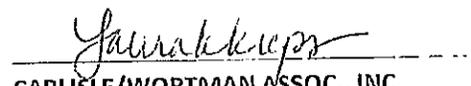
RECOMMENDATIONS

Based upon our review, we have provided the following items to be addressed/considered to the satisfaction of the Planning Commission prior to approve of the requested special land use:

Special Land Use:

1. Compatibility of the proposed use on the existing residential neighborhood, specifically, compatibility to the west and south.
2. Planning Commission consideration of compatibility with the intent of the Master Plan, as noted.
3. Increased traffic for the proposed use as noted.
4. Planning Commission consideration of compatibility with the intent of the VR zoning district.
5. The applicant should indicate how they plan to mitigate potential objectionable noise, glare and odors that are commonly associated with restaurant / food services uses.


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


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

Strawberry Alarm Clock
May 22, 2015

#14-1415

Cc: Craig Borum, 679 S. Wagner Road, Ann Arbor, MI 48103
Jack Savas, 4775 Bridgeway Drive, Ann Arbor, MI 48103



OFFICE OF COMMUNITY DEVELOPMENT

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

STAFF UPDATE

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

From: Michelle Aniol, Community Development Manager

Re: 3441 Broad Street Combined Site Plan Review, plan dated May 4, 2015
 Alternative plan A1.01alt and A1.01altB dated, May 27, 2015
 Applicant: Craig Borum, Ply Architecture
 Project: Strawberry Alarm Clock
 Zoning: VR Village Residential

Date: May 29, 2015

The applicant is proposing a two-story mixed-use development at 3441 Broad Street. The proposed development would include a European style café (i.e. restaurant without drive-through facilities) on the first floor and one (1) residential dwelling unit (i.e. an apartment) on the second floor of a 2,415 sq. ft. building. The subject site is zoned VR Village Residential, according to the City's Zoning Map. The proposed café is a permitted use in the VR District with special land use approval. Review of the special use is provided in separate correspondence.

Initially, the site plan showed the proposed two-story building encroaching into the required rear yard setback. The applicant attempted to obtain a variance from the Zoning Board of Appeals on May 18, 2015. The ZBA postponed action to allow the applicant time to look at alternative that would lessen or eliminate the need for a variance. On May 27, 2015 the applicant submitted two alternative layouts. Alternative plan A1.01 flip-flops the building and parking, thus eliminating the encroachment into the rear yard setback. Alternative plan A1.01B maintains the original layout, but eliminates the deck and reduces the size of the building, so the encroachment into the required rear yard setback is eliminated. The applicant prefers Alternative Plan A1.01B. All other improvements would remain the same, according to the applicant.

The City's Planning Consultant provided her review letter prior to the submittal of the above referenced revised plan(s). Consequently, staff is providing the Planning Commission with an updated review letter, based on this new information.

DIMENSIONAL REQUIREMENTS

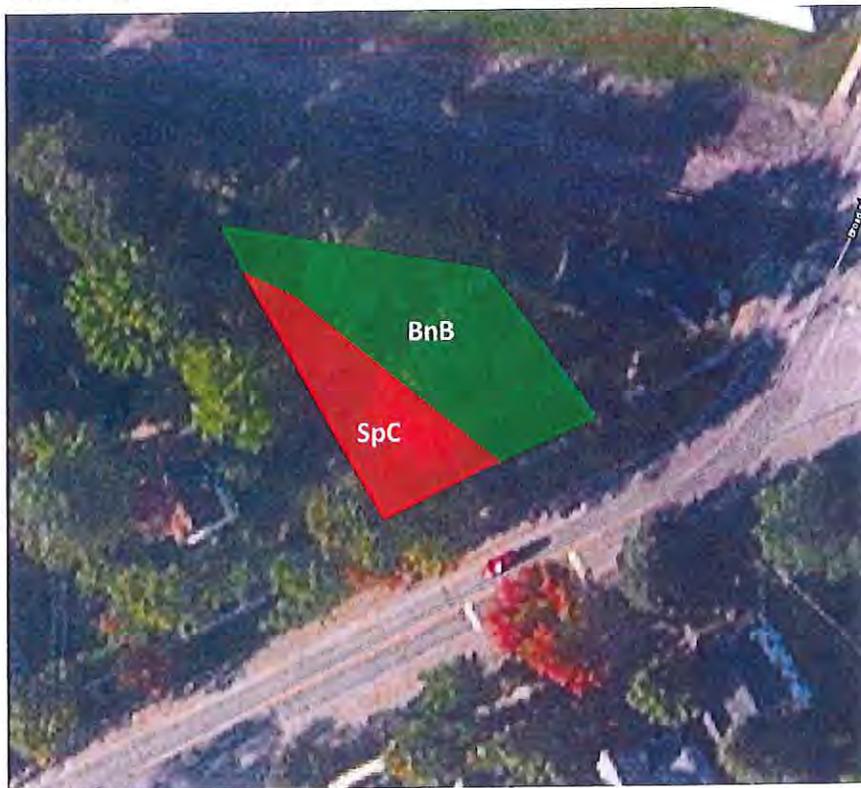
Section 20.01 provides the dimensional standards in the VR Village Residential District. Compliance with these standards is provided in the following table:

Standard	Required	Alternative Plan A1.01	Alternative Plan A1.01B	Findings
Lot area	7,800 SF	12,837 sq. ft.	12,837 sq. ft.	Compliant
Lot Width	60 FT	99 ft.	99 ft.	Compliant
Front yard setback	15 FT	15 ft.	15 ft.	Compliant
Side yard setback	10 FT	10.8 FT (west)/58 FT (east)	10 ft. (east)/58 ft. (west)	Compliant
Rear yard setback	25 FT	39.2 FT	25.3 FT	Compliant
Lot coverage	30%	14.5%	14.5%	Compliant
Building Height	2.5 stories/35 FT	2 stories/27 FT	2 stories/27 FT	Compliant

NATURAL FEATURES

Woodlands: Of the two maples trees identified to be removed, the one in the road right-of-way was evaluated by a registered arborist and determined to be dying. The applicant was issued a permit to remove both trees. In exchange, the applicant agreed to provide 4 four (4) Flowering Cherries, Amur Maple or Serviceberry trees, although he is only required to provide 3 replacements. It must be noted, dead, dying or diseased trees in the road right-of-way are usually removed by City DPS. In this case, the applicant removed the dying tree at his own cost.

Soils: The plan identifies the site contains two types of soils; BnB, Boyer Loamy Sand, 1-6% slopes and SpC, Spinks Loamy Sand, 6-12% slopes. According to the Washtenaw County Soil Survey, Boyer Loamy Sand, 1-6% slopes has no development constraints and is located on the eastern half of the subject site. Spinks Loamy Sand, 6-12% soil, which has severe development limitations, is located on the western portion of the subject site. The proposed use would be located on the eastern half of the site, where the soil has no development constraints.



SITE LAYOUT AND DESIGN

The applicant participated in two (2) pre-application meetings with the Pre-Application/Site Plan Review Committee, prior to submitting his request for special land use approval. A pre-application meeting allows a potential applicant to obtain information regarding the most optimum location of building(s) and other site improvements, prior to making formal application. Alternative 1.01B reflects the input received during the meetings.

The plan as revised complies with the required lot area, width, and coverage, building height, and front, side, and rear yard setbacks.

PARKING/LOADING

Based on the standards in Section 5.03, a maximum of 9 off-street parking spaces (8 regular and 1 barrier-free) are required. The revised plan provides 7 spaces, which includes 1 barrier-free space.

Staff recognizes that while necessary, off-street parking has the potential to change the existing character and scale of the subject site and surrounding neighborhood. Additionally, more parking means more impervious surface, which increase costs related to stormwater management. Staff encourages the Planning Commission to allow 7 off-street parking spaces.

LANDSCAPING

As stated above, the applicant was issued a permit to remove two existing maple trees. In exchange, the applicant agreed to provide 4 four (4) Flowering Cherries, Amur Maple or Serviceberry trees, although he is only required to provide 3 replacements. This requirement is more than satisfied. However, the applicant must submit a landscape plan 1) that is signed and sealed by a State of Michigan licensed landscape architect and 2) provides the size of all plantings.

CONCLUSIONS

1. Both alternative plans eliminate the need for a rear yard setback variance.
2. The applicant has agreed to provide 4 replacement trees; one more than required.
3. Development constraints regarding the soil are limited to the west side of the property. The structure is proposed for the eastern side of the property.
4. Alternative plan 1.01B reflects the input received at the Pre-Application meeting and from the Zoning Board of Appeals.

RECOMMENDATIONS

If the planning Commission is prepared to take action on the proposed site plan and Alternative Sheet 1.01B, staff recommends the following conditions:

1. Review and Approval of the City Engineer regarding essential services;
2. Review and approval of the DAFD;
3. Deviation of the parking requirements to allow a total of 7 off-street parking spaces;
4. Information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation must be provided;
5. The applicant must submit a revised landscape plan 1) that is signed and sealed by a State of Michigan licensed landscape architect and 2) provides the size of all plantings.
6. The maximum area of the wall sign shall not exceed 12 sq. ft.

SUGGESTED MOTIONS –3441 Broad Street Combined Site Plan Review

Based on the information provided by at the June 1, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission recommends that the City Council (**APPROVE/ DENY**) the Combine Site Plan Review for the Strawberry Alarm Clock Café at 3441 Broad Street, subject to the following conditions:

1. _____
2. _____
3. _____

OR

Based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission moves to **(POSTPONE)** action on the Combine Site Plan for the Strawberry Alarm Clock at 3441 Broad Street until **(DATE)**, to allow the applicant more time to address the following:

1. _____
2. _____
3. _____



Date: May 22, 2015

Combined Site Plan Review For City of Dexter, Michigan

GENERAL INFORMATION

Applicant: Craig Borum – Ply Architecture
679 South Wagner Road
Ann Arbor, MI 48103

Project Name: Strawberry Alarm Clock

Plan Date: May 4, 2015

Location: 3441 Broad Street

Zoning: VR- Village Residential

Action Requested: Combined Site Plan Review

Required Information: Deficiencies are noted in report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to redevelop 3441 Broad Street as a 2-story commercial building with a European Café on the first floor and a single residential apartment on the second floor. The subject site is zoned VR, Village Residential which allows for restaurants (without drive-through facilities) as a special land use.

The applicant has provided the following narrative describing the proposed use of the site:

The Strawberry Alarm Clock café will be a small take-out restaurant, serving coffee and pre-made small plates. There will be a retail area for purchasing specialty food items such as olive oils, coffee and other imported goods. The less than 6 table and 7 parking space restriction will allow the business to be easily served by one employee at all times, with business hours from 6am to 9pm, 7 days a week.

The clients will be local residents (mainly pedestrian), weekend visitors and cyclists via the B2B trail, tourists and neighboring businesses and churches. The café will be a destination outside of the downtown core, and aims to respect the character of the neighborhood while providing a new service that is not currently available in the area. The second floor accessory apartment will be used as rental income for the property.

Aerial Photograph



AREA, WIDTH, HEIGHT, SETBACKS

Article XX outlines the dimensional requirements of the VR, Village Residential zoning district. They are provided in the following table:

	<u>Required</u>	<u>Provided</u>	<u>Compliant</u>
Lot Area	7,800 SF	12,837 SF	Complies
Lot Width	60 feet	99 feet	Complies
Setbacks			
Front	15	15 feet	Complies
Side	10	10 feet (east) 58 feet (west)	Complies
Rear	25	5.75 feet	Deficient 21.25 feet to proposed deck
Lot Coverage	30%	14.5%	Complies
Building Height	2.5 stories / 35 feet	2 stories / 27 feet	Complies

The applicant has requested a variance from the ZBA (May 18th ZBA meeting). The ZBA postponed action on the variance request to allow the applicant time to consider alternatives that may require the need for a lesser variance.

Items to be Addressed: Obtain a variance from the ZBA or provide an alternative design that will meet the required 25-foot rear yard setback.

NATURAL FEATURES

Topography: Existing topography is provided on Sheet C-100, and demonstrates an approximate 10-foot grade reduction from the west side of the site to the east side.

Woodlands: Woodlands are not present on the subject site, but we note that a street tree (Red Maple) and another tree (Red Maple) will be removed to accommodate the proposed driveway and building. Tree replacement in accordance with Section 6.14 D. is required (additional information related to tree replacement will be provided during site plan review section below).

Wetlands: No wetlands are present on the subject site.

Soils: Soil data is provided on Sheet C-100. Site soils include Boyer Loamy Sand, 1-6% slopes and Spinks Loamy Sand, 6-12% slopes. The eastern portion of the site contains Boyer Loamy Sand which does not contain

development constraints; whereas the eastern portion of the site containing Spinks Loamy Sand has severe development constraints.

Items to be Addressed: *Indicate how soil constraints can be overcome in development of the property as proposed.*

BUILDING LOCATION AND SITE ARRANGEMENT

We understand the site design is proposed due to the existing topography of the site. However, we feel as designed the proposed use will have a greater impact on the neighboring residential property by developing a parking lot 15 feet from the property line abutting an existing residential dwelling. Whereas, if the parking lot were developed on the other side of the building adjacent to the train museum, noise, lighting, dumpster and other impacts associated with the parking lot would be buffered from the existing home.

At the ZBA meeting, the applicant indicated they would look into other building/site arrangement options.

Items to be Addressed: *Consider reconfiguring site to reduce impacts associated with the proposed parking area away from the abutting residential neighbor.*

PARKING, LOADING

Section 5.03 requires *Restaurant – take out with less than six (6) tables and/or booths to provide: 5.0 spaces plus 1.0 space for each employee on peak shift.* Additionally, two (2) spaces are required per dwelling unit (Section 5.03 lists maximum parking requirements).

	<u>Required</u>	<u>Provided</u>
Off-Street – (5 spaces + 1 employee + 2 for apartment) = 8	8	7
Barrier Free	1	1
Loading	0	0

All parking spaces are dimensioned 9 feet by 18 feet as required.

As proposed, the site is deficient one (1) parking space. Section 5.01G. allows the Planning Commission to permit deviation from the requirements and may require more or allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

A loading space is not required for restaurant uses (Section 5.03); however, the applicant should indicate the type of vehicles and timing of deliveries to ensure that adequate space is provided. The loading area shall not impede site circulation during hours of operation.

The applicant has provided bicycle parking for 5 bikes in the southeast corner of the site adjacent to the public sidewalk along Broad Street.

Items to be Addressed: 1) Planning Commission to consider allowing a deviation in the parking requirements. 2) Provide information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation.

SITE ACCESS AND CIRCULATION

The site will be accessed via a new 22-foot wide asphalt driveway. Site access and circulation appears adequate as proposed.

Items to be Addressed: None.

SIDEWALKS

An existing public sidewalk is located along Broad Street. An internal pedestrian connection to the proposed building has been provided on the west side of the proposed drive.

Items to be Addressed: None.

LANDSCAPING

A landscape plan has been provided on a separate plan sheet (Sheet A1.00); however, it is not prepared and sealed by a landscape architect licensed in the State of Michigan (Section 6.12A.). The landscape plan contains the following information:

Composition – Section 6.02A. notes *no more than 25% of any one genus or 10% of any one species per site plan*. As presented on the Planting Schedule (Sheet A1.01), the composition of the proposed plantings appears adequate. However, the size of the proposed plantings has not been provided, and must be demonstrated on the planting schedule.

Parking Lot Screening – Parking provisions outlined in the Zoning Ordinance do not provide standards for screening parking lots from public streets in the VR district. The applicant has provided one (1) canopy tree and three (3) shrubs as parking lot screening.

Interior Parking Lot Screening – No interior parking lot landscaping is proposed or required as the proposed lot only contains seven (7) parking spaces.

Buffer/Screen – Section 6.05 indicates the intent of the buffer strip is to have a minimum of five (5)-foot obscuring area. Section 6.06 provides specific buffer standards. However, the VR district is not included. The applicant is proposing a five-foot berm to buffer the proposed parking lot to the neighboring residential dwelling.

Site Landscaping – Section 6.07 requires at least five percent (5%) of the total lot area to be landscaped. For the subject site (12,837 SF), 642 SF of site landscaping is required 957 SF of the site (7.6%) is demonstrated for site landscaping.

Greenbelt / Street Trees – One (1) street tree is required for every 30-40 feet of lineal frontage to be placed between the sidewalk and the curb. With 99 feet of frontage two (2) trees are required, and two (2) existing trees are demonstrated on the west side of the proposed drive. A note on the plans (Sheet A1.01) indicates an additional street tree east of the proposed drive cannot be accommodated due to overhead and underground utilities in this location.

Tree Removal/Replacement - Two (2) Red Maple trees are proposed to be removed to accommodate the proposed driveway and building. Based upon the D.B.H. of the trees to be removed, (one is a landmark tree) 8 replacement trees having at least 2.5-inch caliper are required. We note five (5) trees have been provided on the plans that would count as replacement trees. However, their D.B.H. caliper has not been provided.

Waste Receptacle – The dumpster is located at the north end of the proposed parking lot. Detail of the proposed dumpster enclosure is provided on Sheet A2.00. The dumpster enclosure is made-up of treated wood slat with a matching double-gate.

Items to be Addressed: 1) Landscape plan is required to be prepared and sealed by a State of Michigan licensed landscape architect. 2) Size of all proposed plantings must be provided. 3) Provide replacement trees as required in Section 6.14.

LIGHTING

A lighting plan has been provided on Sheet A1.02. Four (4) wall mounted lights are proposed along the north, south and west building elevations. Detail of the proposed fixtures demonstrates they are downward directed, fully shielded fixtures. As presented, the proposed lighting fixtures meet all requirements of Section 3.19.

Items to be Addressed: None.

SIGNS

A 25.41 SF wall sign is proposed along the south building elevation. Building signs in the VR district are allowed 0.5 SF for each one (1) foot of building frontage. Based on the 28.83 feet of building frontage the applicant is allowed the maximum 12 SF of wall signage. Information provided on the plan (Sheet A2.00) indicates the square footage of the proposed sign to be 11.8 SF. However, we calculate a 3-foot by 8-foot sign to be 24+ SF in area.

Items to be Addressed: Reduce the size of the wall sign to a maximum signage area of 12 SF.

FLOOR PLANS AND ELEVATIONS

Floor plans and elevations of the proposed structure have been provided. As noted in the special use section of this report, the Planning Commission will need to determine whether the proposed building design is compatible with the surrounding residential neighborhood.

Items to be Addressed: *Planning Commission to consider whether building design is compatible with the existing neighborhood.*

VARIANCES

As proposed, a variance to allow a reduction in the rear yard setback is needed. The ZBA met on May 18th and postponed action on the requested variance to allow the applicant additional time to consider alternatives that may reduce (lessen) the requested variance.

