



CARLISLE

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

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MEMORANDUM

TO: City of Dexter Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: September 2, 2015

RE: Oil and Gas Regulations

Based on the comments of our last Planning Commission meeting we've revised the oil and gas "site selection map" for further deliberation. As you can see the restrictions we are contemplating limit the possible location for a gas well to the industrial zoned property north of the Huron River and south of W. Joy Road.

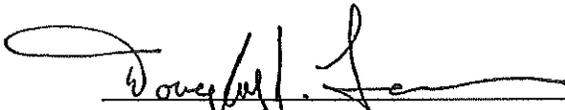
To address this potential restrictive nature of the criteria shown in the map, we could develop other options in a hierarchy similar to how we regulate cell towers and their locations. For example:

1. Oil and gas allowed as a permitted use on parcels zoned RD or I-1 after consideration of the buffers noted on the map. There will likely be other standards included in ordinance language as well. (As noted this results in only one location in the City.)
2. Oil and gas allowed as a conditional use on publically owned property not used for residential purposes under very strict circumstances, i.e. buffering from residentially zoned property, adequate environmental studies, nuisance, and other applicable studies being completed.

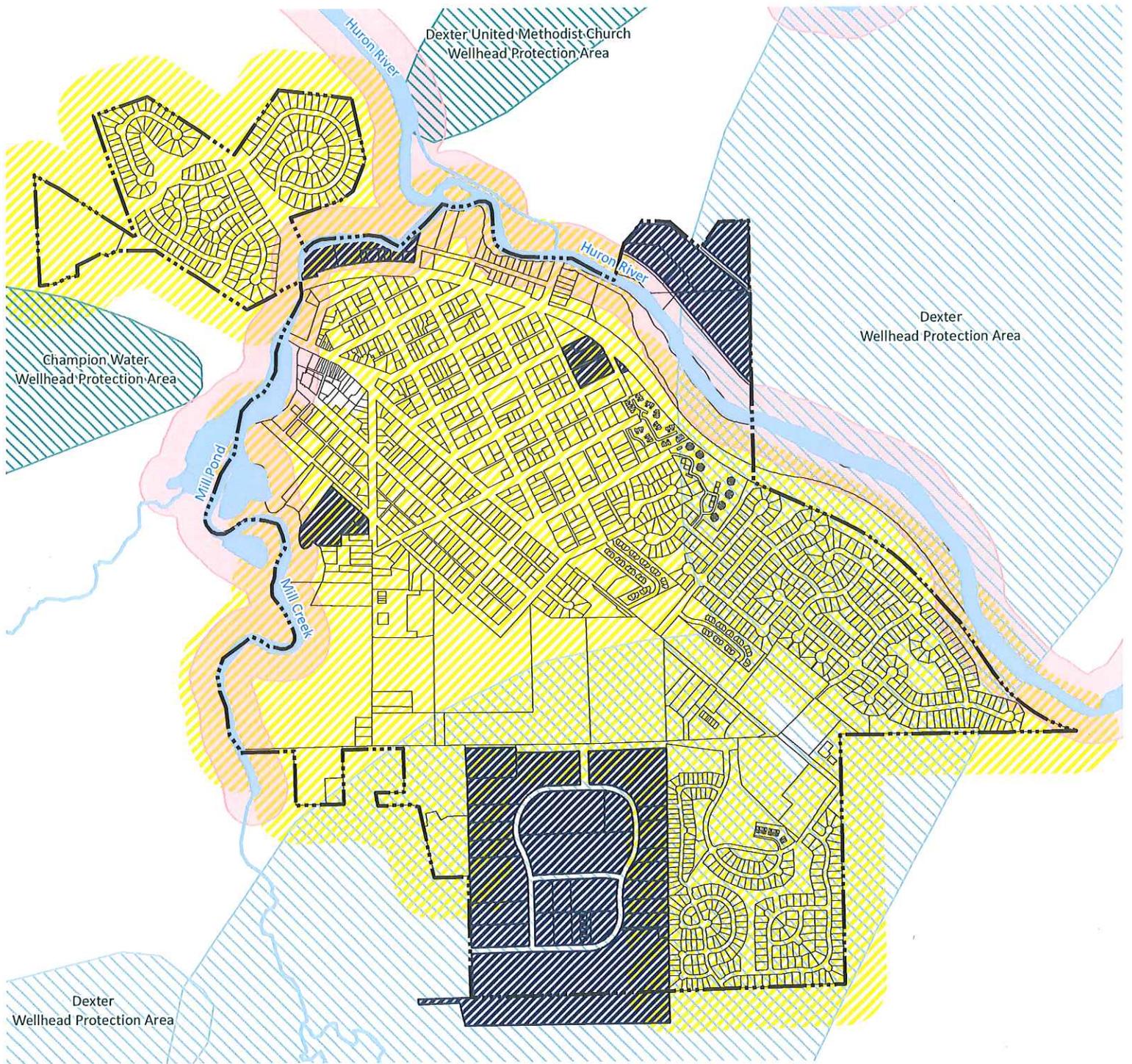
This would allow other areas to be considered for oil and gas facilities within the City after careful review and approval by both the Planning Commission and City Council. As a conditional land use the approval is discretionary not permitted by right.

