



Michigan

OFFICE OF COMMUNITY DEVELOPMENT

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

PLANNING COMMISSION WORKSESSION
MASTER PLAN AMENDMENT – Review Oil/Gas Site Selection Maps

emption from local zoning. While we are not suggesting the school district would allow a well on their property it is worth raising this issue.

Potential Master Plan Amendments

As we have discussed, zoning ordinances should be based on and consistent with the Master Plan to ensure local regulations are consistent with long-term priorities identified through the community planning process. As you are aware, the current Master Plan does not specifically address oil and gas wells and associated ancillary uses. The following listing was partially derived from information obtained from the Olson, Bzdok & Howard law firm in consideration of amendments presented to Scio Township for oil and gas drilling operations. We have modified these suggestions into our initial recommendation of Master Plan amendments related to the regulation of oil and gas wells in the City of Dexter and their accessory structures and ancillary uses:

1. **Revise the Master Plan’s identification of existing community land uses and planned implementation strategies to reflect the City’s findings** that (a) there is an increase in oil and gas and other mineral leasing activity in the City and surrounding areas; and (b) these uses have significant health, safety, and welfare effects, as described in the moratorium resolution adopted by the City. We suggest the following modifications:
 - a. Add a bullet to “City Planning Initiatives” (page 12) which states: *The City of Dexter has experienced increased interest in oil and gas exploration and development, which the City will balance with other community goals for existing and planned land uses, including natural resource protection.*
 - b. Add a bullet to “Zoning Requirements” (page 87) which states: *Balance the increased interest in activities and land uses related or ancillary to oil and gas exploration and development with other community goals to ensure the uses occur in a manner consistent with other existing and planned uses, and in a manner that protects the open space, natural resource, recreation, and other priorities in the City.*
 - c. Add a bullet to “Zoning Adjustments” (page 88) which states: *Evaluate likely potential effects of mineral, sand and gravel, and oil and gas exploration and development, on the public health, safety, and welfare; and review existing zoning and other police power ordinances to ensure they balance the need for those uses with their effects on other existing and planned uses in a manner that furthers and protects community goals and priorities, including land use, land preservation and the protection of natural resources and water quantity and quality, transportation, and safety and community facilities and services.*

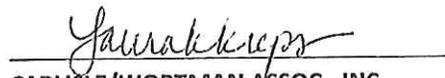
2. **Evaluate which districts and/or geographic areas in the City are most compatible with oil and gas exploration and development activities and lands uses, including ancillary uses and activities.** We suggest allowing such uses within the RD, Research and Development and LI, Limited Industrial districts as special land uses. Based on this recommendation, we suggest the following modifications:
 - a. Add a bullet to the list of appropriate uses for both Limited Industrial (page 45) and Research/Development (page 46) which states: *Oil and gas exploration and*