Items to be Addressed: *Obtain a variance for the rear yard setback, or provide an alternative design that meets or lessens the requested variance.*

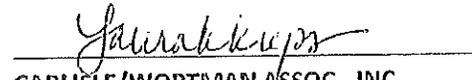
RECOMMENDATIONS

Prior to recommending approval of the combined site plan, we recommend the applicant address the following comments to the satisfaction of the Planning Commission. Our comments are summarized below:

1. Indicate how soil constraints can be overcome in development of the property as proposed.
2. City Engineer review of essential services.
3. Obtain a variance from the ZBA or provide an alternative design that will meet the required 25-foot rear yard setback.
4. Planning Commission to consider allowing a deviation in the parking requirements.
5. Provide information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation.
6. Landscape plan is required to be prepared and sealed by a State of Michigan licensed landscape architect.
7. Size of all proposed plantings must be provided.
8. Provide replacement trees as required in Section 6.14.
9. Reduce the size of the wall sign to a maximum signage area of 12 SF.

10. Planning Commission to consider whether building design is compatible with the existing neighborhood.


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


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

#241-1415

Cc: Craig Borum, 679 S. Wagner Road, Ann Arbor, MI 48103
Jack Savas, 4775 Bridgeway Drive, Ann Arbor, MI 48103



Dexter Area Fire Department

May 10, 2015

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

Subject: Plan review of: Strawberry Alarm Clock Cafe
Plans dated: May 4, 2015

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:

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

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: Purchase and installation of a Knox Box

DAFD Recommendations:

Donald Dettling
Fire Inspector

Cc/

Fire Chief Loren Yates
City Mgr. Courtney Nicholls



ARCHITECTS. ENGINEERS. PLANNERS.

May 20, 2015

CITY OF DEXTER
8140 Main Street
Dexter, MI 48130

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

Regarding: Strawberry Alarm Clock Café
Combined Site Plan - Review No. 1
OHM JN: 0130-15-1011

Ms. Aniol:

The applicant, Craig Borum, AIA, is proposing a small mixed-use retail and residential building with surrounding parking lot at 3441 Broad Street. An existing building and driveway will be removed (the building has already been demolished). We have reviewed the site plan again in accordance with the City of Dexter Engineering Standards and have found that the plans require revision. The following items shall be addressed and revised plans provided for additional review:

UTILITIES

1. The applicant shall provide a summary of the new uses and determine a total number of Residential Equivalency Units (REUs) for the proposed site. The applicant shall deduct one (1) REU from this total (credit for prior residential use) to determine the total net REUs.

SITE GRADING AND PAVING

2. It appears that the parking lot grading conveys a portion of runoff into the Broad Street right-of-way. The plans shall be revised such that all runoff shall be contained and routed to the on-site basin.
3. The asphalt cross section shall specify mixes. Consult the engineering standards for accepted materials.
4. The applicant shall review Waste Management's standard dumpster enclosure provided within the appendix of the engineering standards.
5. The geometry for the proposed driveway to Broad Street shall be in accordance with the detail provided in the engineering standards appendix.

STORMWATER MANAGEMENT

6. Results of an in-situ soil infiltration test performed at the location of the proposed rain garden shall be provided with the plans or as a supplementary document. The applicant shall be aware that an infiltration rate safety factor of two (2) is required by the Rules of the Washtenaw County Water Resources Commissioner's Office.
7. A cross-section for the proposed spillway shall be provided by the applicant, including calculations demonstrating the capability of containing and conveying runoff from a 10-year storm.
8. It is recommended that an emergency overflow point is identified on the proposed retention basin.

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

Sincerely,
OHM Advisors



Patrick M. Droze, P.E.
Project Engineer

cc: Courtney Nicholls, Acting Village Manager (e-mail)
Dan Schlaff, Public Services Superintendent (e-mail)
Don Dettling, Dexter Area Fire Department (e-mail)
Jason Van Ryan, Nederveld, 3025 Miller Road, Ann Arbor, MI 48103
Craig Borum, AIA, 679 South Wagner Road, Ann Arbor, MI 48103
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VILLAGE OF DEXTER

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

VILLAGE OF DEXTER

SITE PLAN REVIEW & SPECIAL USE APPLICATION

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

Property Address: 3441 Broad Street, Dexter, MI 48130

Tax ID Number: HD-03-31-477-002

Proposed Use: Cafe with Accessory Apartment

Zoning District: Village Residential (VR)

Property Owner Name: Jack Savas Phone: 734-276-2935

Property Owner Address: 4775 Bridgeway Drive, Ann Arbor, 48103

Applicant Name: Craig Borum, AIA Phone: 734-827-2238

Applicant Address: 679 South Wagner Road, Ann Arbor, MI 48103

Representative (e.g. Engineer) Name: PLY Architecture Phone: 734-827-2238

Representative Address: 679 South Wagner Road, Ann Arbor, MI 48103

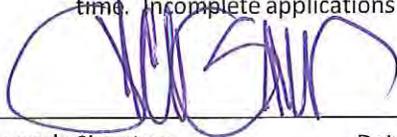
Regulations and Standards: Applicant must complete the following and applicable standards must be noted on the site plan.

	Plan Submitted	Requirement	
1. Front Yard Setback (ft)	<u>15'</u>	<u>15'</u>	<input type="checkbox"/> check here if corner lot
2. Side Yard Setback (ft)	<u>10'8"</u>	<u>10'</u>	
3. Rear Yard Setback (ft)	<u>13'</u>	<u>25'</u>	
4. Lot Coverage (%) (7a/6)	<u>14.5%</u>	<u>30%</u>	
5. Height (ft)	<u>27'</u>	<u>35'</u>	
6. Total Site Area (ft)	<u>12,837 SF</u>	<u>7,800 SF</u>	
7a. Building Coverage (ft)	<u>1,857 SF</u>	<u>2,340 SF</u>	
7b. Floor Area (ft)	<u>2,412 SF</u>	<u>1,000 SF</u>	

		Plan Submitted	Requirement
8.	Floor Area Ratio (7b/6)	18.8%	n/a
9.	Total Paved Area (ft)	3,440 SF	n/a
10.	Total Impervious Cov. (7a+9)/6	41.2%	n/a
11.	Number of Parking Stalls	7	7
12.	Density (6/13)	12,837	n/a
13.	Number of Units (Residential)	1	n/a
14.	For Multi-Family:		
	Efficiency	_____	_____
	1 Bedroom	_____	_____
	2 Bedroom	_____	_____

Additional required information for Special Use Permit:

- Statement describing the use proposed. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent information and/or site development characteristics.
- All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the Village Council for final consideration. Therefore, all applications must be submitted four weeks prior to 1st Monday of month in order to ensure proper notice time and preparation time. Incomplete applications cannot be processed.


 _____ 05.04.15 _____ 05/04/15
 Owner's Signature Date Applicant's Signature Date

Staff Review: Fee: \$1,150 app fee Date Received: 5/4/15 Receipt #: BT
 \$3,000 escrow

Planning Commission Review Date: _____ Council Review Date: _____

_____ Approved _____ Denied Reviewed by: _____

REASONS FOR DENIAL: _____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: _____

APPROVAL STAMP:

15. STATEMENT DESCRIBING THE USE PROPOSED

The Strawberry Alarm Clock Cafe will be a small take-out restaurant, serving coffee and pre-made small plates. There will be a retail area for purchasing specialty food items such as olive oils, coffee, and other imported goods. The less than 6 table and 7 parking space restriction will allow the business to be easily served by one employee at all times, with business hours from 6am-9pm 7 days a week.

The clients will be local residents (mainly pedestrian), weekend visitors and cyclists via the B2B trail, tourists, and neighboring businesses and churches. The cafe will be a destination outside of the downtown core, and aims to respect the character of the neighborhood while providing a new service that is not currently available in the area. The second floor accessory apartment will be used as rental income for the property.

The site plan at 3441 broad street is laid out in response to the City of Dexter's zoning ordinance for the Village Residential zone, as well as respecting the sloped topography of the site. Locating the building to the east side of the site respects the residential property to the west by allowing for space between the new commercial use and the residence. It also allows for the required on-site parking to have the minimal amount of environmental impact on the site by keeping cutting and filling to a minimum without the use of retaining walls. Inserting the parking between the west side of the building and the planted hillside provides natural screening for the parking lot and ensures that it is as visually unobtrusive as possible to the neighborhood. The proposed landscaping will manage all stormwater on-site and will greatly improve the aesthetics of the property and enhance the character of the neighborhood. The building is designed to allow for optimal views to the east, admiring the Train Museum and railway tracks beyond, as well as the rain garden and treed area to the north.





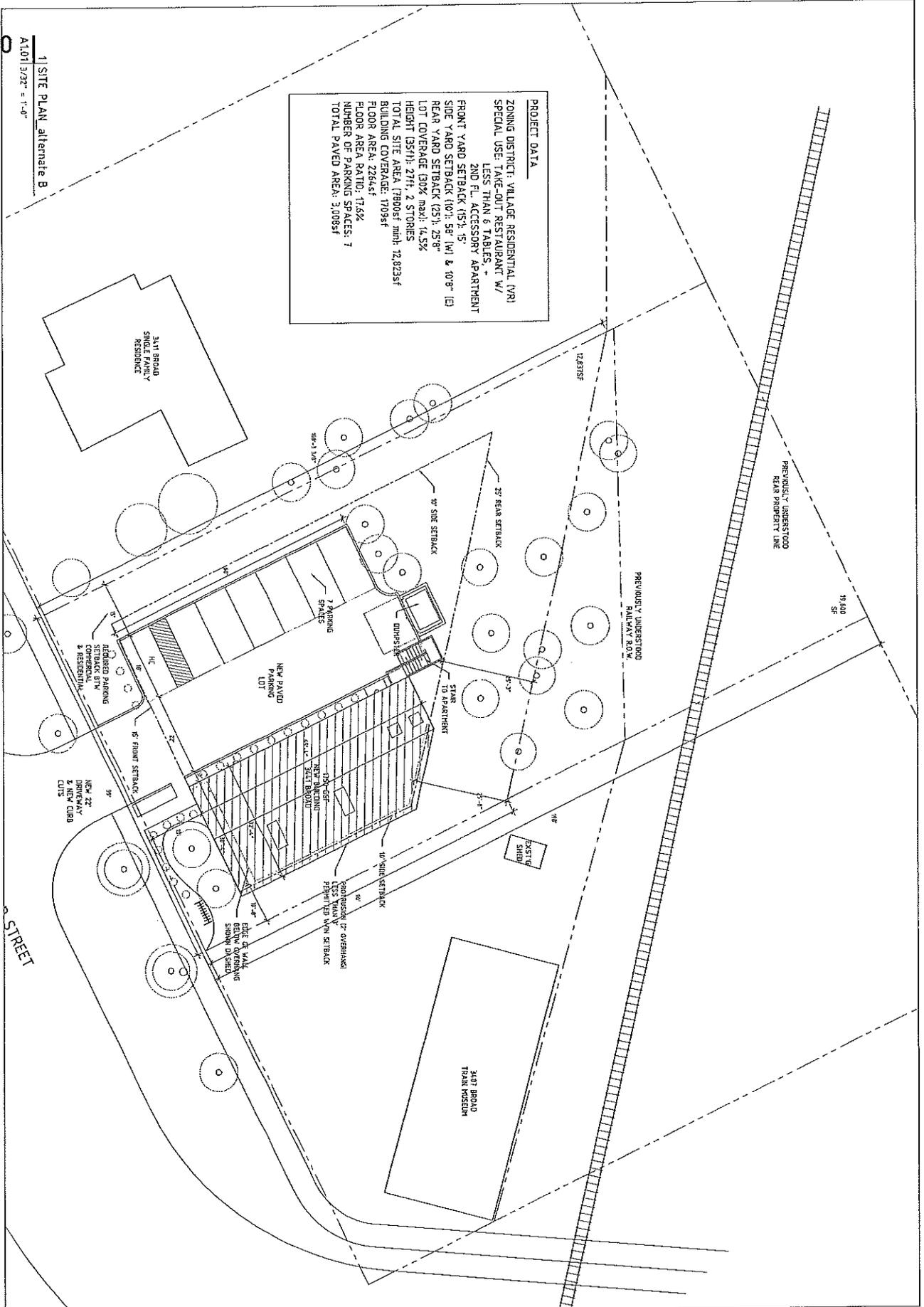
3441 BROAD ST
 PROPOSED 1,400 SQ FOOT
 EXTENSION OF EXISTING
 3441 BROAD ST

**SITE PLAN
 ZONING VARIANCE**

DATE: MAY 20, 2015
PROJECT NUMBER: P151
DESIGNED BY: PLY ARCHITECTURE
DATE: MAY 20, 2015

PROJECT NUMBER: P151

A1.01a1tB



PROJECT DATA
 ZONING DISTRICT: VILLAGE RESIDENTIAL (VR)
 SPECIAL USE: TAKE-OUT RESTAURANT W/
 LESS THAN 6 TABLES, *
 2ND FL. ACCESSORY APARTMENT
 FRONT YARD SETBACK (15%): 15'
 SIDE YARD SETBACK (10%): 58" (W) & 10" (E)
 REAR YARD SETBACK (25%): 25'
 LOT COVERAGE (10% MAX): 14.5%
 HEIGHT (35FT): 27ft, 2 STORIES
 TOTAL SITE AREA (7800sf min): 12,823sf
 BUILDING COVERAGE: 1709sf
 FLOOR AREA: 2264sf
 FLOOR AREA RATIO: 17.6%
 NUMBER OF PARKING SPACES: 7
 TOTAL PAVED AREA: 3,008sf

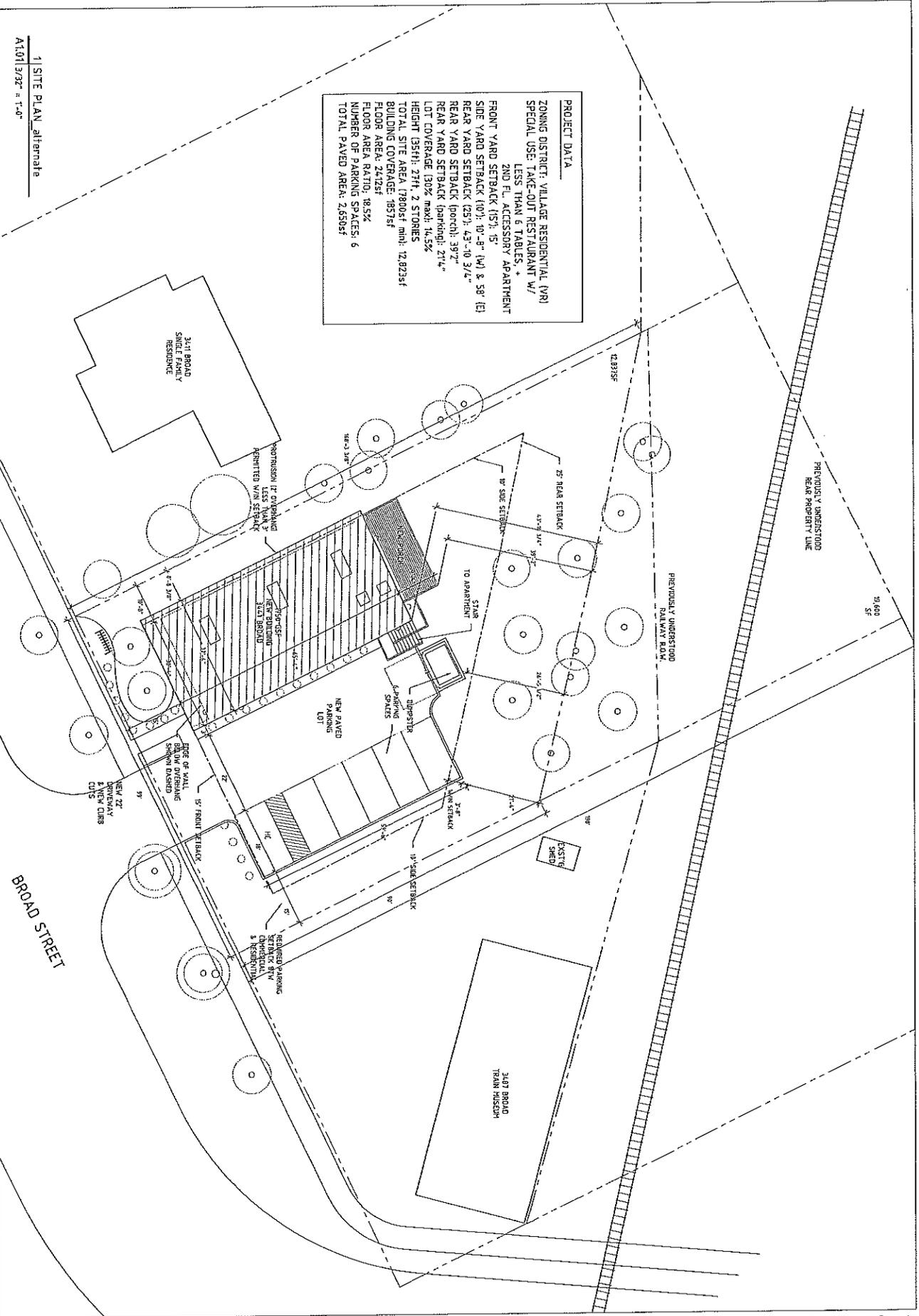
1 SITE PLAN alternate B

P40

PROJECT DATA

ZONING DISTRICT: VILLAGE RESIDENTIAL (VR)
 SPECIAL USE: TAKE-OUT RESTAURANT W/
 LESS THAN 6 TABLES, +
 2ND FL. ACCESSORY APARTMENT

FRONT YARD SETBACK (15'), 15'
 SIDE YARD SETBACK (10'): 10'-5" (W) & 58" (E)
 REAR YARD SETBACK (25'): 45'-10" S/4'
 REAR YARD SETBACK (porch): 39'2"
 REAR YARD SETBACK (parking): 21'4"
 LOT COVERAGE (30% max): 14.5%
 HEIGHT (35ft): 27ft, 2 STORIES
 TOTAL SITE AREA (7800sf min): 12,823sf
 BUILDING COVERAGE: 1857sf
 FLOOR AREA RATIO: 18.5%
 NUMBER OF PARKING SPACES: 6
 TOTAL PAVED AREA: 2,850sf



1 | SITE PLAN alternate
 A101 3/23" = 1'-0"

BROAD STREET

3441 BROAD
 SINGLE FAMILY
 RESIDENCE

3447 BROAD
 TRAM MUSEUM

PLY Architecture
 675 South Walnut Road
 Ann Arbor, Michigan 48103 USA
 TEL: 734.769.2244
 WWW.PLYARCHITECTURE.COM