3. Consideration of other less restrictive standards. Reduced setbacks, etc.

At our meeting on the 8th we will also be bringing in draft language with regard to height, nuisance control, etc. for discussion with the group. Should you have any questions before that time please don't hesitate to call.



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

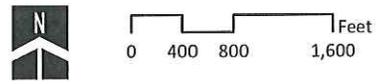


-  Parcels zoned RD or I-1
-  Open Water
-  300 foot buffer from Huron River and Mill Creek
-  Type 1 Provisional Wellhead Protection Area
-  Type 2 Provisional Wellhead Protection Area
-  450 foot buffer from parcels zoned Residential

SITE SELECTION #1

OIL & GAS ORDINANCE

City of Dexter, Washtenaw County



Source: Washtenaw County GIS Program
Michigan GIS Open Date Portal



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MEMORANDUM

TO: City of Dexter Planning Commission
Michelle Aniol, Community Development Manager

FROM: Doug J. Lewan, City Planner
Laura K. Kreps, City Planner

DATE: September 2, 2015

RE: Zoning Ordinance Update #2 – Statutory Updates / Review of Uses / PUD / Landscaping/
Lighting

As discussed at the last Planning Commission meeting, we have further reviewed the existing zoning regulations as they related to statutory updates, district uses, Planned Unit Development, landscaping, lighting and signage. These items have been noted as priority items in the Zoning Ordinance update. As such, we provide the following additional information for your review and consideration. We look forward to discussing these items with you at the upcoming work session before the September 8th Regular Planning Commission meeting.

Required Statutory Updates:

- **Public Notification Procedures:** Currently, pre-2006 public notification guidelines are provided in Section 8.02b. These should be updated as a general provision that can be referenced in the appropriate sections of the document: special land use; PUD, amendments, etc. Public notification procedures were updated in the Michigan Zoning Enabling Act enacted in 2006.
- **Adult / Child Group and Foster Homes:** Similarly, adult foster care facilities and family or group child care homes are also regulated by the Michigan Zoning Enabling Act. These uses will need to be defined, and provided as permitted and special land uses based upon the number of people they serve as required.
- **Wireless Communication Facilities:** Statutory requirements regarding Wireless Communication Facilities were updated in 2012. These regulations will also need to be reflected in Ordinance language.

Review of Permitted and Special Land Uses:

Review of each district should be completed by the Planning Commission. In reviewing each district, Commissioners should be asking - Are all uses represented? Are there uses that are no longer applicable to the district?

Based on our initial review, we point out the following items for discussion purposes:

- Should public parks/playgrounds be listed as a permitted or special land use in the R-1A and R-1B districts?
- Should family day care homes and outdoor eating areas be allowed as permitted or special uses in the VR district?
- Signs are listed as a permitted use in the RM, C-1, PB, VC, CBD, I-1, and RD districts – this should be omitted unless the intent is to allow signage on a property without a principal structure being present.
- Parking is also listed as a permitted use in the C-1, PB, VC, CBD, I-1, and RD districts – this should be omitted unless the intent is to allow parking lots without a principal structure being present.
- We question why “Restaurants, Carry-out” are a special land use in the CBD. “Restaurants, Sit down” are a permitted use.