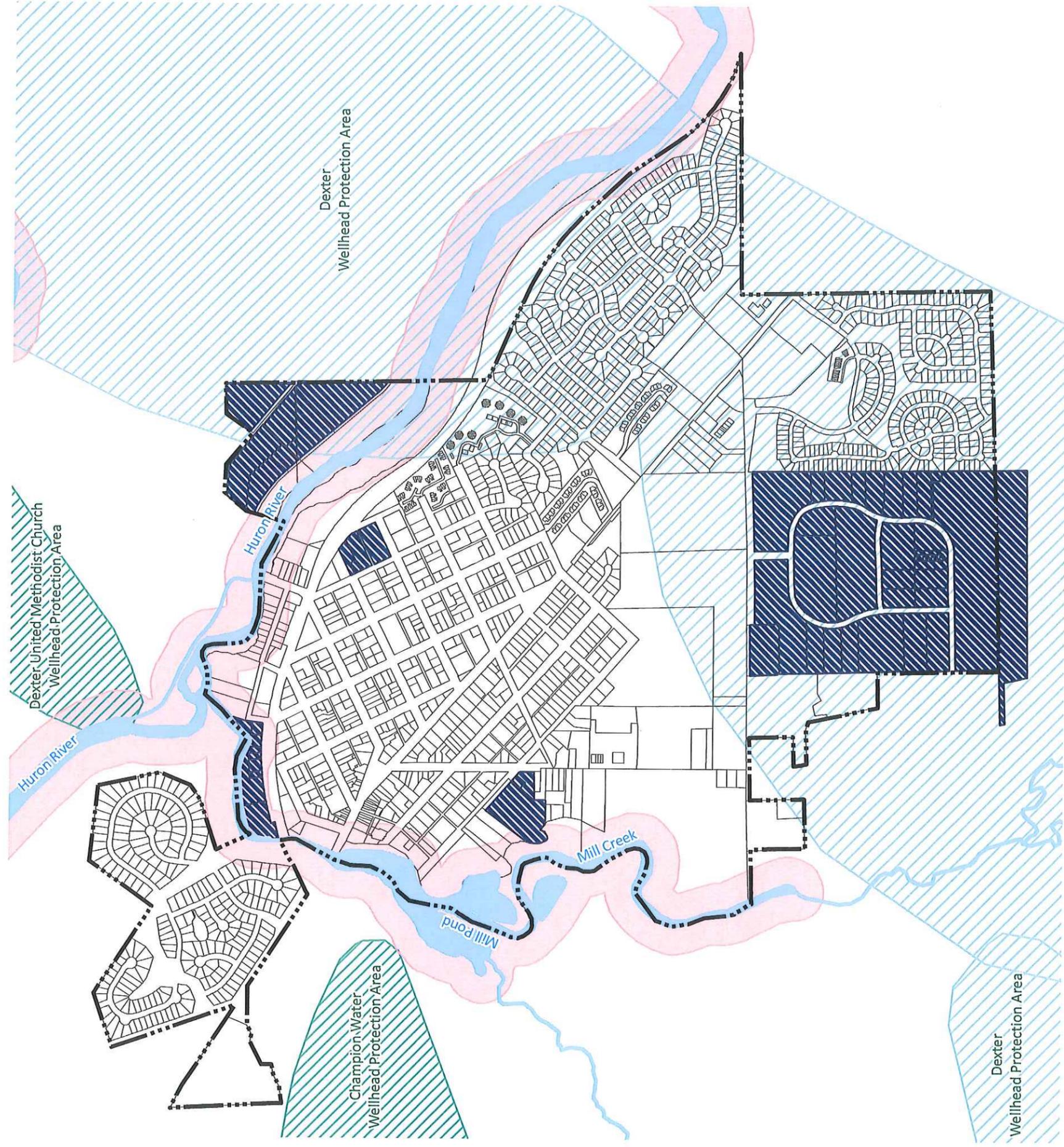
information regarding the likely effects of land uses on the public health, safety, and welfare, including the effects on the environmental and Township natural resources.

- g. The narrative provided for “Water Resources” (page 78) should be modified to state: *The Huron River and its largest tributary the Mill Creek encircle the City of Dexter. The Huron River constitutes primarily the norther border of the City, with some minor exceptions. The Mill Creek is the west border of the City, although a site condominium project (Westridge of Dexter) was also annexed beyond the Mill Creek. **It is essential to the health of these water bodies to conserve and protect water quality and quantity, and to regulate in a manner that recognizes that groundwater, springs, creeks, streams, lakes, ponds, and wetlands are a single interconnected hydrologic system.***
4. **Revise sections addressing the effect of oil and gas activities and uses on transportation and safety.** Specifically, sections relating to control of industrial truck traffic and road sue associated with oil and gas exploration / development or similar extractive activities, as well as the use and transport of potential pollutants or hazardous or dangerous materials, to protect rural character natural resources, residential and other incompatible land uses, and traffic or road conditions and public safety from over congestion or incompatible and harmful intensity or volume.
- a. Revise bullet #3 under “Transportation Objectives” (page 32) to read: *Evaluate the impact of traffic generated by existing development **and new or expanded land uses, including extractive uses, and work toward improvements, compatibility with other existing and planned uses, and safety** concurrent with new development and uses.*
 - b. Add a bullet under “Community Facility Objectives” (page 33) to state: *Evaluate impact of new development and new and expanded land uses on community services and facilities, such as police, fire, and parks, and work to ensure there are adequate regulatory tools and resources available to support new development and uses while protecting existing and planned uses and environmental quality, in particular where uses involve a higher risk of release, discharge, or spill of hazardous substances, pollutants, or similar substances.*
 - c. Add a bullet to “Zoning Adjustments” (page 88) which states: *Review ordinances to ensure the City requires sufficient disclosure of information and permits, with sufficient conditions, to allow the fire and police to provide an emergency response adequate to protect the public health, safety, and welfare to the spill or other release of hazardous or other dangerous substances or pollutants during transport or use.*

We look forward to reviewing the map and proposed Master Plan amendments at your July 6 Planning Commission meeting.