3441 BROAD ST
 TAKE-OUT RESTAURANT
 ZONING VARIANCE

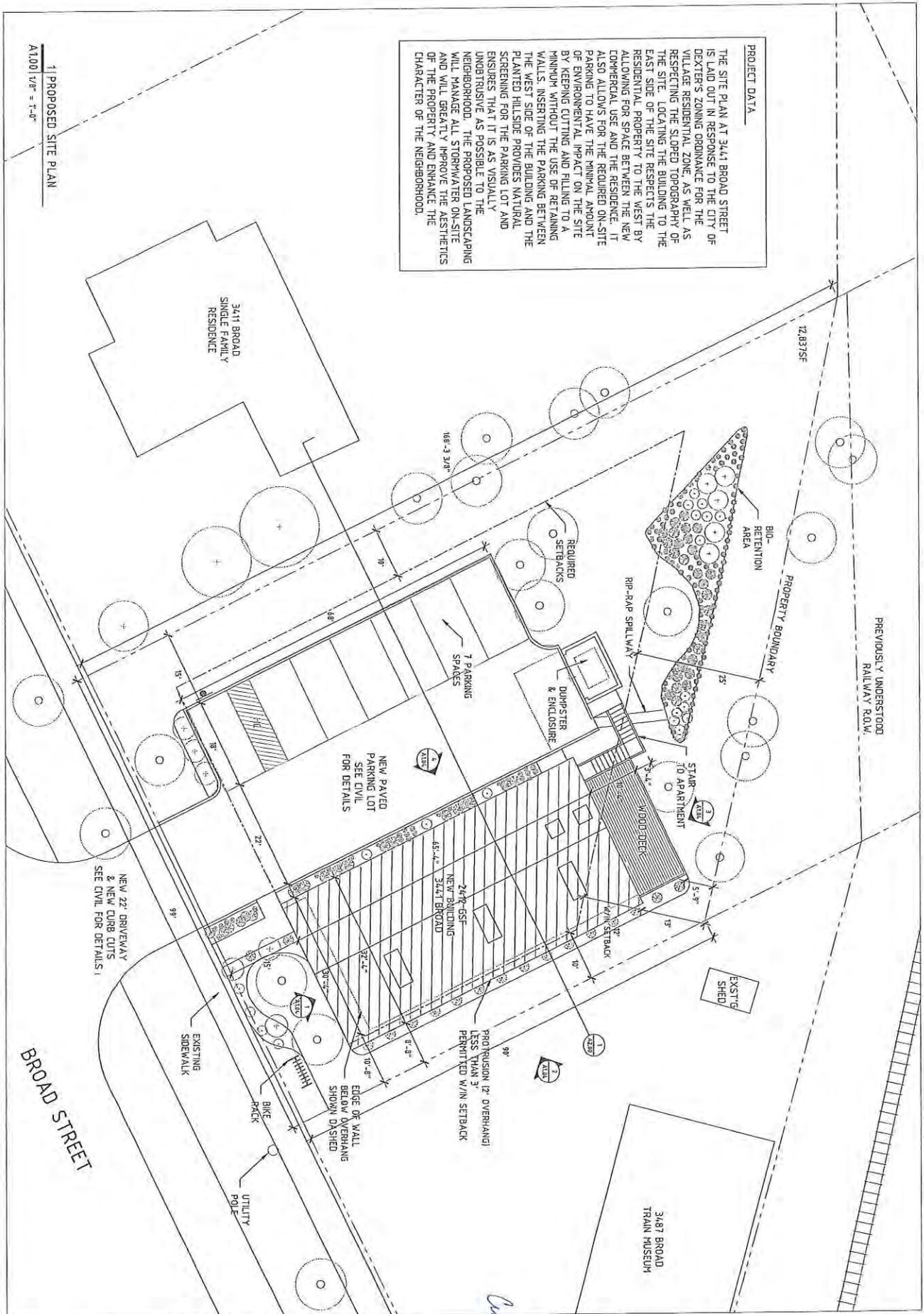
DATE: May 20, 2015
 DRAWING: 0201 - Site Plan
 DESIGNED BY: [Name]
 CHECKED BY: [Name]
 SCALE: 3/23" = 1'-0"

PROJECT NUMBER: P511

ALoit

PROJECT DATA

THE SITE PLAN AT 3441 BROAD STREET IS Laid OUT IN RESPONSE TO THE CITY OF DEXTERS ZONING ORDINANCE FOR THE VILLAGE RESIDENTIAL ZONE, AS WELL AS RESPECTING THE SLOPED TOPOGRAPHY OF THE SITE. LOCATING THE BUILDING TO THE EAST SIDE OF THE SITE RESPECTS THE ADJACENT PROPERTY TO THE WEST BY ALLOWING FOR SPACE BETWEEN THE NEW COMMERCIAL USE AND THE RESIDE. IT ALSO ALLOWS FOR THE REQUIRED ON-SITE PARKING TO HAVE THE MINIMAL AMOUNT OF ENVIRONMENTAL IMPACT ON THE SITE BY KEEPING CUTTING AND FILLING TO A MINIMUM WITHOUT THE USE OF RETAINING WALLS. INSERTING THE PARKING BETWEEN THE WEST SIDE OF THE BUILDING AND THE PLANTED HILLSIDE PROVIDES NATURAL SCREENING FOR THE PARKING LOT AND ENSURES THAT IT IS AS VISUALLY UNOBTRUSIVE AS POSSIBLE TO THE NEIGHBORHOOD. THE PROPOSED LANDSCAPING WILL MANAGE ALL STORMWATER ON-SITE AND WILL GREATLY IMPROVE THE AESTHETICS OF THE PROPERTY AND ENHANCE THE CHARACTER OF THE NEIGHBORHOOD.



1 PROPOSED SITE PLAN
A1.00 | 1/8" = 1'-0"

PLY Architecture
 407 South Willow Road
 New York, Michigan 48106 USA
 TEL: 313.487.1111
 WWW.PLYARCHITECTURE.COM

3441 BROAD ST
 PROPOSED LAMIN GLAZEMENT
 PROJECT NO. 1000
 DATE: 04/2015



PROPOSED SITE PLAN

DATE: 04/2015
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NUMBER: P101

A1.00



3441 BROAD ST
PROPOSED LANDSCAPE PLAN
DATE: 10/10/14

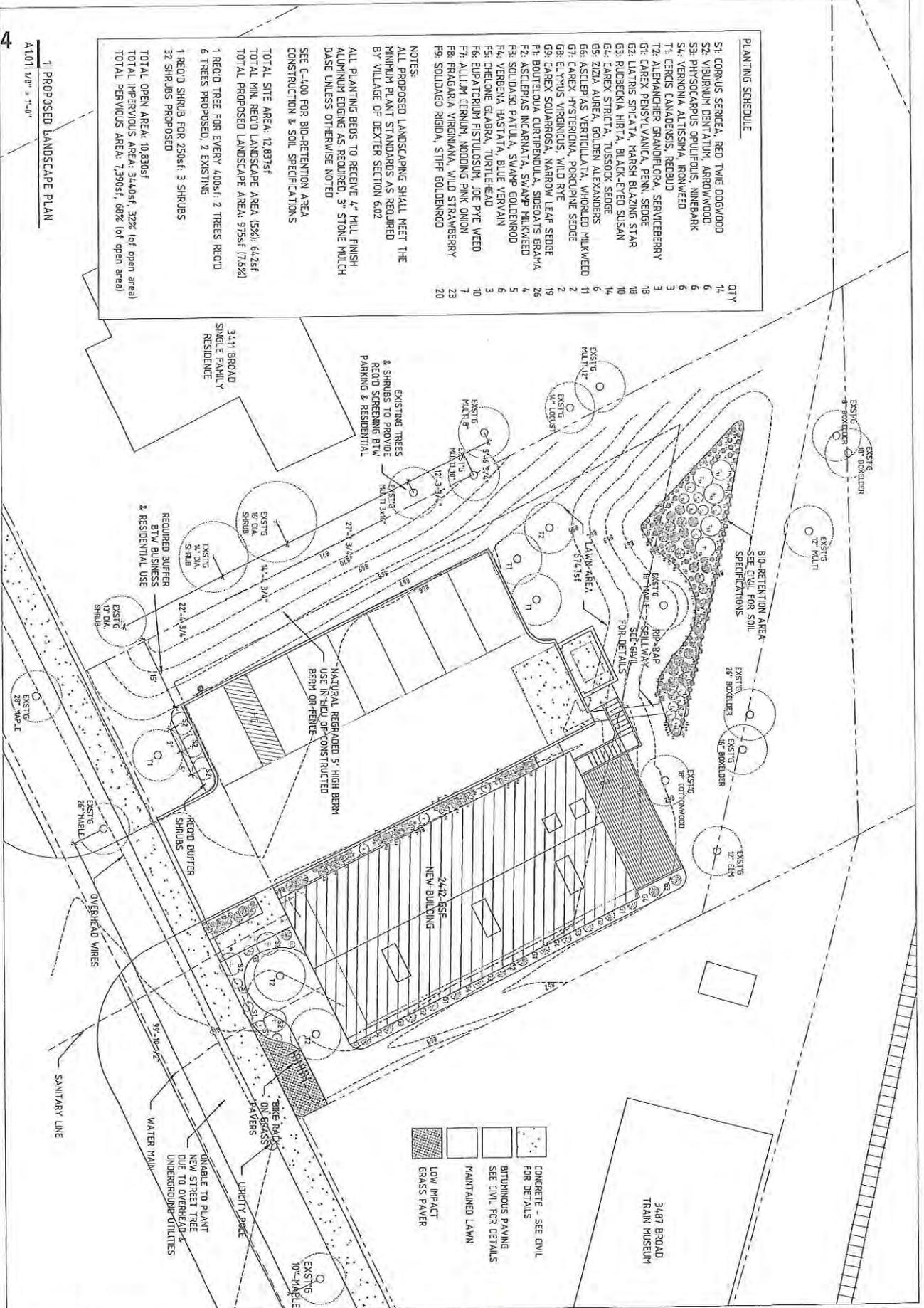


PROPOSED LANDSCAPE PLAN

DATE: 10/10/14
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT NUMBER: 10101

A1.01



PLANTING SCHEDULE

QTY	PLANTING SCHEDULE
14	S1: CORNUS SERICEA, RED TWIG DOGWOOD
14	S2: VIBURNUM DENTATUM, ARROWWOOD
6	S3: PHYSOCARPUS OPULIFOLIS, NINEBARK
6	S4: VERONICA ALTISIMA, IRONWEED
3	T1: CERUS CANADENSIS, REDBUD
3	T2: ALEMNACHER GRANDIFLORA, SERVICEBERRY
18	G1: CAREX PENSYLVANICA, PENN. SEDGE
18	G2: LACTIS SPICATA, MARSH BLAZING STAR
10	G3: RUBECCIA HIRTA, BLACK-EYED SUSAN
14	G4: CAREX STRICTA, TUSSOCK SEDGE
10	G5: ZIZIA AUREA, GOLDEN ALEXANDERS
11	G6: ASCLEPIAS VERTICILLATA, WHORLED MILKWEED
2	G7: CAREX HYSTRICINA, PORCUPINE SEDGE
2	G8: ELYMUS VIRGINICUS, WILD RYE
19	G9: CAREX SOLIDAGROSA, NARROW LEAF SEDGE
26	F1: BOULETODIA CURTENDIOLA, SIBBOAT'S BEAHA
4	F2: ASTERIFOLIA INCARNATA, SWAMP MILKWEED
5	F3: SOLIDAGO PATULA, SWAMP GOLDENROD
3	F4: VERBENA HASTATA, BLUE VERVAIN
3	F5: CHELONE GLABRA, TURTLEHEAD
10	F6: EUPATORIUM FISTULOSUM, JOE PYE WEED
7	F7: ALLIUM CERNUUM, NOODING PINK ONION
23	F8: FRAGARIA VIRGINIANA, WILD STRAWBERRY
20	F9: SOLIDAGO RIGIDA, STIFF GOLDENROD

NOTES:
ALL PROPOSED LANDSCAPING SHALL MEET THE MINIMUM PLANT STANDARDS AS REQUIRED BY VILLAGE OF DEXTER SECTION 6.02
ALL PLANTING BEDS TO RECEIVE 4" MILL FINISH ALUMINUM EDGING AS REQUIRED, 3" STONE MULCH BASE UNLESS OTHERWISE NOTED
SEE C-400 FOR BIG-RETENTION AREA CONSTRUCTION & SOIL SPECIFICATIONS
TOTAL SITE AREA: 12,837sf
TOTAL MIN. RECD. LANDSCAPE AREA (5%): 642sf
TOTAL PROPOSED LANDSCAPE AREA: 975sf (7.6%)
1 RECD. TREE FOR EVERY 400sf, 2 TREES RECD. 6 TREES PROPOSED, 2 EXISTING
1 RECD. SHRUB FOR EVERY 250sf, 3 SHRUBS PROPOSED
TOTAL OPEN AREA: 10,830sf
TOTAL IMPERVIOUS AREA: 3440sf, 32% (of open area)
TOTAL PERVIOUS AREA: 7,390sf, 68% (of open area)

1 | PROPOSED LANDSCAPE PLAN

A1.01 | 1/8" = 1'-0"

VST LED
Advanced LED Control

Control Panel Features:
- Dimming: 0-100%
- Color: 16,777,216 colors
- Scene: 16 scenes
- Memory: 16 scenes
- Remote: 16 channels

Control Panel Features:
- Dimming: 0-100%
- Color: 16,777,216 colors
- Scene: 16 scenes
- Memory: 16 scenes
- Remote: 16 channels

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Color	Number	Direction	Mounting	File	Luminaire	LP	Value
LA 1	LUMINAIRE 1	1	LED	1	DOWN	1	LA-1	1	0.0	0.0
LA 2	LUMINAIRE 2	1	LED	2	DOWN	2	LA-2	2	0.0	0.0
LA 3	LUMINAIRE 3	1	LED	3	DOWN	3	LA-3	3	0.0	0.0

STATISTICS

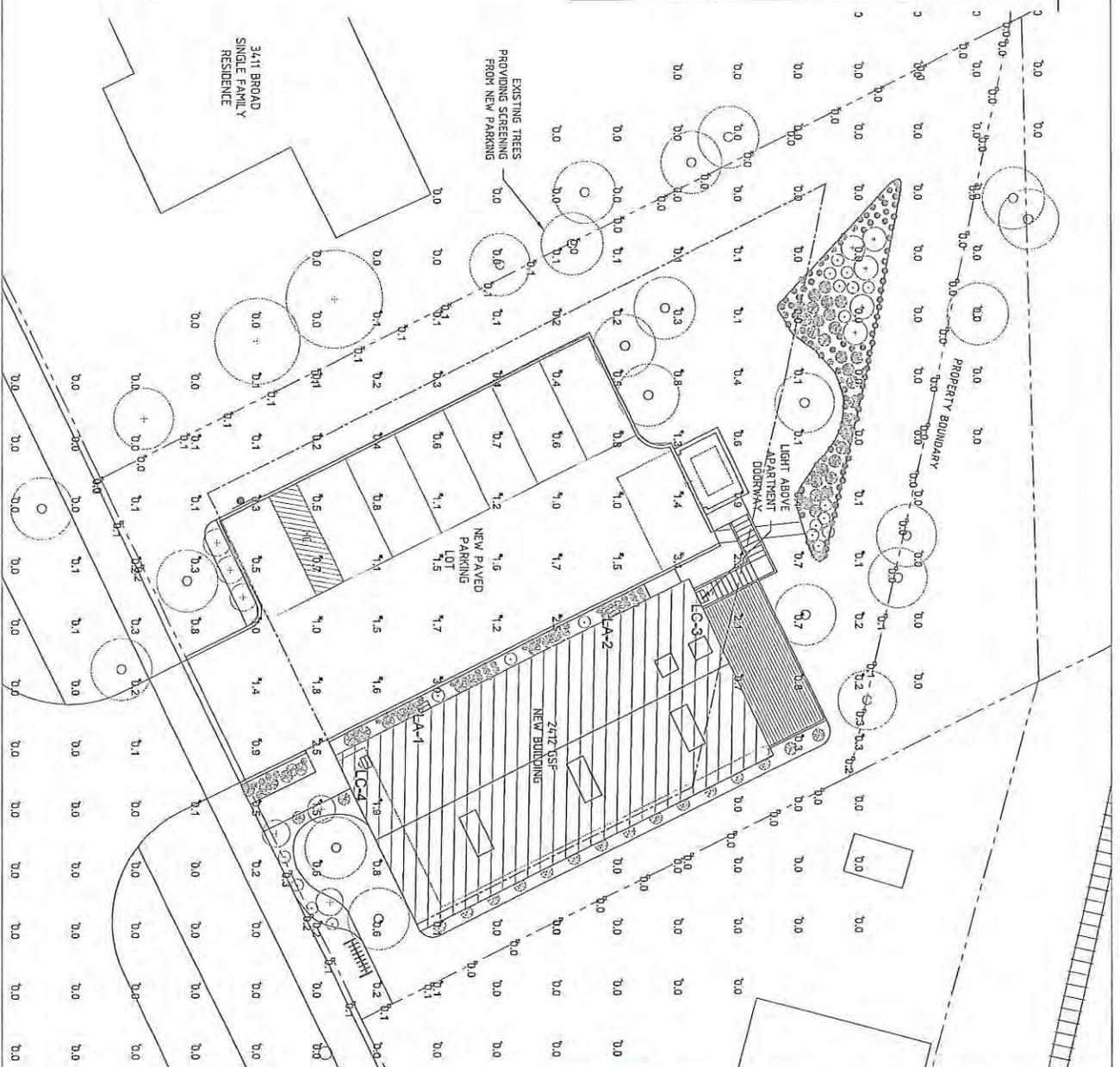
Description	Symbol	Qty	Area	Max	Min	Max	Min	Max	Min	Angle
Outdoor Area	LA	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Indoor Area	LA	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Planting Lot	LA	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential Property	LA	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

LUMINAIRE LOCATIONS

HL	Label	X	Y	YH	Orientation	Tilt
1	LA	68.0	12.4	15.0	201.7	0.0
2	LA	67.6	4.0	15.0	241.7	0.0
3	LA	67.3	5.7	15.0	28.2	0.0
4	LA	68.0	2.9	15.0	154.5	0.0

- NOTES**
- SEE NEW COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
 - CONSTRUCTION AND FINISHES TO BE DETERMINED BY OTHER SURFACE.