Planned Unit Development

The current PUD language will need to be updated and reorganized. As currently written, an applicant is required to complete four (4) stages of review and approval (three (3) of which require a recommendation from the Planning Commission and final approval by the City Council). These four (4) stages of review essentially require seven (7) meetings of the applicant: pre-application meeting; Area Plan-Planning Commission / City Council; Preliminary Site Plan –Planning Commission/City Council; and Final Site Plan-Planning Commission / City Council.

We propose replacing the “Area Plan” review with an optional conceptual plan review. This conceptual review will allow the applicant to receive feedback from the Planning Commission and City Council regarding the proposed project without either body making a recommendation or taking final action. This initial step will be optional, the review process could be reduced by two (2) meetings should applicants choose not to participate in this initial step.

Further, the Planning Commission will need to consider whether continuing to allow PUD development as an overlay district is warranted, or if PUDs should be treated as a rezoning. Either way is acceptable; however, utilizing PUD as a zoning district will simplify the zoning map further.

Landscaping

Refinement and reorganization of the existing landscaping regulations has been noted as a priority. In addition, we will provide additional and improved graphics to reduce the amount of interpretation necessary by staff, the Planning Commission, and applicants.

Exterior Lighting

This section also requires further review and reorganization. Specific acceptable lighting types for pole- and wall-mounted fixtures may want to be included in the regulations. This will aid applicants in choosing an acceptable style that meets the restrictions of the Ordinance.

Signs

Prior to commencing any work on the sign ordinance, we would like to conduct a workshop with the Planning Commission and City Council for input. This joint effort will help us to determine necessary amendments. However, based upon the information we have received regarding the Reed v. City of Gilbert decision, additional research and consideration regarding signage will need to be conducted prior to holding the joint meeting.

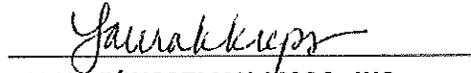
We look forward to discussing these items with you at the September 8, 2015 work session.

Sincerely,

CARLISLE/WORTMAN ASSOCIATES, INC.



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



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

Cc: File



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MEMORANDUM

TO: City of Dexter Planning Commission
Michelle Aniol, Community Development Manager

FROM: Doug J. Lewan, City Planner
Laura K. Kreps, City Planner

DATE: September 2, 2015

RE: Zoning Map Amendments

As requested, we have completed the update to the City's Zoning Map. Revisions to the map include the following:

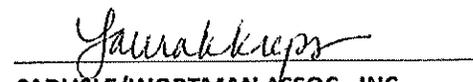
- Annexed Dextech property has been added.
- Other recent (since 2009) property rezonings.
- Correcting properties that had been portrayed having split-zoning.
- Labeling all roads, railroads and water bodies.
- Update the presentation of the overlay districts for enhanced readability.

We look forward to discussing any additional revisions / comments at the September 8, 2015 work session.