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


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



 Parcels zoned RD or I-1

 Open Water

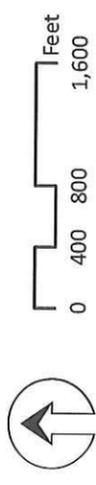
 300 foot buffer from Huron River and Mill Creek

 Type 1 Provisional Wellhead Protection Area

 Type 2 Provisional Wellhead Protection Area

SITE SELECTION #1 OIL & GAS ORDINANCE

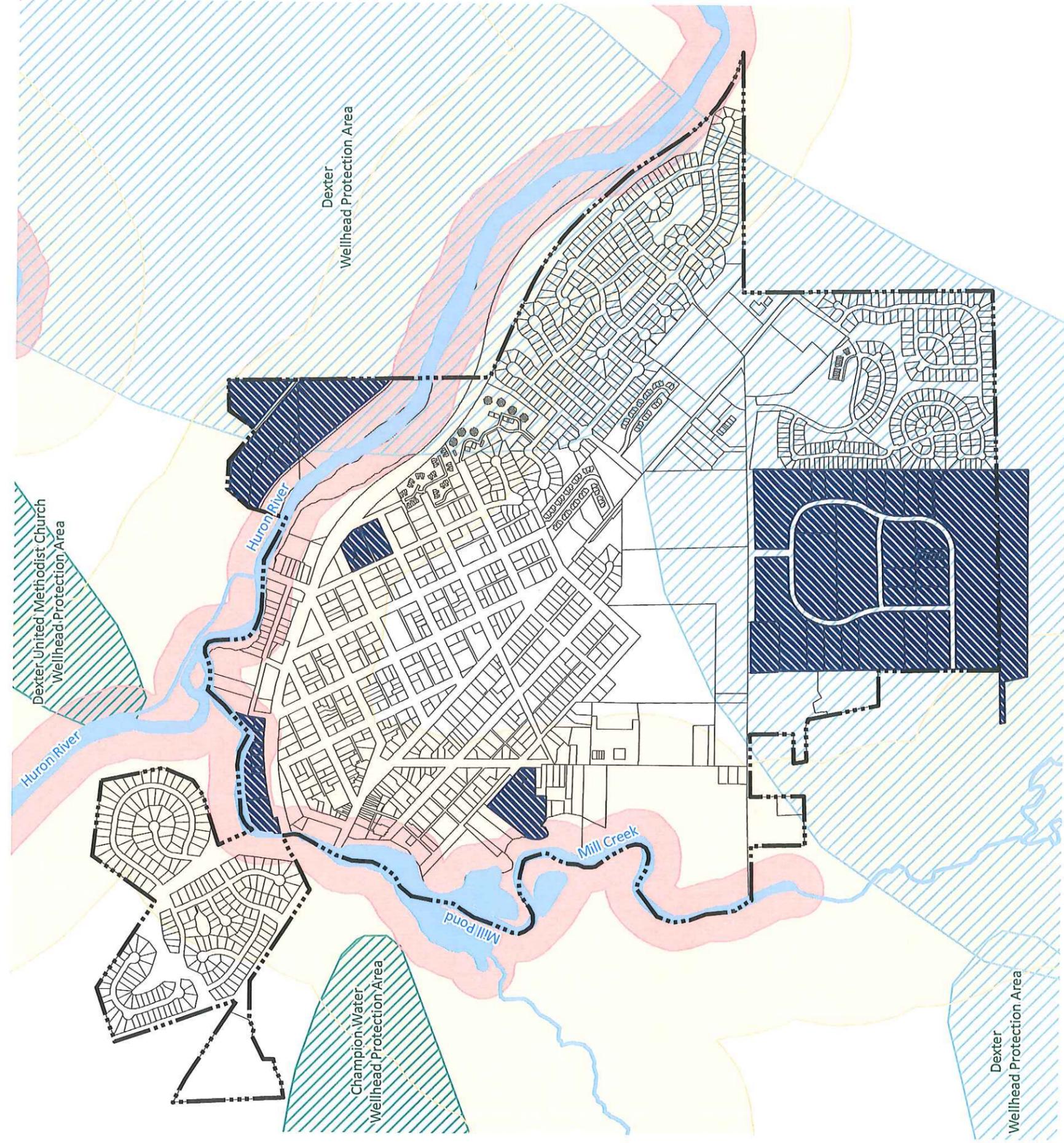
City of Dexter, Washtenaw County



Source: Washtenaw County GIS Program
Michigan GIS Open Date Portal

Carlisle/Wortman Associates
6-29-15





 Parcels zoned RD or I-1

 Open Water

 300 foot buffer from Huron River and Mill Creek

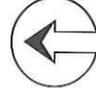
 1320 foot buffer from water

 Type 1 Provisional Wellhead Protection Area

 Type 2 Provisional Wellhead Protection Area

SITE SELECTION #2 OIL & GAS ORDINANCE

City of Dexter, Washtenaw County



Source: Washtenaw County GIS Program
Michigan GIS Open Date Portal

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6-29-15