PROPOSED LIGHTING PLAN
A1.021 (VPR) = 1'-0"



3441 BROAD ST
STANDARD YALUM CONSULTING
DESIGN, INC.
DESIGN NO. 2015-001

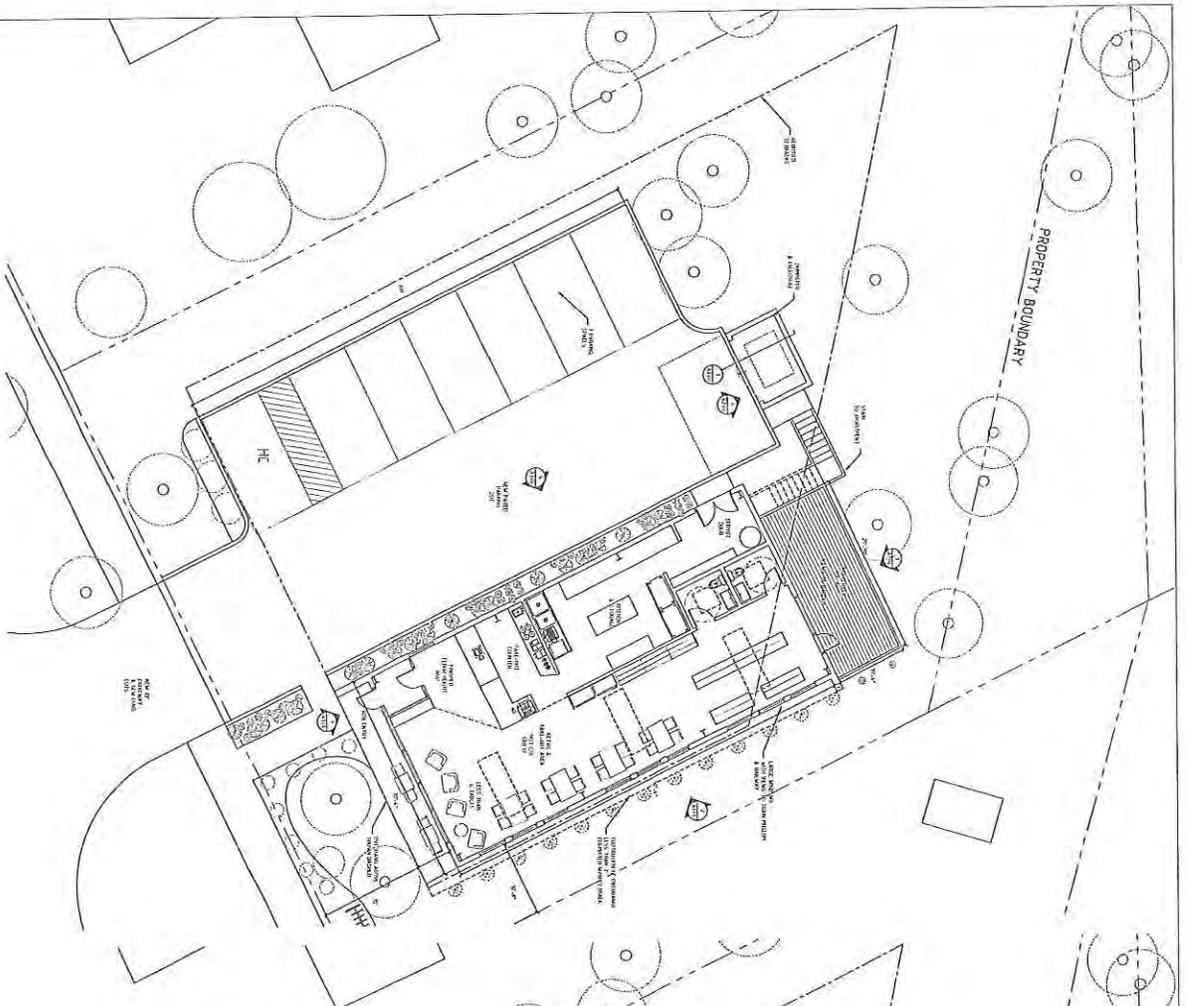
PROPOSED LIGHTING PLAN

PLY Architecture
670 Sun Valley Road
Ann Arbor, Michigan 48106 USA
www.plyai.com

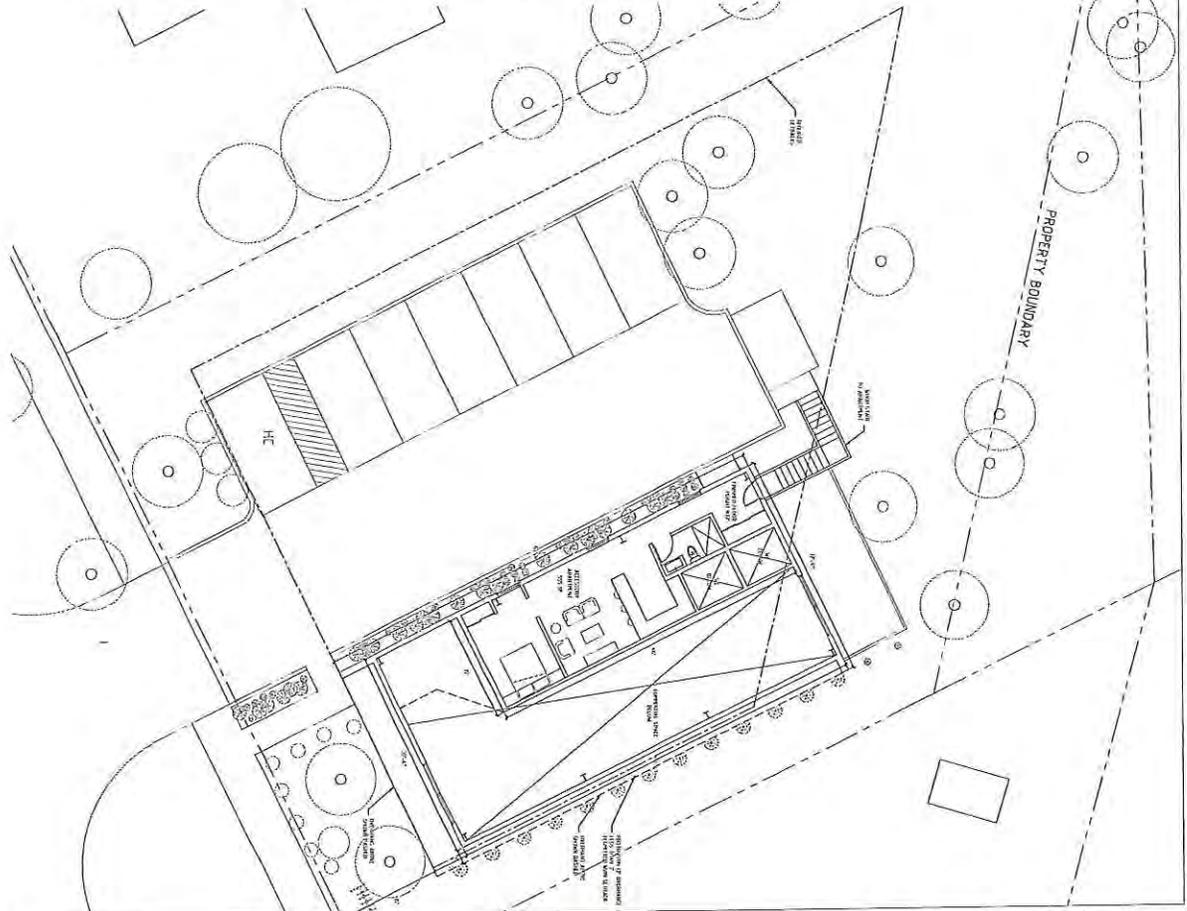
DATE: MAY 4, 2015
PROJECT NUMBER: P151

A1.02

1 | GROUND FLOOR PLAN
A1.03 | 1/8" = 1'-0"



2 | SECOND FLOOR PLAN
A1.03 | 1/8" = 1'-0"



PLY Architecture

625 South Western Road
Ann Arbor, Michigan 48103 USA

PHOTOGRAPHY
THOMAS RYAN

www.plyarch.com



3441 BROAD ST
STANBURY PLANNING CONSULTANTS
DUBLIN, IRELAND

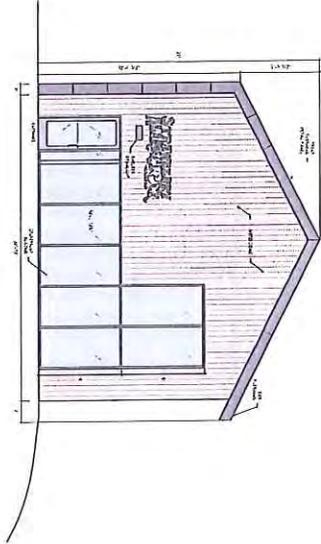


PROPOSED
FLOOR PLANS

DATE
May 4, 2015

DESIGNER
PROJECT NAME
BY
DATE

PROJECT NUMBER
P151

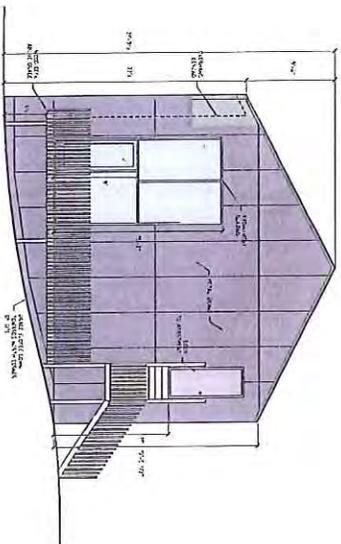


1 | SOUTH ELEVATION
A1.04 | 3/16" = 1'-0"

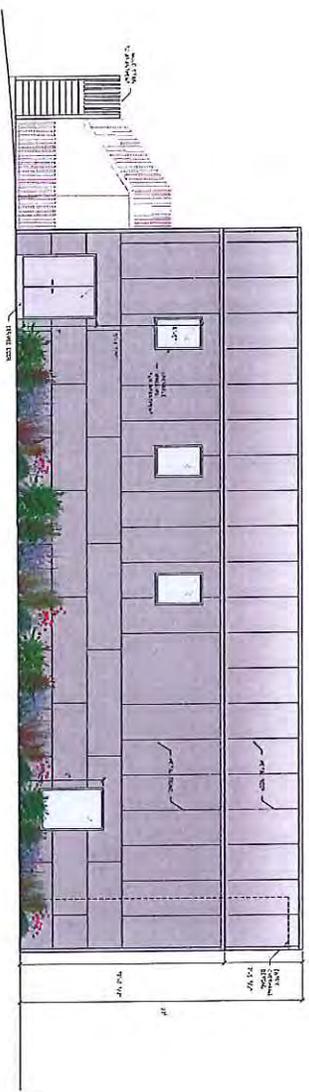
SEE DRAWING Z12.00
FOR SIGNAGE DETAILS



2 | EAST ELEVATION
A1.04 | 3/16" = 1'-0"



3 | NORTH ELEVATION
A1.04 | 3/16" = 1'-0"



4 | WEST ELEVATION
A1.04 | 3/16" = 1'-0"

PLY Architecture

4278 South Victoria Road
Ann Arbor, Michigan 48106 USA

TEL: 734.769.7222
WWW.PLYARCHITECTURE.COM



3441 BROAD ST
STAMFORD ALABAMA 36084
DETROIT, MI 48202
Site Plan



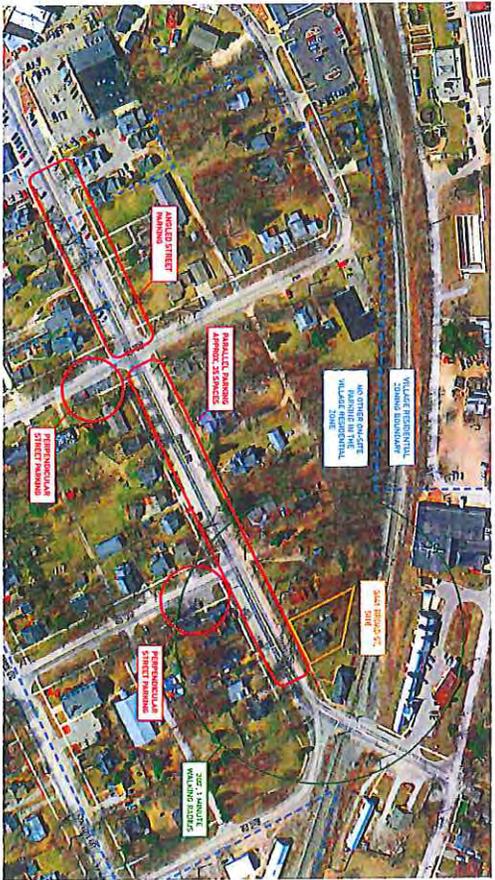
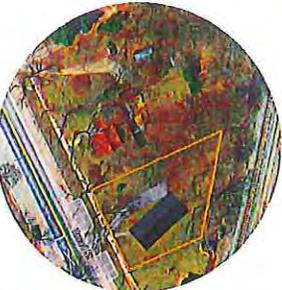
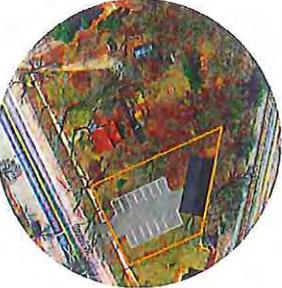
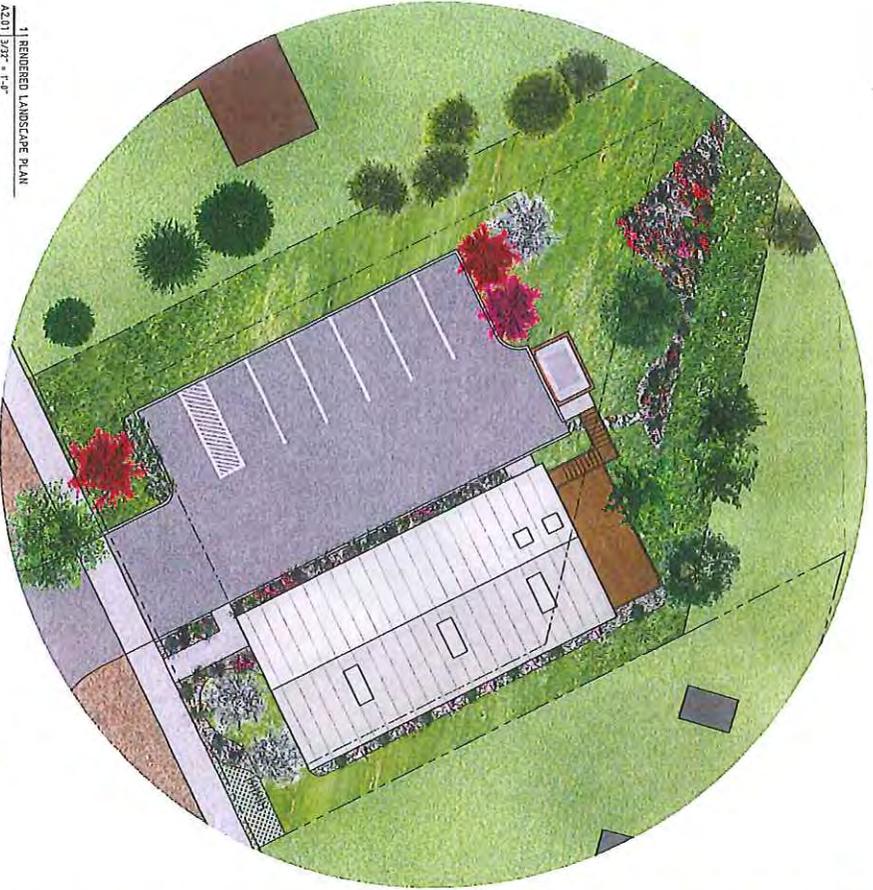
PROPOSED
ELEVATIONS

DATE:
May 4, 2015

DESIGNED BY: CAM
DRAWN BY: [Signature]

PROJECT NUMBER:
P151

A1.04



PLV Architecture

670 East Wacker Road
Chicago, Illinois 60601 USA
www.plv.com



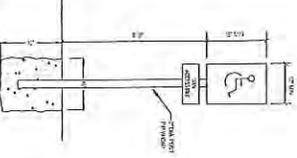
3441 BROAD ST
CHICAGO, ILLINOIS 60632
DATE: MAY 4, 2015
PROJECT NUMBER: P511



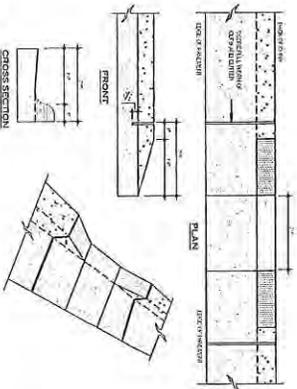
APPENDIX

A2.01

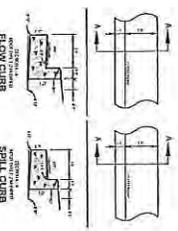
**POST MOUNTED
BARNER TREE SIGN**



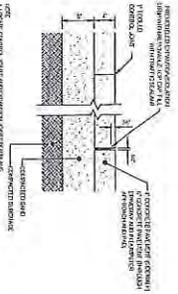
STANDARD CURB-CUT DETAIL



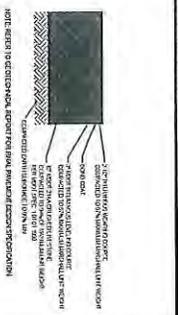
18" CONCRETE CURB AND GUTTER DETAIL



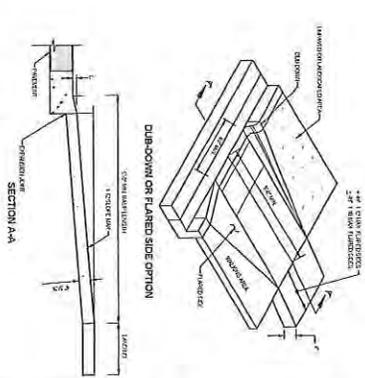
CONCRETE PAVEMENT DETAIL



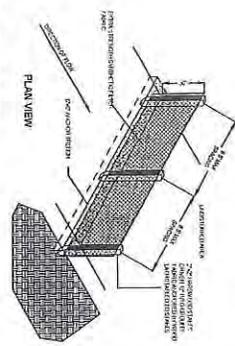
**REGULAR DUTY
PAVEMENT CROSS SECTION**



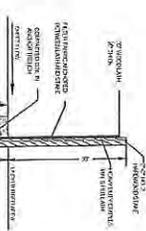
SIDEWALK RAMP DETAIL



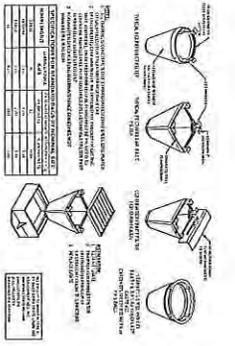
SILT FENCE DETAIL



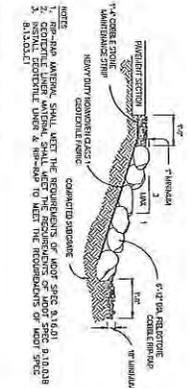
SECTION VIEW



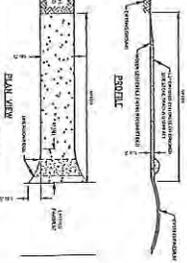
FLEXFORM INLET FILTER DETAIL



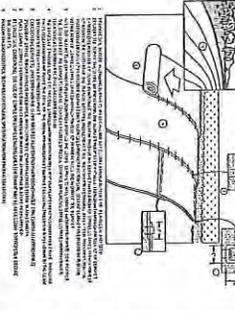
RIP-RAP SPILLWAY DETAIL



GRAVEL ACCESS APPROACH



EROSION CONTROL BLANKET



Explicite... the Difference



NEDERVELD
 100222 1038
 ANN ARBOR
 CHICAGO
 COLUMBUS
 GRAND RAPIDS
 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:
 By Architect
 American Design Builders
 305 West Liberty Street
 Ann Arbor, MI 48103
 Project No. 1400000000

REVISIONS:
 Submitted to the client for review: 04/11/2016

**THE STRAWBERRY
ALARM CLOCK CAFE**

DETAILS & SPECIFICATIONS
 344 Broad Street, Dexter, MI 48130
 PART OF THE SOUTHEAST 1/4 OF SECTION 31, T1S, R2E,
 CITY OF DEXTER, WASHTENAW COUNTY, MICHIGAN



PROJECT NO:
15500013

SHEET NO:
C-500

SHEET: 5 OF 5



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

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

Date: May 18, 2015

Combined Site Plan Review For Village of Dexter, Michigan

GENERAL INFORMATION

Applicant: A. R. Brouwer Company

Project Name: Variety Die + Stamping Addition

Plan Date: April 10, 2015

Latest Revision: NA

Location: 2221 Bishop Circle East (HD-08-07-125-024)

Zoning: RD, Research Development

Action Requested: Combined Preliminary/Final Site Plan Approval

Required Information: Deficiencies are noted in the sections below.