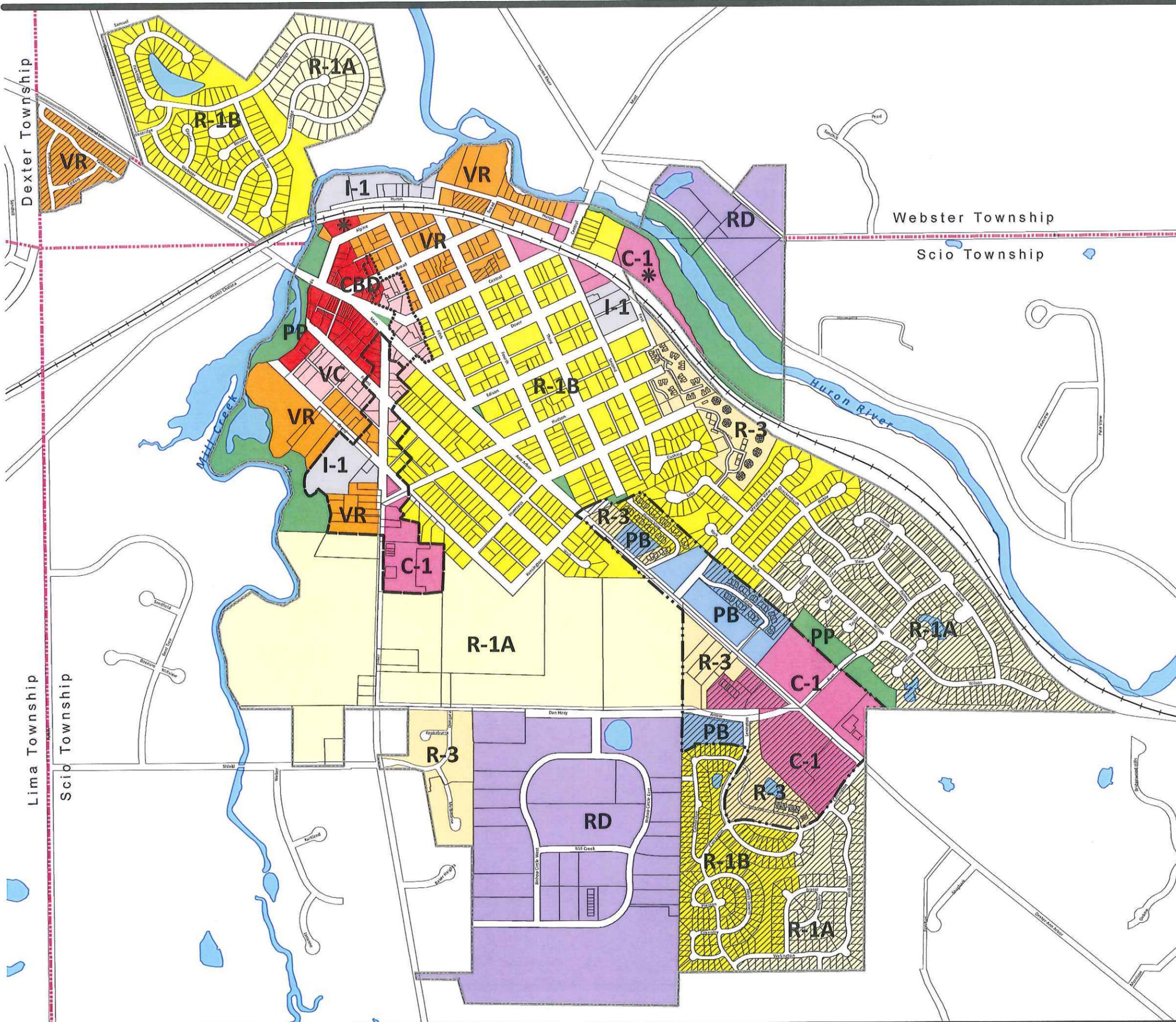
Sincerely,

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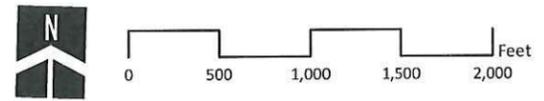
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- R-1A One Family Residential – Large Lot
- R-1B One Family Residential – Small Lot
- R-3 Multiple Family Residential
- VR Village Residential
- C-1 General Business
- VC Village Commercial
- CBD Central Business District
- PB Professional Business
- RD Research & Development
- I-1 Limited Industrial
- PP Public Park
- PUD
- Heritage Overlay
- Baker Road Corridor Overlay
- Dexter-Ann Arbor Road Corridor Overlay
- * Properties with Conditional Zoning