PROJECT AND SITE DESCRIPTION

This is our first review of the combined preliminary and final site plan of the Variety Die and Stamping addition and associated site improvements. The site is located at 2221 Bishop Circle at the southwest quadrant of the Bishop Circle East and Mill Creek intersection. The overall site is 7.09 acres and is zoned RD, Research Development.

The proposed project includes construction of a 7,458 square foot building addition (we calculate 7,496 square feet based upon the dimensions of the addition provided on Sheet 4)

along the front (northwest corner) building elevation. Site improvements associated with the construction of the addition include: reconfiguring parking areas, installation of a second drive from Mill Creek, and landscaping.

Manufacturing uses are listed as a permitted use in the RD district. Section 21.05 allows for the combined review of the preliminary and final site plans with the approval of the Zoning Administrator at the applicant's risk.

Aerial Photo



AREA, WIDTH, HEIGHT, SETBACKS

The subject site is zoned RD, Research Development. The dimensional requirements of the RD district are as follows:

	Required	Proposed	Compliant
Lot Area	43,560 s.f. (1 acre)	7.09 acres	Complies
Lot Width	150 feet	332.67 feet (at Bishop Circle)	Complies
Building Setbacks			
Front:	50 feet	50 feet (Bishop Circle – existing) 58.9 feet (Mill Creek – addition)	Complies
Side:	22.5 feet / 40 feet total	53 feet (existing)	Complies
Rear:	50 feet	545 feet (existing)	Complies
Building Height	2 stories / 40 feet	21'4"	Complies
Maximum Lot Coverage	35%	12% (approximate – not provided)	Complies, but info should be provided

As presented, the proposed addition meets the dimensional requirements of the RD district. However, dimensions of the existing structure were estimated by scale measurement as they were not provided on the plans. All existing buildings and proposed additions should be dimensioned on all plan sheets. Based on our calculation of the existing building area, we find the maximum lot coverage ratio to be adequate; however, the applicant should verify by supplying a lot coverage ratio.

Items to be addressed: 1) Provide dimensions of existing and proposed structures on all sheets.
2) Provide lot coverage.

NATURAL FEATURES

All proposed improvements are proposed within the built portions of the site. No natural features will be impacted by the proposed building addition.

Items to be addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The location of the proposed addition is acceptable as it meets all of the dimensional requirements of the RD district. However, the proposed addition will be located in an existing parking area bisecting the existing lot into two (2) separate areas. In order to access the western parking area an additional driveway is required from Mill Creek. (See Site Access and Circulation Section for additional discussion regarding the proposed second access drive from Mill Creek).

Items to be addressed: None.

PARKING, LOADING

The site plan demonstrates the elimination of 19 parking spaces to accommodate the proposed addition. The applicant’s narrative indicates 24 new parking spaces are proposed resulting in a net of 5 additional parking spaces. However, we calculate 62 spaces are currently available on the site, and as proposed 14 spaces will be added (northeast corner of property), and the reconfiguration of the western parking area will result in a net increase of 3 parking spaces (65 spaces).

Section 5.03 requires Light Industrial, Manufacturing, testing Labs, Research and Development Centers to provide *1.5 parking spaces per 1,000 square feet of gross floor area, or 1.2 spaces per employee at peak shift, whichever is less; plus 1.0 space for each corporate vehicle.*

	Required	Total Parking Provided
Manufacturing (1.5 per 1,000 s.f. – 36,296 x 1.5 = 54 spaces) OR 1.2 spaces per employee + 1 space for each corporate car	54	65
Barrier Free	3	4
Loading Space	3	2

The site plan does not provide parking calculation information. We estimate (from our previous calculations of building area – 36,296 sq. ft.) 54 parking spaces are required. However, information regarding employees at peak shift and the number of corporate vehicles has not been provided. Parking space and aisle lanes meet the dimensional requirements of Section 5.06 B.

Based upon the size of the building, three (3) loading spaces are required by Section 5.07 F. The Planning Commission has the ability to allow deviations in this requirement if they find sufficient evidence to allow such deviation.

Items to be addressed: 1) Provide number of employees at peak shift and number of corporate vehicles. 2) Provide parking calculation on site plan. 3) Planning Commission consideration of deviation from loading space requirement (deficient one (1) loading space).

SITE ACCESS AND CIRCULATION

The subject site is currently accessed via an access drive from Mill Creek and an access drive from Bishop Circle East. As mentioned previously, the construction of the addition will bisect the northern and western parking areas. The applicant is proposing a second driveway to access the western parking area from Mill Creek. A dimension has not been provided (centerline to centerline) between the existing and proposed driveways. However, we estimate the distance (scale measurement) to be 170 feet.

Section 5.10 outlines access management standards and driveway placement requirements. With over 1,500 feet of frontage along Mill Creek Road, the property qualifies for additional driveways.

Section 5.10 F. provides driveway spacing standards for minimum spacing between two (2) commercial driveways. This spacing is based upon the posted speed limit (which is 25 mph along Mill Creek) allowing driveway placement at 125 feet (centerline to centerline). Truck circulation does not appear to be affected by the site improvements proposed. However, the applicant should provide vehicle turning radii for delivery, garbage and emergency vehicles.

Items to be addressed: 1) Provide dimension (centerline to centerline) between drives on Mill Creek. 2) Provide delivery, garbage and emergency vehicle turning radii.

SIDEWALKS

No sidewalks exist within the Industrial Park.

Items to be addressed: None.

LANDSCAPING

A landscape plan been provided on a separate plan sheet (Sheet 6), however, it is not prepared and sealed by a landscape architect licensed in the State of Michigan (Section 6.12A.). The landscape plan includes the following information:

Composition – Section 6.02 A. notes *no more than 25% of any one genus or 10% of any one species per site plan*. As presented on Sheet 6, four (4) species demonstrate an excess of 10% of the landscaping composition. Genus and species of existing plant material have not been provided; therefore complete composition ratios cannot be confirmed; however, we note additional variety of proposed plant material will have to be provided.

Special Provisions for Existing Sites – Section 6.03 states *in any case where the area of the building and/or parking is increased by 10% over the originally approved site plan...the site shall be brought into full compliance with the landscape standards...* Based upon our calculations, the proposed building addition represents a 25% increase in the total building area requiring all landscape provisions to be upgraded to comply with the current standards. The applicant has provided a narrative requesting several modifications to the required landscaping provisions. They will be noted throughout this portion of the report.

Parking Lot Screening - Parking lots which abut a public street shall provide a 10-foot wide landscape screen containing: one (1) tree for every 30-40 feet of linear frontage, and four (4) shrubs for every 20 linear feet of frontage. The applicant has 324 linear parking lot frontage requiring 8 trees and 65 shrubs. Eight (8) existing evergreen trees and seventeen (17) proposed shrubs provide parking lot screening. The applicant is requesting a modification in

the requirement based upon the use of evergreen trees for screening. Section 6.04 allows the Planning Commission to reduce the number of shrubs required if evergreen trees are used to meet the required number of tree plantings.

Interior Parking Lot Landscaping – No interior parking lot landscaping is proposed. Based upon the size of both the northern and western parking areas 604.5 square feet of interior parking lot landscaping containing 7 trees is required.

Buffer/Screen – The southern property line (360 feet) abuts another RD zoned property requiring Buffer Zone A – minimum 10-foot width, containing one (1) ornamental tree and one (1) evergreen tree every forty (40) lineal feet along the property line AND five (5) upright shrubs per each thirty (30) lineal feet along the property line rounded upward. Based upon the 360 feet of property line for the developed portion of the site, 9 ornamental trees, 9 evergreen trees and 60 upright shrubs are required. The applicant has provided three (3) ornamental trees, 12 new evergreens in addition to the 4 existing evergreens (16 evergreens total), and no shrubs.

The applicant is requesting to substitute one (1) evergreen tree for every five (5) shrubs required. The applicant is also requesting a waiver due to the proximity of adjacent buildings and existing landscaping. The existing buildings to the south have provided buffer landscaping and the small buffer strip will become overcrowded as the landscaping matures. This landscaping is also in a location that provides minimal aesthetic value given the locations and proximity of the buildings to one another. Shrubs and landscaping beds are difficult to maintain; therefore, the applicant would prefer evergreen trees which will provide a more effective buffer between land uses.

Site Landscaping – Section 6.07 requires at least five (5%) percent of the total lot area be landscaped. For this portion of the site (141,450 sq. ft.), 7,702.5 square feet of interior landscaping is required encompassing 18 trees and 29 shrubs. The applicant is requesting a reduction from this requirement to allow 8 additional trees, and 29 shrubs.

Greenbelt / Street Trees – One (1) street tree is required for every 30-40 feet of lineal frontage to be placed between the sidewalk and the curb. Six (6) new street trees have been provided along Bishop Circle, in addition to the three (3) existing canopy trees. Nine (9) trees are required. Eleven (11) street trees are also required along Mill Creek. Five (5) new canopy trees have been added to the five (5) existing canopy trees and seven (7) existing evergreen trees.

The ordinance requires both street trees and parking lot screening trees. In this case, the applicant would be required to provide both in the same general location. The application materials note placement of utilities and crowding of plantings as additional reasons to consider a landscape alternative.

The applicant is requesting a different landscape design that will provide 10 street tree plantings along the property frontage, and the 17 shrubs required along the parking lot. The

combination of 17 shrubs and 10 street trees, along with the existing landscaping, will significantly buffer the parking.

Credit for Existing Trees – The applicant has requested credit for existing trees, and notes a credit calculation on Sheet 6. However, no credit calculation has been provided.

Section 6.13 allows the Planning Commission to approve credit for existing trees to accommodate landscaping requirements. We are of the opinion the site as proposed is adequately landscaped. However, in order for the Planning Commission to consider the waiver the credit calculations will need to be provided.

Waste Receptacle – The existing dumpster location will not be altered as part of the site improvements. It is located southwest of the building. No detail of any dumpster improvements has been provided as part of the plan set. The plan demonstrates it is located on a concrete pad and is enclosed with an existing wall.

Items to be addressed: 1) Landscape plan is required to be prepared and sealed by a State of Michigan licensed landscape architect. 2) Landscaping composition will have to be modified in order to meet the standards of Section 6.02 B. 3) Planning Commission consider reducing the number of shrubs required due to the use of evergreen plantings for parking lot screening. 4) No interior parking lot landscaping has been provided. 5) Planning Commission consider allowing additional evergreens in lieu of shrubs within the required southern buffer area. 6) Planning Commission to consider a reduction in the required site landscaping. 7) Planning Commission consider the alternative street tree plantings as presented. 8) Provide credit calculation for existing trees.

LIGHTING

Two (2) new 16-foot tall pole-mounted fixtures and nine (9) wall-mounted fixtures are shown on the lighting plan (Sheet 1 of 1). Detail of the proposed fixtures demonstrates they are downward directed, fully shielded fixtures. As presented, the proposed lighting fixtures meet all requirements of Section 3.19.

Items to be addressed: None.

SIGNS

No signage is proposed.

Items to be addressed: None.

FLOOR PLANS AND ELEVATIONS

Floor plans as well as all elevations have been provided. Exterior materials of the proposed addition will consist of metal siding matching the existing building.

Items to be addressed: None.

RECOMMENDATIONS

Prior to recommending approval of the combined site plan, we recommend the applicant address the following comments to the satisfaction of the Planning Commission. Our comments are summarized below:

1. Provide dimensions of existing and proposed structures on all sheets.
2. Provide lot coverage.
3. Provide number of employees at peak shift and number of corporate vehicles (if applicable).
4. Provide parking calculation on site plan.
5. Planning Commission consideration of deviation from loading space requirement (deficient one (1) loading space).
6. Provide dimension (centerline to centerline) between drives on Mill Creek.
7. Provide delivery, garbage and emergency vehicle turning radii.
8. Landscape plan is required to be prepared and sealed by a State of Michigan licensed landscape architect.
9. Landscaping composition will have to be modified in order to meet the standards of Section 6.02 B.
10. Planning Commission consider reducing the number of shrubs required due to the use of evergreen plantings for parking lot screening.
11. No interior parking lot landscaping has been provided.
12. Planning Commission consider allowing additional evergreens in lieu of shrubs within the required southern buffer area.
13. Planning Commission to consider a reduction in the required site landscaping.
14. Planning Commission consider the alternative street tree plantings as presented.

15. Provide credit calculation for existing trees.


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


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

241-1416

cc: Variety Die + Stamping, 2221 Bishop Circle East, Dexter, MI 48130
Steve Brouwer, 7444 Dexter Ann Arbor Rd., Suite F, Dexter, MI 48130
Washtenaw Engineering, 3526 W. Liberty Rd., Suite 400, Ann Arbor, MI 48103



ARCHITECTS. ENGINEERS. PLANNERS.

May 20, 2015

CITY OF DEXTER
8140 Main Street
Dexter, MI 48130

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

Regarding: Variety Die & Stamping Building Addition
Combined Site Plan - Review No. 1
OHM JN: 0130-15-1001

Ms. Aniol:

The applicant, AR Brouwer Company, is proposing a building addition and parking lot alternations at an existing building at 2221 Bishop Circle. We have reviewed the site plan again in accordance with the City of Dexter Engineering Standards and have found that the plans can be approved with minor revisions. The following items shall be addressed and revised plans provided for additional review:

UTILITIES

1. It appears there is a discrepancy between the water main quantities on the cover sheet and the proposed water main work. This shall be clarified.
2. An entrance is proposed ovetop of the existing sewer lateral to lot 36 (under Mill Creek Drive). Given that the building is served by sewer from Bishop Circle East, the applicant may wish to explore abandonment of this unused sewer lateral. Maintenance of sewer laterals are the responsibility of land owners.
3. The proposed hydrant lead relocation is acceptable and will not require an MDEQ permit.

SITE GRADING AND PAVING

4. The applicant shall select a mix for the proposed asphalt parking areas. The applicant may wish to remove the reference to 36A for this particular land use.
5. It appears that that the west parking lot layout may be prohibitive to emergency vehicle access and circulation. We defer to the Dexter Area Fire Department on this matter.

STORMWATER MANAGEMENT

6. The applicant shall provide existing site and proposed impervious factor with the plans. A calculation for the total runoff factor (C) for the parcel is suggested.

GENERAL

7. The applicant shall show the entire Mill Creek Drive right-of-way on the plans.
8. The applicant shall provide total lot coverages for existing and proposed plans.

2221 Bishop Circle West – Combined Site Plan Review No. 1
May 20, 2014
Page 2 of 2

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

Sincerely,
OHM Advisors



Patrick M. Droze, P.E.
Project Engineer

cc: Courtney Nicholls, Acting Village Manager (e-mail)
Dan Schlaff, Public Services Superintendent (e-mail)
Don Dettling, Dexter Area Fire Department (e-mail)
Steve Brouwer, AR Brouwer Company, 7444 Dexter Ann Arbor Road, Suite F, Dexter, MI 48130
Robert Wanty, P.E., Washtenaw Engineering, PO BOX 1128, 3526 W Liberty Rd, Suite 400, Ann Arbor MI 48106
File

P:\0126_0165\SITE_Dexter\2015\0130-15-1000 - Variety Die & Stamping\Variety Die_SP1.docx



Dexter Area Fire Department

May 10, 2015

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

Subject: Plan review of: Variety Die & Stamping Co.
Plans dated: April 10, 2015

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:

Village of Dexter Engineering Standards (as it refers to fire hydrant location & fire department connections): Upgrade existing fire hydrant to current standards

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

DAFD Recommendations: DAFD Supports approval of the Project

Donald Dettling
Fire Inspector

Cc/

Fire Chief Loren Yates
City Mgr. Courtney Nicholls

Special Use Form - Page 2

	Plan Submitted	Requirement
8. Floor Area Ratio (7b/6)	NA	NA
9. Total Paved Area (ft)	19,400	---
10. Total Impervious Cov. (7a+9)/6	50%	---
11. Number of Parking Stalls	64	---
12. Density (6/13)	---	---
13. Number of Units (Residential)	---	---
14. For Multi-Family:		
Efficiency	---	---
1 Bedroom	---	---
2 Bedroom	---	---

Additional required information for Special Use Permit:

- Statement describing the use proposed. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent information and/or site development characteristics.
- All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the City Council for final consideration. Therefore, all applications must be submitted four weeks prior to 1st Monday of month in order to ensure proper notice time and preparation time. Incomplete applications cannot be processed.

Jonathan Wood 5/1/2015 [Signature] 5/1/15
 Owner's Signature Date Applicant's Signature Date

Staff Review: Fee: \$1,262.50 ~~\$3,000.00~~ Date Received: 5/4/2015 Receipt #: 42749

Planning Commission Review Date: _____ Council Review Date: _____

_____ Approved _____ Denied Reviewed by: _____

REASONS FOR DENIAL: _____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: _____

APPROVAL STAMP:

April 30, 2015

City of Dexter
 Planning Commission
 8140 Main Street
 Dexter, MI 48130

RE: Variety Die and Stamping – Landscaping Modification Request

Dear Dexter Planning Commission,

Variety Die and Stamping is requesting modifications to the required landscaping plan in association with the proposed 7,458 SF industrial building expansion, located at 2221 Bishop Circle East. Pursuant to Section 6.13 of the City of Dexter Landscaping Ordinance the following modifications are requested:

MODIFICATION #1 – Credit for Existing Landscaping

Pursuant to Section 6.13 the Planning Commission may approve credit for existing trees on-site to accommodate landscaping requirements.

REQUEST

The applicant is requesting that the 11 existing canopy trees, 18 evergreen trees and the 30 existing shrubs be considered in the total required landscaping.

MODIFICATION Request #2 – Buffer A

Pursuant to Section 6.05 - Buffer Zone A is required between Industrial Land Uses - Buffer Width - 10 Feet, plus 1 ornamental AND 1 evergreen tree every forty (40) lineal feet along the property line AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward.

REQUEST

The applicant would be required to install 60 new shrubs, 1 new evergreen tree and 9 new ornamental trees. The applicant is requesting to substitute 1 evergreen tree for every 5 shrubs required, resulting in the installation of an additional 11 new evergreen trees (total 12 new evergreen trees) along the south property line. The applicant is also requesting that only one additional cluster of 3 ornamental trees be required along the south property line. The applicant is requesting a waiver due to the proximity of adjacent buildings and existing landscaping. The existing buildings to the south have provided buffer landscaping and the small buffer strip will become overcrowded as the landscaping matures. The landscaping is also in a location that provides minimal aesthetic value given the locations and proximity of the buildings to one another. Shrubs and landscaping beds are difficult to maintain; therefore the applicant would prefer evergreen trees, which provide a more consistent aesthetic with the surrounding land uses and properties. Additionally, evergreen trees will provide a more effective buffer between land uses, not to mention a year round dense landscaping buffer.