ZONING DISTRICTS MAP

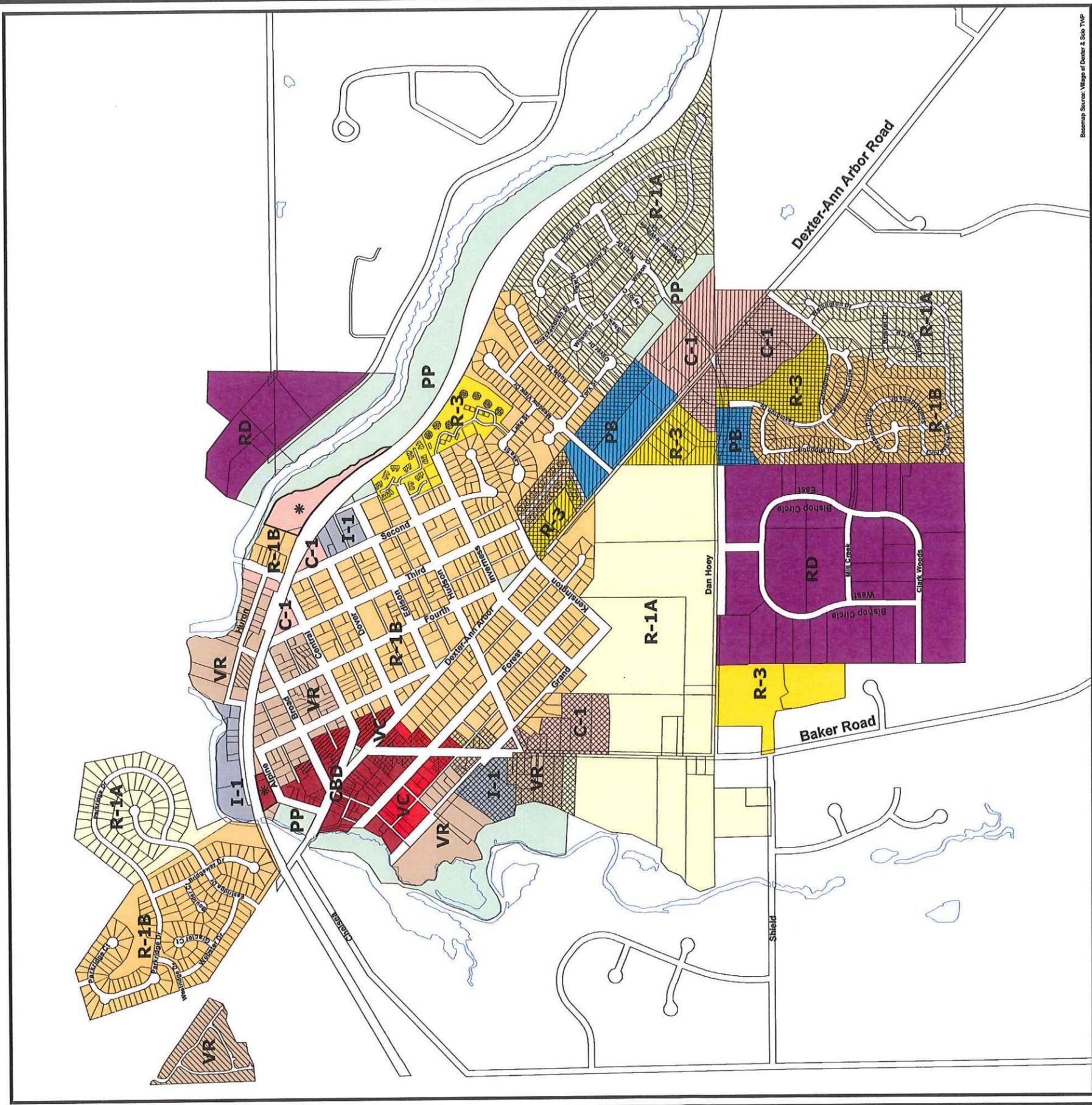
City of Dexter
Washtenaw County, Michigan



Source: Washtenaw County Data



Village of Dexter, Michigan



Basemap Source: Village of Dexter & S&B TWP

Zoning Districts

- R-1A One Family Residential - Large Lot
- R-1B One Family Residential - Small Lot
- R-3 Multiple Family Residential
- VR Village Residential
- C-1 General Business
- VC Village Commercial
- CBD Central Business District
- PB Professional Business
- RD Research & Development
- I-1 Limited Industrial
- PP Public Park

- Baker Road Corridor Over Lay District
- Dexter-Ann Arbor Road Corridor Over Lay District
- PUD's within Dexter-Ann Arbor Road Corridor Over Lay District
- PUD Planned Unit Development
- HOD Historic Overlay District
- * Conditionally Rezoned

Zoning Map



February 2009