MODIFICATION Request #3 - Parking Lot Screening – Trees AND/OR Street Trees

Pursuant to Section 6.04 - Required Parking Lot Screening From Public Streets - Parking lots which abut a public street in all districts, shall provide a landscape screen as follows: Minimum Buffer Width (in feet) – 10; Minimum Landscaping Requirements – One (1) Street/Canopy tree for every 30-40 lineal feet of frontage OR One (1) evergreen tree per Section 6.11 for every 20' of lineal frontage AND Four (4) – 2 foot shrubs every 20 lineal feet of frontage.

Pursuant to 6.09 – One (1) street tree/canopy tree is required at a minimum of every 30-40 lineal feet between the sidewalk and the curb in a residential subdivision or other development with frontage on a public street. All Street/Canopy trees shall be uniformly spaced to create a tree lined street.

The applicant's parking lot frontage measures 324 LF.

REQUEST

The applicant would be required to install 9 parking lot buffer canopy trees and 9 street trees. Installing essentially 2 rows of canopy trees within 20-40 feet of one another would crowd canopy trees. Per the City's ordinance, uniform street tree plantings for canopy trees should not occur closer than 30 feet, due to canopy spread and resource competition as trees mature. Competition for light and water will reduce the health of trees as they mature. In addition, installing two rows of canopy trees is not consistent with landscaping throughout the DBRP. Lastly, proximity to underground utilities is also a concern.

The applicant is requesting a different landscape design that will provide 10 street tree plantings along the property frontage, and the 17 shrubs required along the parking lot, in accordance with the landscaping ordinance. The combination of 17 shrubs and 10 streets trees, along with the existing landscaping, will significantly buffer the parking lot, thus satisfying the intent of the landscaping ordinance and ensuring consistency with other land uses within the DBRP.

MODIFICATION Request# 4 – On-Site Landscaping

Pursuant to Section 6.07 – On Site Landscaping, 5% of the total area of a site must be landscaped exclusive of other landscaping requirements. Requirements include 1 ornamental or evergreen tree for every 400 SF lot area.

REQUEST

On-Site Landscaping is in addition to other required and existing landscaping. The subject site measures 141,450 square feet. As such, the applicant would be required to provide an additional 18 ornamental/evergreen trees, and 29 shrubs. The applicant is requesting a 50% reduction to allow 8 ornamental/evergreen trees, but will install all 29 shrubs.

The applicant feels as though the site will be landscaped consistently, if not in excess of many of the existing sites within the DBRP.

CONSIDERATION

The applicant is requesting a different landscape design based on the adjacent land uses, future expansion plans and existing landscaping. The proposed industrial building expansion is not visible from residential or commercial development, or from gateways into the City. Thus, the regulations place an unnecessary burden on the applicant's current and future industrial development expansion plans.

The applicant requests that the Planning Commission consider the proposed landscape modifications, based on the following criteria set forth in Section 6.13:

E. The abutting or adjacent land is developed or planned by the City for a use other than residential. *The DBRP was developed with the intention of large scale industrial buildings adjacent to one another with reduced landscape screen necessary as currently exists at a majority of the building sites.*

F. Building heights and views. *The existing and proposed building are careen by other buildings and existing and proposed landscaping. Building heights within the DBRP will be better screened by the substitution of taller, dense, year-round evergreen trees.*

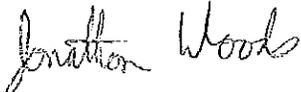
G. The adjacent residential district is over 200 feet away from the subject site. *The applicant's property is centrally located within the DBRP, is more than 200 feet from residential property and will eventually be screened by the construction of another industrial building and/or expansion.*

H. Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening as required. *The applicant is proposing to provide an alternative landscape plan that meets the intent of the Landscaping Ordinance, provides ample screening and is consistent with the surrounding land uses and past landscaping waivers granted. The proposed landscaping plan meets the intent of the ordinance and is consistent with the developed sites throughout the DBRP.*

The applicant will provide additional jobs and significant investment into the Dexter community and would appreciate your consideration of the modified landscape plan, based on our ability to meet the standards and criteria within Section 6.13 of the City of Dexter Zoning Ordinance:

Please do not hesitate to contact us if you have questions or concerns.

Jonathon Woods



Variety Die & Stamping Co

April 27, 2015

City of Dexter
Planning Commission
8140 Main Street
Dexter, MI 48130

RE: Variety Die and Stamping – Front Yard Parking Lot Encroachment

Dear Dexter Planning Commission,

Pursuant to 5.01A, Off-street parking shall not be permitted within a front yard unless permitted by the Planning Commission.

REQUEST

Variety Die and Stamping is proposing a 7,458 SF addition at 2221 Bishop Circle East. The proposed addition would result in the loss of 19 parking spaces; however the proposed site plan provides 24 new parking spaces (NET 5 parking spaces). Approximately 4 of the new parking spaces would be located at the northeast corner of the property; adjacent to the intersection of Mill Creek Drive and Bishop Circle East, and would encroach approximately 4 feet into the required 50-foot front yard setback.

The applicant is requesting the Planning Commission’s approval to permit the construction of the parking spaces within the required front yard setback, in accordance with Section 5.01A of the Zoning Ordinance.

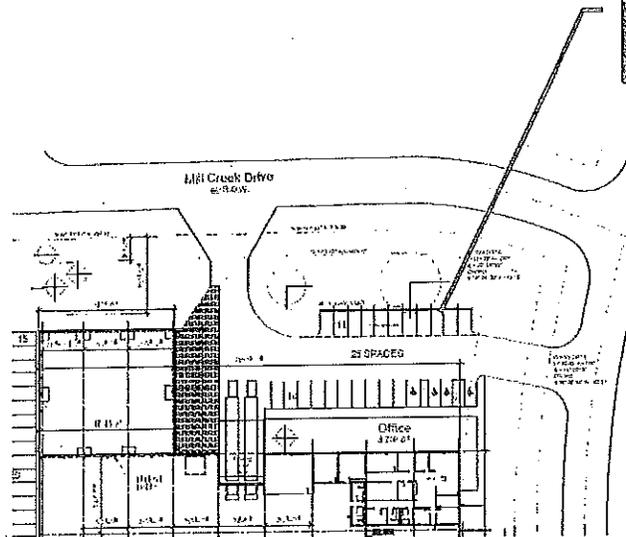
The applicant is requesting the approval of the encroachment in order to maintain a consistent parking lot layout and due to existing loading docks and parking lot circulation needs. The applicant would also like to gain as many parking spaces as possible due to potential future growth.

Please feel free to contact us with questions or concerns.

Thank you for your consideration.

Jonathan Woods

Jonathan Woods
Variety Die and Stamping Co.



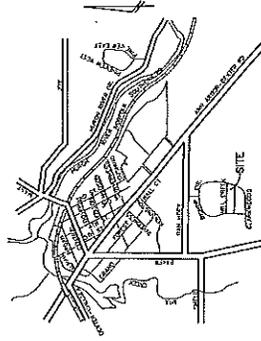
PRELIMINARY & FINAL SITE PLAN VARIETY DIE & STAMPING

A PART OF THE NE 1/4 OF SECTION 7 AND
THE NW 1/4 OF SECTION 8, T2S, R5E, VILLAGE OF DEXTER,
WASHTENAW COUNTY, MICHIGAN

FOR:

A.R. BROUWER CO. LLC
7444 DEXTER-ANN ARBOR RD, SUITE F
DEXTER, MI 48130
PH: (734) 426-9980

MAY 2015



VICINITY MAP
NOT TO SCALE

VARIETY DIE & STAMPING

SHEET TITLE	SHEET NO.
COVER SHEET	1
BOUNDARY & TOPOGRAPHICAL SURVEY	2
REMOVAL PLAN	3
SITE PLAN	4
UTILITY, GRADING & SOIL EROSION CONTROL PLAN	5
LANDSCAPE PLAN	6
DETAILS	7
CITY OF DEXTER STANDARD DETAILS	8-11
ARCHITECTURAL	
SITE PLAN	A0
FLOOR PLAN	A1
ELEVATIONS 1/8 SCALE	A2
SECTIONS ELEVATIONS	A3



Robert J. Warty, P.E.
No. 28666

WASHTENAW ENGINEERS
CIVIL ENGINEERS • PLANNERS
SURVEYORS • LANDSCAPE ARCHITECTS
2024 WEST LIBERTY RD, SUITE 100, WESTLAND, MICHIGAN 48090
TEL: (734) 426-9980 FAX: (734) 426-9981
www.washtenawengineers.com

CONSTRUCTION NOTES:

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES UNLESS OTHERWISE SPECIFIED.
- 2) THE PUBLIC ROAD IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2003 MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- 3) THE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED OF VEGETATION AND THE EXISTING SURFACE SHALL BE REFINISHED TO ORIGINAL GRADE OR AS DIRECTED BY THE ENGINEER OR THE OWNER.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL CITY AND STATE DEPARTMENT OF HIGHWAY CONSTRUCTION PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- 5) ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO 95% OF THE MAXIMUM DRY WEIGHT.
- 6) THE FINISHED SURFACE SHALL BE FINISHED WITH A FINISH OF 24" OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 8 INCHES AND FINISHED TO THE FINISHED GRADE. THE FINISHING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 7) ALL EXISTING AREAS, SUCH AS FOUNDATIONS AND EXISTING UTILITY STRUCTURES, SHALL BE REVEALED AND RECORDED PER 2003 MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- 8) THE CONTRACTOR MUST CONTACT THE CITY OF DEXTER PRIOR TO BEGINNING CONSTRUCTION.
- 9) ALL CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED PER THE MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
- 11) ALL EXISTING UTILITIES SHALL BE REVEALED AND RECORDED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- 12) ALL UTILITIES SHALL BE REVEALED AND RECORDED PRIOR TO THE START OF CONSTRUCTION.
- 13) NO HOME CONSTRUCTION TO TAKE PLACE UNTIL THE ROADS ARE CONSTRUCTED THROUGH THE LENDING COURSE.
- 14) CONTRACTOR MUST OBTAIN PERMITS FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR NPDES.
- 15) NOTIFY THE VILLAGE OF DEXTER AND THE VILLAGE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 16) ALL EXISTING UTILITIES SHALL BE REVEALED AND RECORDED PRIOR TO THE START OF CONSTRUCTION.
- 17) NO PAVING OR EXCAVATION FOR PAVED DRIVE SHALL BE ALLOWED UNTIL THE SANITARY SEWER, WATER MAINS, STORM SEWERS OR COUNTY DRAIN CLEAN OUT STRUCTURES HAVE BEEN APPROVED BY THE VILLAGE.
- 18) ALL EXCAVATIONS SHALL BE PROTECTED BY A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 19) ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTROLLED DURING PRIOR TO THE START OF CONSTRUCTION.
- 20) ALL EXCAVATION OR DEEPER THAN 6 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND. (CLASS II MIXTURE).
- 21) THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
- 22) THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THE ORIGINAL CONDITION PRIOR TO THE START OF CONSTRUCTION.
- 23) WORKING HOURS (INCLUDING RAINING) OF ANY MACHINERY SHALL BE RESTRICTED TO SUNRISE THROUGH SUNSET, 7:00 AM TO 7:00 PM, ON 8/01/04 TO 8/31/04.

OWNER:
VARIETY DIE & STAMPING CO.
2221 BISHOP CIRCLE EAST
DEXTER, MI 48130
PH: (734) 426-4488

APPLICANT/DEVELOPER:
A.R. BROUWER CO. LLC
7444 DEXTER-ANN ARBOR RD
SUITE F
DEXTER, MI 48130
PH: (734) 426-9980

SANITARY SEWER FACILITIES:
PROPOSED AREA BASED ON UTILITY MEASUREMENT OF STRUCTURE = 48249 SQ. FT.
EXISTING FEU = 23
17 FEET ARE TO BE ADDED TO THE VILLAGE SYSTEM

WASHTENAW QUANTITY LIST:
WATER MAINS 18 INCH 3000 LF
8 INCH TAPPING ELEV. 14 LF
2 INCH COPPER WATER SERVICE 14 LF

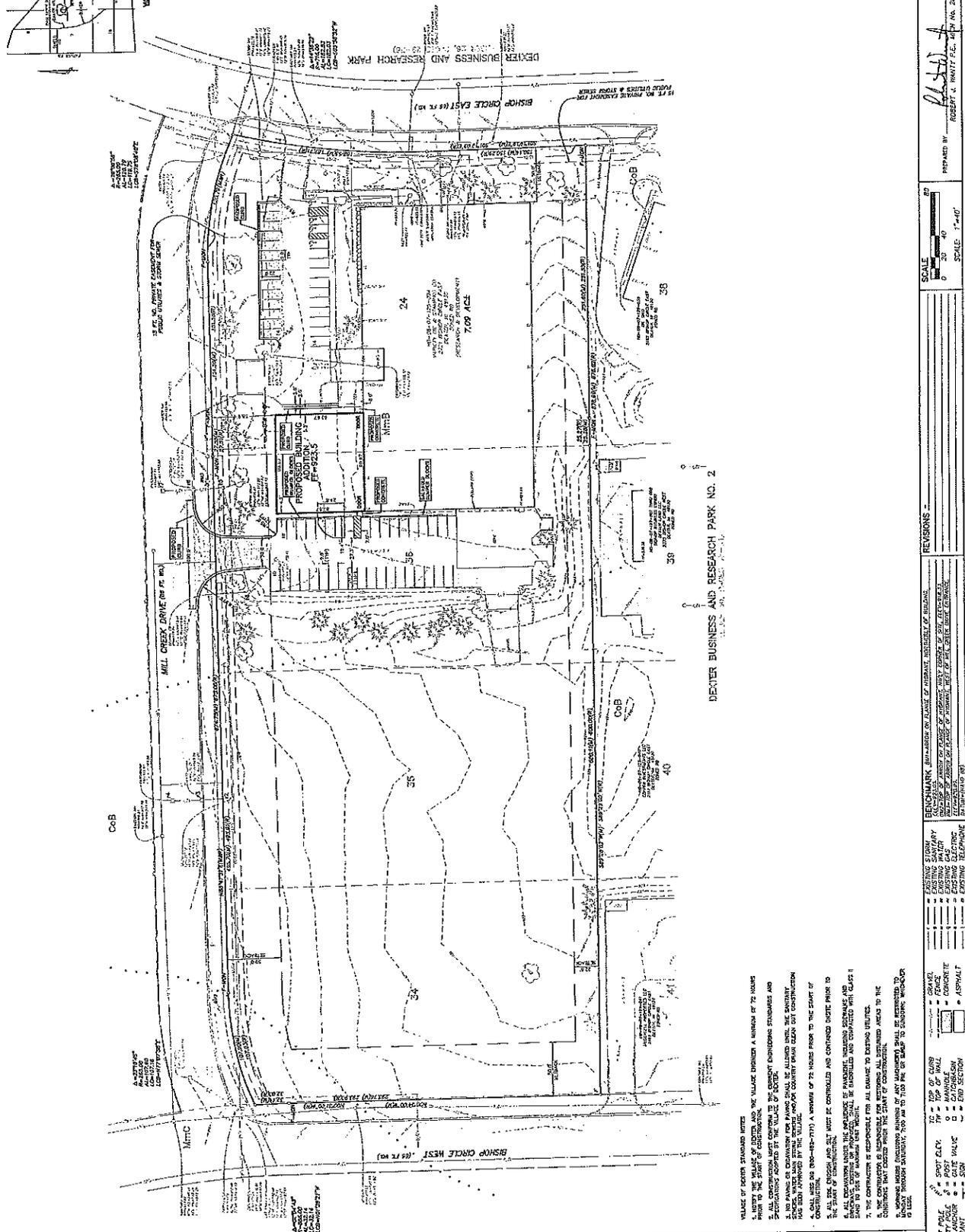
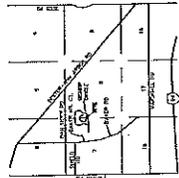
WASHTEMA ENGINEERING
 3518 N. LEXINGTON
 SUITE 400
 DENVER, CO 80202
 PHONE: 333-1111
 FAX: 333-1111
 WWW.WASHTEMA.COM

A.R. BROUWER COMPANY LLC
 7444 DENVER-LAWN AVENUE, SUITE 200
 DENVER, CO 80231
 TEL: 754-888-5800
 WWW.ARBROUWER.COM

SITE PLAN

DIE & STAMPING VARIETY

PROJECT	EXHIBIT 2 & 3 TO 2
DATE	4-10-13
SCALE	AS SHOWN
SHEET	5 OF 5
CLIENT	WASHTEMA ENGINEERING



Know what's below. Call before you dig.

811
 CALL BEFORE YOU DIG
 DENVER, CO 80202
 333-455-4555

PREPARED BY: *[Signature]*
 ROBERT L. HANLEY, P.E., CIVIL ENGR. NO. 28666

SCALE: 1" = 40'
 0' 20' 40'

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

BENCHMARK: BULLMOUNTAIN, CO. 80202, ELEVATION: 5280.00 FT. (AS SHOWN ON PLANS). ALL ELEVATIONS ARE TO THE TOP OF FINISH GRADE UNLESS OTHERWISE NOTED.

LEGEND:

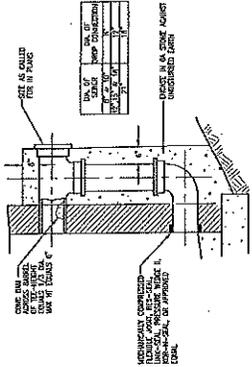
---	EXISTING STORM DRAINAGE
---	EXISTING SANITARY DRAINAGE
---	EXISTING WATER MAIN
---	EXISTING GAS MAIN
---	EXISTING CABLE
---	EXISTING TELEPHONE
---	EXISTING UTILITY
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING FENCE
---	EXISTING CONCRETE
---	EXISTING ASPHALT
---	EXISTING SIGN
---	EXISTING CURB
---	EXISTING TOP OF WALL
---	EXISTING TOP OF CONCRETE
---	EXISTING TOP OF ASPHALT
---	EXISTING SIGN

VALUES OF NORTH STANDARD NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
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 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.

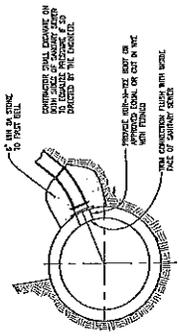
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF A.R. BROUWER COMPANY LLC AND WASHTEMA ENGINEERING. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF A.R. BROUWER COMPANY LLC AND WASHTEMA ENGINEERING. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.

SANITARY SEWER NOTES

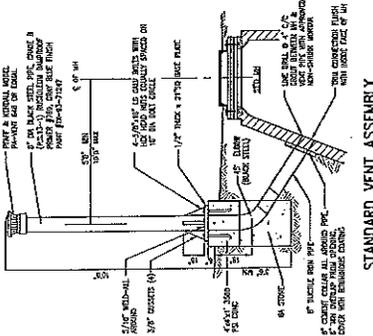
1. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
2. ALL SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE STANDARD.
3. ALL SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE STANDARD.
4. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
5. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
6. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
7. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
8. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
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10. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
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12. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
13. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.
14. ALL UNLESS OTHERWISE SPECIFIED, THE VILLAGE STANDARD SHALL BE USED.



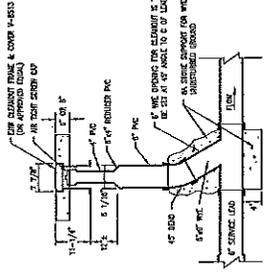
DROP CONNECTION



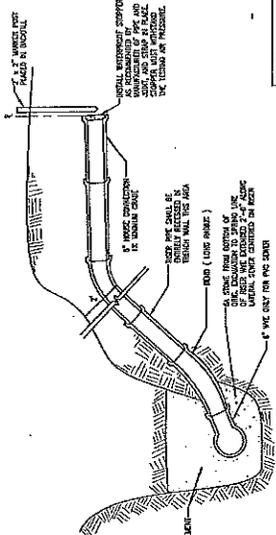
**SADDLE CONNECTION
(FOR CONNECTION OF NEW
LEADS TO EXISTING SEWERS)**



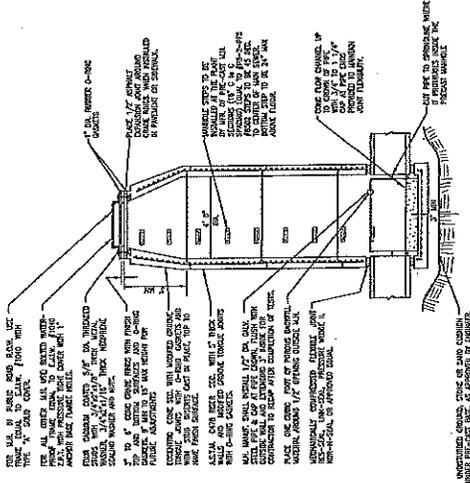
STANDARD VENT ASSEMBLY



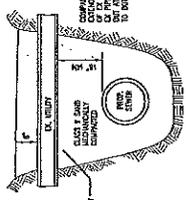
DETAIL OF SANITARY SEWER CLEANOUT



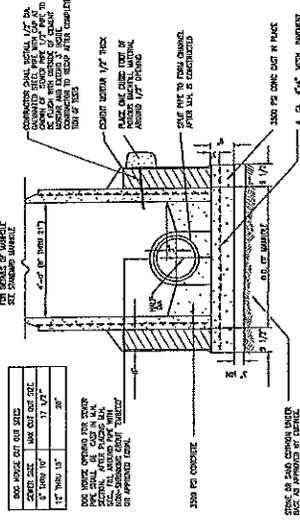
SERVICE LEAD DETAIL



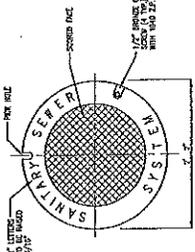
**STANDARD SANITARY MANHOLE
FOR SEWERS 8" THRU 21"**



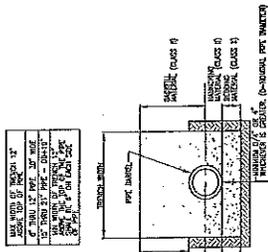
**STANDARD PIPE SUPPORT
SANITARY OR STORM**



**STANDARD SANITARY MANHOLE
ON EXISTING SEWERS 8" THRU 21"**

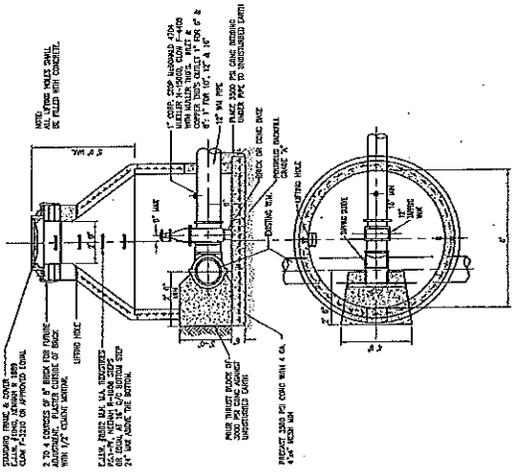


**STANDARD FRAME & COVER
ELLING #1540 TYPE A**

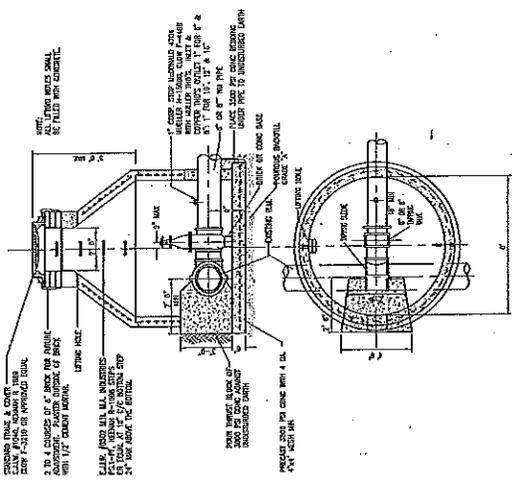


PIPE BEDDING DETAILS

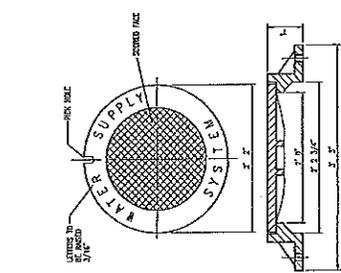
VILLAGE OF DEXTER SANITARY SEWER AND STORM SEWER STANDARD DETAILS	
SHEET NO. 9	VILLAGE OF DEXTER
DATE:	DRAWN BY:
CHECKED BY:	SCALE:
PROJECT NO.:	LOCATION:



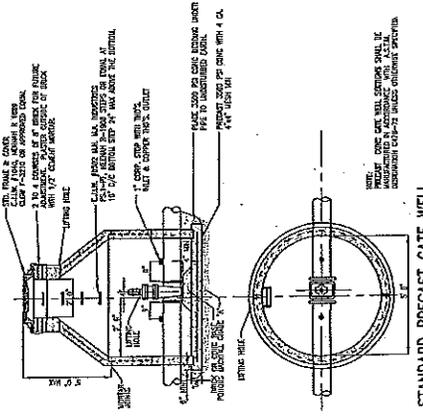
STANDARD 12" TAPPING SLEEVE, VALVE & WELL



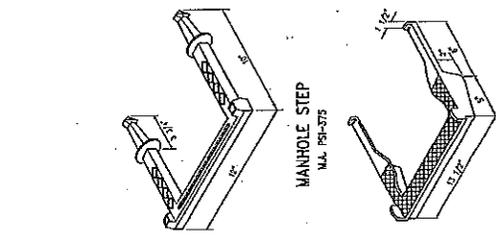
STANDARD 6" & 8" TAPPING SLEEVE, VALVE & WELL



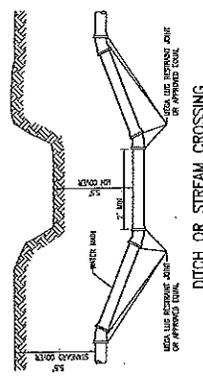
STANDARD FRAME & COVER
E.L.L.V. #1040



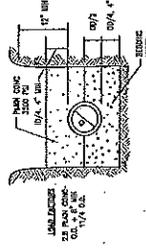
STANDARD PRECAST GATE WELL



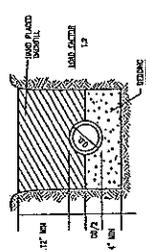
MANHOLE STEP
E.L.L.V. #10-275



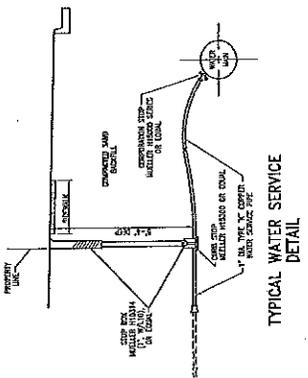
DITCH OR STREAM CROSSING



CLASS A



CLASS B



TYPICAL WATER SERVICE DETAIL

PIPE BEDDING DETAILS

VILLAGE OF DEXTER
WATER MAIN
STANDARD DETAILS

PROJECT NO.	DATE
BY	SCALE
CHECKED	PROJECT
APPROVED	DATE
PREPARED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	
DRAWN BY: [Name] SCALE: 1" = 12"	
PROJECT: [Name]	
SHEET NO. 10 OF 10	

ORANGE COUNTY
VILLAGE OF DEXTER
WATER MAIN
STANDARD DETAILS
SHEET NO. 10 OF 10



A.R. BROUWER CO., LLC
 10000 WOODBURN AVENUE
 ANN ARBOR, MICHIGAN 48103
 734.764.6655

VARIETY
 TOOL & DIE
 ADDITIONS & RENOVATIONS
 DEXTER, MICHIGAN

C O N T A C T

G W A N E R
 Variety Tool & Die
 2222 Bishop Circle East
 Dexter, MI 48130



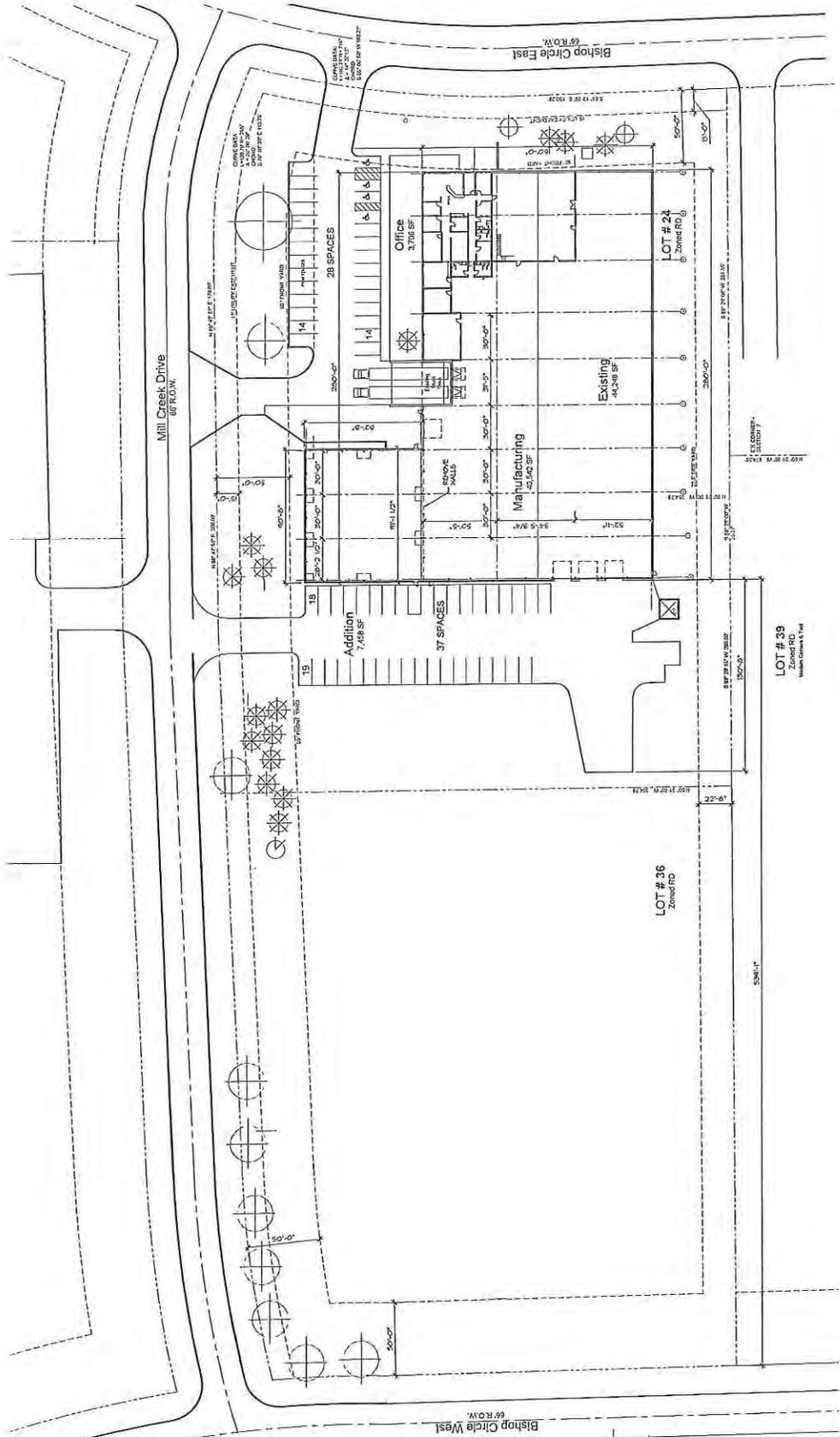
DATE: 04-22-2015
 DRAWING NO: 15-001
 PROJECT NO: 15-001
 SHEET NO: 15-001

SITE PLAN

A0
 PROJECT NO: 15-001
 SHEET NO: 15-001

DO NOT SCALE DRAWINGS

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AREA

OFFICE	3,189 SF
OFFICE PARKING	40,248 SF
ADDITION	7,488 SF
MANUFACTURING	843,090 SF
TOTAL	894,015 SF

PARKING

OFFICE	11 SPACES
ADDITION	37 SPACES
MANUFACTURING	28 SPACES
TOTAL	76 SPACES

SITE PLAN
 SCALE: 1/32" = 1'-0"



VERIFY ALL DIMENSIONS
 DEPENDS ON THE FIELD



AR. Brouwer
CONSTRUCTION

A. E. BROUWER CO., LLC
2221 Bishop Circle East
Bishop, MI 48610
PH: 517.294.1100

VARIETY
TOOL & DIE
Additions + Renovations
DEXTER, MICHIGAN

CONTACT

OWNER
Variety Tool & Die
2221 Bishop Circle East
Bishop, MI 48610

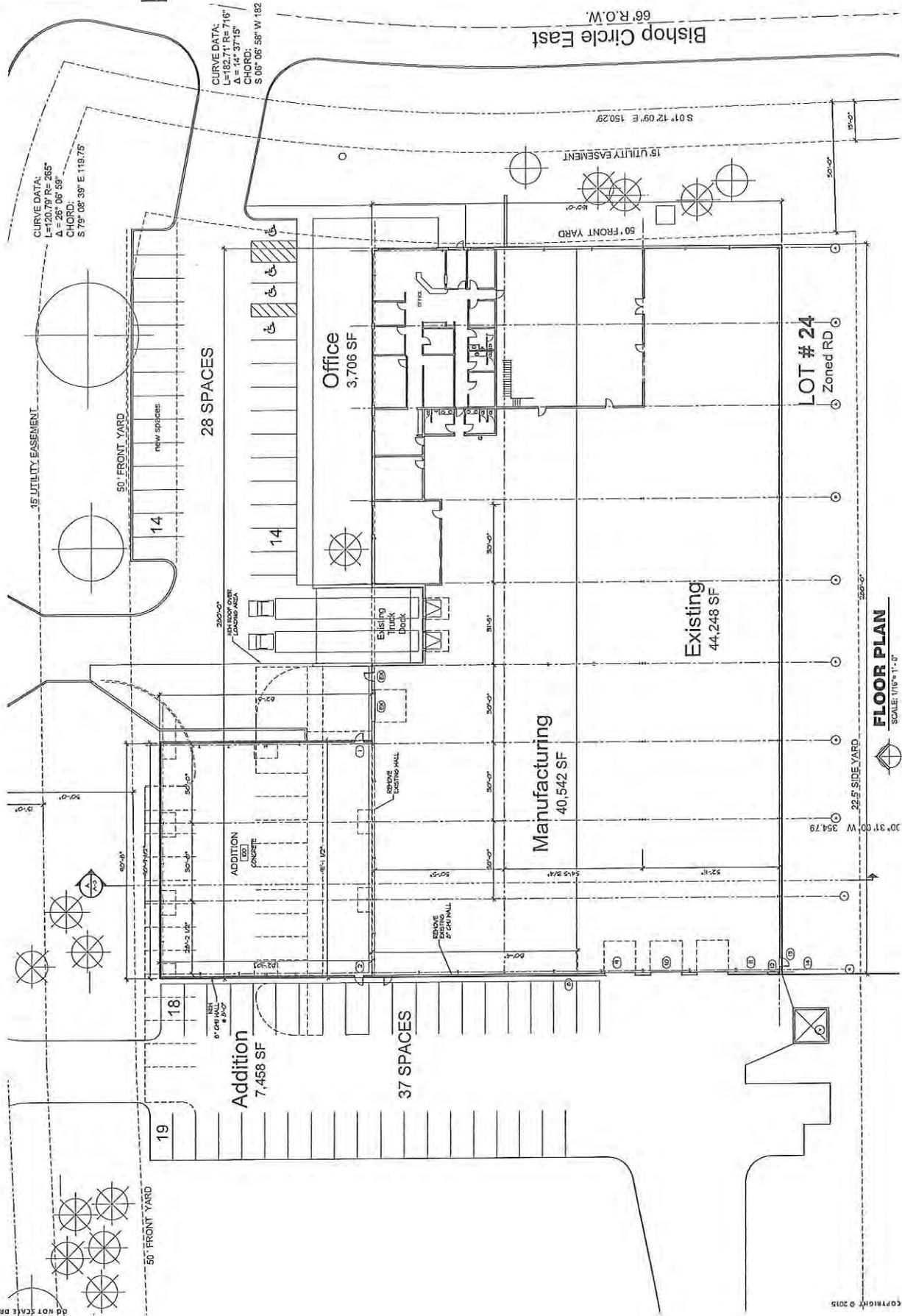


REVISIONS
DATE
ISSUED FOR: DATE

FLOOR PLAN
A1
PROJECT NUMBER:
600 - 2015

DO NOT SCALE DRAWINGS

COPYRIGHT © 2015



CURVE DATA:
L=120.79' R=265'
A=28° 08' 59"
CHORD:
S 75° 08' 35" E 118.75'

CURVE DATA:
L=182.17' R=16'
A=122.17' 37' 15"
CHORD:
S 08° 06' 55" W 182'

28 SPACES

18
7,458 SF
Addition

37 SPACES

Office
3,706 SF

Manufacturing
40,542 SF

Existing
44,248 SF

LOT # 24
Zoned RD

Bishop Circle East
66' R.O.W.

FLOOR PLAN
SCALE: 1/8" = 1'-0"



AR. Brouwer
CONSULTANTS

A. R. BROUWER CO. LLC
1000 WEST WASHINGTON STREET | ANN ARBOR, MI 48106
PH: 734.761.8888

VARIETY
TOOL & DIE
ADDITIONS + RENOVATIONS
DEXTER, MICHIGAN

CONTRACT

OWNER
Variety Tool & Die
2221 Bishop Circle East
Dexter, MI 48130

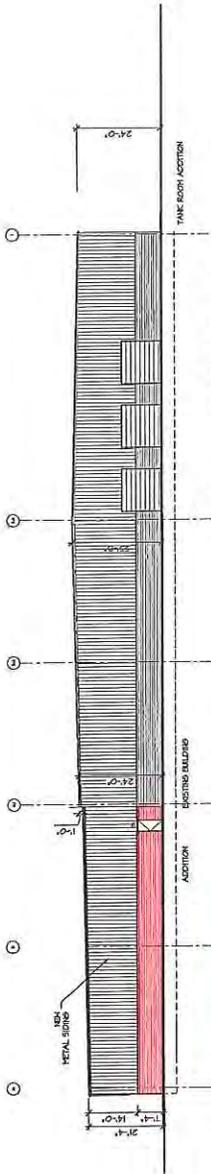


DATE: 04/15/2015
SCALE: 1/16" = 1'-0"
PROJECT NUMBER: 300-2015

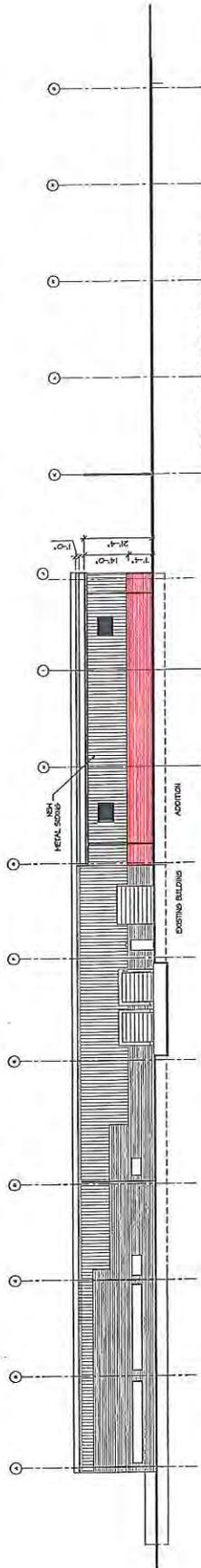
ELEVATIONS 16 SCALE

A2

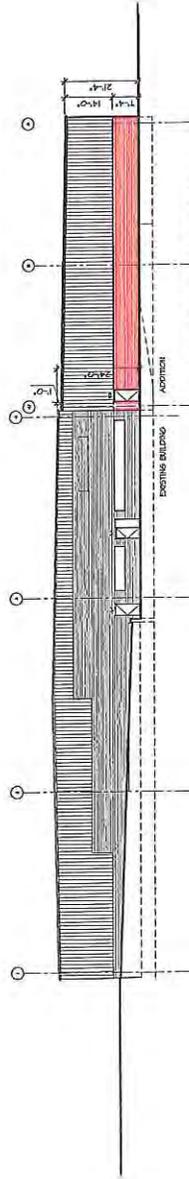
P87



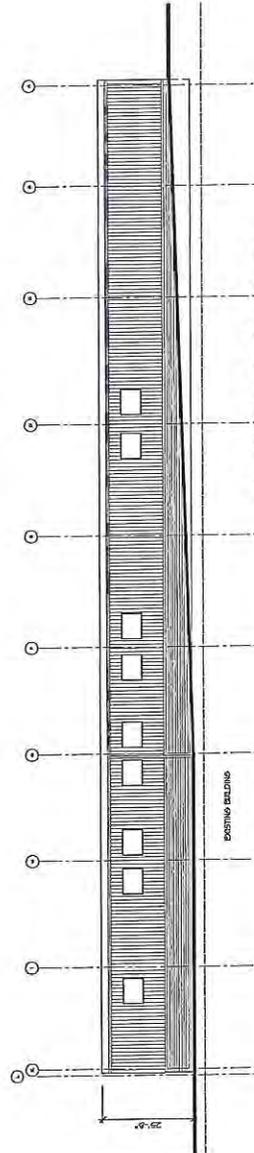
WEST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



A.R. BROUWER CO. LLC
2000 W. HURON ST. SUITE 100
ANN ARBOR, MI 48106
(734) 763-5500

VARIETY
TOOL & DIE
EXTER. RENOVATIONS
ANN ARBOR, MICHIGAN

CONTACT

OWNER
Variety Tool + Die
2221 Bishop Circle East
Dearborn, MI 48124

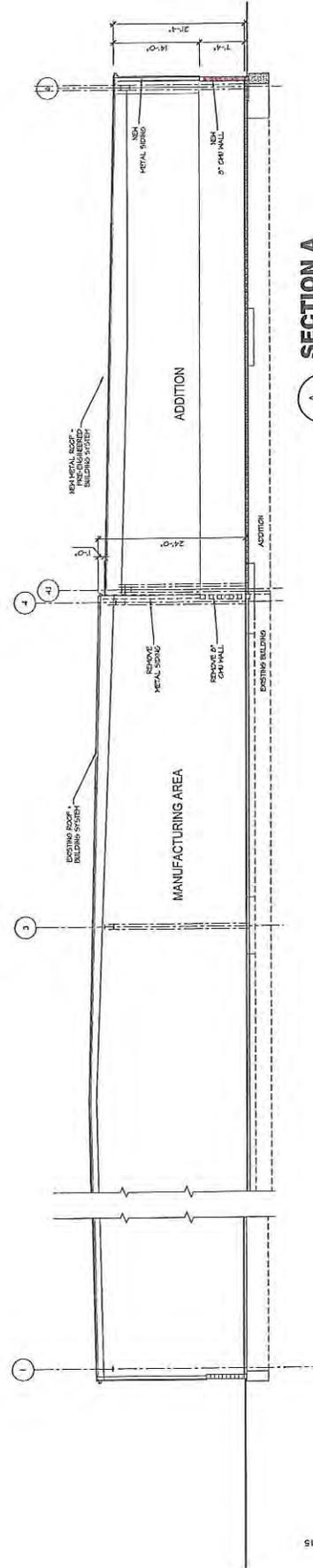
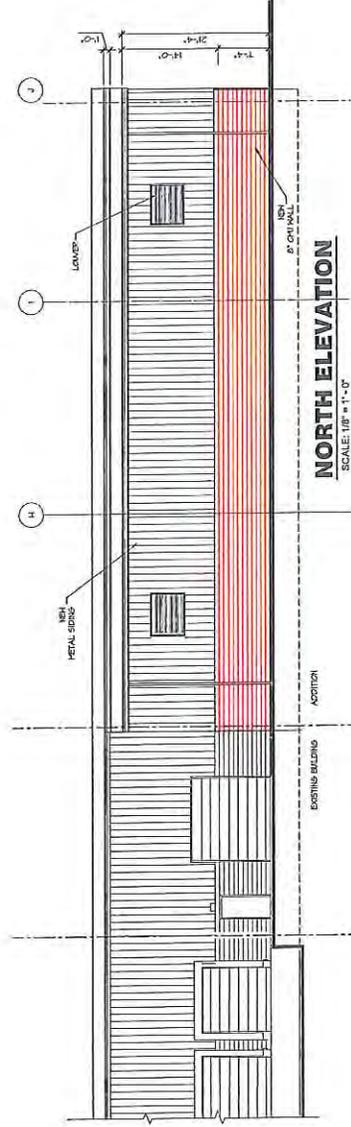
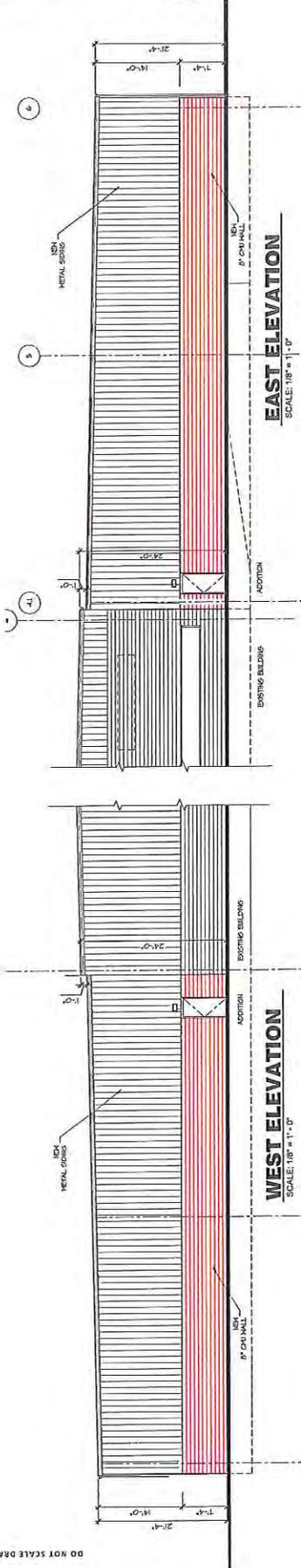


ISSUED FOR: DATE:
REVISIONS:
BY: DATE:
CHECKED BY: DATE:
APPROVED BY: DATE:

SECTIONS
ELEVATIONS

A3

PROJECT NUMBER:
500 - 2015





CARLISLE | WORTMAN ASSOCIATES, INC.

ZONING ORDINANCE UPDATE

CITY OF DEXTER

PROPOSAL
MAY 2015





We have reviewed the April 29, 2015 memorandum from Community Development Manager, Michelle Aniol, with regard to possible changes to the current City Zoning Ordinance. Ms. Aniol has provided an extensive analysis of the ordinance, suggesting possible changes in almost every section as outlined in the memorandum.

Some of the suggested changes are minor in nature and some are possibly more extensive and include work that we have previously submitted proposals to the City for. To address the more comprehensive nature of the issues raised, we propose the more comprehensive analysis and work plan as noted below.

We will work closely with the Planning Commission and City Council through the development of the ordinance. Regular interaction and communication via telephone, e-mail, and face-to-face meetings will help facilitate an updated zoning ordinance tailored to the City of Dexter and to address the issues raised by Ms. Aniol.

WORK PROGRAM

The following work program outlines the suggested approach our firm would undertake in revising the City of Dexter Zoning Ordinance.

TASK 1.0 ZONING ORDINANCE ASSESSMENT

- 1.1 Using Ms. Aniol's memorandum of April 29, 2015 as a starting point, evaluate the existing Zoning Ordinance.
- 1.2 Review Zoning Ordinance with consideration to the City Master Plan.
- 1.3 Meet with Planning Commission or sub-committee to review potential changes and prioritize those changes. (Meetings 1 and 2)
- 1.4 After completion of Task 1.0, provide a revised cost estimate for the ordinance amendments. This will be based on the priorities of the study group.

TASK 2.0 IDENTIFY NECESSARY AMENDMENTS

- 2.1 After review and prioritization of Task 1.0, provide assessment to Planning Commission with regard to organization, appearance, format, and content of the ordinance. Review proposed recommendations with Planning Commission or sub-committee. (Meeting 3)



TASK 3.0 DEVELOPMENT OF DRAFT ZONING REGULATIONS (BASED ON PRIORITIZATION)

Based on the results of Task 2.0 with the Planning Commission or sub-committee, draft sections of the ordinance will be completed and provided for review. We would propose analysis of three to four sections at a time in front of either the Planning Commission, or a sub-committee of the Planning Commission, and City Council. (Meetings 4-6)

TASK 4.0 FULL DRAFT FOR REVIEW

Following the meetings with study group noted in Task 3.0 above, a full draft of the Zoning Ordinance will be provided for review. The draft will incorporate all changes raised by the study group during Task 3.0.

The review of the full draft will occur over the course of two meetings. One full revision of the full ordinance will result from these meetings. (Meetings 7 and 8)

TASK 5.0 REFORMAT ZONING ORDINANCE

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 City in web-ready format. Present to Planning Commission.

TASK 6.0 PRESENT FULL DRAFT

Present full draft to Planning Commission to set for public hearing. (Meetings 9 and 10)



Based on the work program, we estimate a total cost of \$25,000. This includes all tasks noted in the work plan as well as meeting attendance as noted. This is a "not to exceed" cost, so assistance with City staff or the exclusion of updates to some of the sections outlined by Ms. Aniol would lower the total cost. As noted in Task 1.0 a revised cost estimate would be provided at the conclusion of the Zoning Ordinance Assessment based on the actual priorities of the group.

EXPENSES	RATE
Supplies, Prints, Mailing	cost + 20%

MEETINGS: Based on reviewing the full Zoning Ordinance, we plan approximately ten (10) meetings with the Planning Commission or sub-committee. Additional meetings will be billed at hourly rates.

PRINTING: The Carlisle|Wortman Associates, Inc. proposal includes the cost of three (3) bound copies of the final zoning ordinance, but all draft copies will be directly billed to the Township as an additional expense.

DELIVERABLES: A reformatted version of the updated Zoning Ordinance document as described in Task 5.0 along with three (3) bound hard copies will be provided to the City.



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 Hennessey 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

City of Dexter
 Planning Commission
 8140 Main Street
 Dexter, MI
 48130-1092

22 May, 2015

Re: 3441 Broad Street Savas Site

Dear Planning Commissioners,

My Husband and I have owned nearby property on Huron Street for 25 years and have concerns about the proposed use for the 3441 Broad Street site.

While I understand that a restaurant is an approved use under the existing VR zoning for the 3441 Broad Street site, it appears difficult for the additional requirements needed for a restaurant cited by the City of Dexter ordinance to be met.

I am specifically concerned about:

The setback for restaurant drive entrance not closer than 60 feet from the nearest street intersection.

12 parking spaces per 1000 square feet of floor space

Aesthetically placed Six foot high wall between restaurant and adjacent residentially zoned homes

Placement of Restaurant dumpster not closer than 20 feet from adjacent residences.

Placement of the required dumpster enclosure in the side or rear of the lot screened by 5 foot tall shrubs placed not more than 6 feet apart

Onsite lighting for the new building and parking area installation non invasive to adjacent properties *and noise shielding for refrigeration compressors on site*

Signage for the business placed so as to not interfere with line of sight on Broad Street adjacent driveways.

As property owners we would like to protect the quality residential neighborhood in that area. We believe that a restaurant could be a benefit to the area, but that the lot size and shape of this .284 acre parcel make placing a restaurant very difficult to do without having a negative effect on the neighbors.

Sincerely,



Linda and Mark Smith
 property owners of 8080 Huron Street
 4144 West Liberty Rd
 Ann Arbor, MI 48103

P.S.

I notice that the property information on the Dexter website shows this as

100% Homestead exempted by 2015. It is my understanding that this lot is vacant.

From: [Abby O'Haver](#)
To: manlol@DexterMI.gov
Subject: Proposed "Strawberry Alarm Clock" on Broad
Date: Thursday, May 28, 2015 9:44:54 AM

Michelle, I would like to submit my two cents on the proposal for the coffee shop on Broad Street. thanks!

To Whom it May Concern:

I am writing in regards to the proposed coffee shop business, Strawberry Alarm Clock, on Broad Street. I recently reviewed the plans at the Village Offices. As a homeowner and resident in the neighborhood (we live at 3294 Broad, corner of Broad and Fifth), I would like to voice my support of the proposed project.

From the architectural drawings, the proposed building appears to have been thoughtfully designed to compliment other renovated properties in the vicinity (in particular the Medical Tech company building across the railroad tracks). I agree with the concept that this area could become a "hub" for some interesting, creative and attractive development. With one or two nicely renovated properties in the area, it may well catch on and become increasingly attractive to other investors... or homeowners who may want to enjoy renovating an older home and living in a lovely "walk-able" community.

I am in support of a well thought out plan and an investor willing to put some time, though and money into the village. In this case, the coffee shop will be replacing a very deteriorated rental property, and is therefore an huge upgrade to the neighborhood.

I wish the investor well in this endeavor and hope to walk down the street soon for a latte or to meet up with a neighbor friend to enjoy this new space.

Best Regards, Abby O'Haver, 3294 Broad Street, Dexter

From: [Al Maghes](#)
To: maniol@dextermi.gov; [Debi Maghes](#)
Subject: Special land use 3441 Broad Street
Date: Wednesday, May 27, 2015 12:45:08 PM

May 28, 2015

I am writing to express my feeling on the development at 3441 Broad, Dexter, Michigan
I am very much opposed to the proposed restaurant/apartment project at
the subject address for the following reasons:

Traffic congestion from Huron, Third, and Broad going West and East bound. The triangle where these roads come together will cause a hazard for cars, pedestrians, and bikers. Commercial deliveries will be difficult and create traffic and parking issues.

Shortage of parking spaces and congestion: the computer company just north of this project already suffers from lack of parking and they are expanding putting more stress on limited parking spaces. The apartment dwellers, the restaurant personnel and management, and customers will over crowd this location.

Neighborhood compatibility. The 2 blocks on Broad on the North side is 100% residential. Putting a restaurant in this neighborhood will distract from that quality of life in a residential neighborhood. The movement in this area, is to restore and expand residential living in this area. The proposed building is not compatible with the residential homes in this area and will distract in quality and value of the adjoining and near properties. Noise and light pollution to area homes will occur and be negative to the neighborhood.

This project is too large for the smallest lot on Broad Street. All you see is a tall building, parking lot, dumpster, and a building that is not compatible with the prevailing neighborhood home designs.

This restaurant building compromises the historical nature and effect of the Historic Dexter Rail Station. The way this proposed building is designed and set, the building would block the rail stations sight line views from the West looking East from all who look and travel East on Broad. The neighborhood would be looking at the apartment windows, which is unsightly at best. Other sight lines for residents would be blocked so the restaurant patrons would be the only ones who enjoy the rail station and its setting.

The spirit of the zoning regulations is to protect the historic nature of the neighborhoods, and to maintain a sense of place in our communities. This project does not do that and should not be approved. This project should be in the Central Business District, not a residential neighborhood.

Al Maghes

8069 Third Street
Dexter, Michigan

I will not be able to attend the June 1 meeting because of a previous meeting schedule. I have a very strong feeling that this project should not be approved.



Greek Orthodox Church of Saint Nicholas

3109 Scio Church Road, Ann Arbor, MI. 48103 Phone: 734/332-8200 Fax: 734/332-8201 Rev. Father Nicolaos H. Kotsis

May 29, 2015

City of Dexter Planning Commission
Attention: Michelle Aniol

Dear Ms. Aniol,

My name is Fr. Nicolaos H. Kotsis of St. Nicholas Greek Orthodox Church in Ann Arbor. This note is concerning the proposal for the Strawberry Alarm Clock Café, Jack Savas proprietor, planned for Dexter. I have known Jack for the past 10 years since I was assigned to St. Nicholas in 2005.

I earnestly hope the Planning Commission will look upon this proposal with excitement and with the sense of opportunity. Jack has always been entrepreneurial in nature and the proposal will add to the vitality and uniqueness of Dexter (I love walking the streets and patronizing the businesses of downtown Dexter, by the way!).

We have quite a few parishioners who live in Dexter, and I'm sure they and many others from the parish will support Jack and his new business. Of course, that will also bring more attention to the other businesses downtown.

I offer my public support of Jack and his planned Strawberry Alarm Clock café and hope the honorable members of the City of Dexter Planning Commission will likewise support his proposal.

Sincerely and Respectfully,

Fr. Nicolaos H. Kotsis
Parish Priest



