CITY OF DEXTER
PLANNING COMMISSION
WORK SESSION
MONDAY, SEPTEMBER 8, 2015

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:11 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

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

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

II. OIL AND GAS AMENDMENTS TO ZONING ORDINANCE

Doug Lewan of Carlisle-Wortman Associates reviewed the progress that has been made with regard to the proposed Oil and Gas Amendments to the Zoning Ordinance. Mr. Lewan stated that the addition of the 450 ft. residential buffer would only leave a few sites in the City that would allow for drilling use. Mr. Lewan stated that the drilling use could be regulated similar to cell towers. The Planning Commission directed Mr. Lewan to move forward with developing appropriate language for the amendments based on the discussion.

III. ZONING ORDINANCE UPDATE

Doug Lewan of Carlisle-Wortman Associates reviewed the progress that has been made with regard to the Zoning Ordinance update. Mr. Lewan led discussion on statutory updates, special land uses and permitted uses, streamlining PUD requirements, landscaping, and signage. Mr. Lewan requested that Planning Commissioners review zoning districts and the list of permitted uses and to provide comments.

Michelle Aniol provided an update regarding a Supreme Court case involving temporary signage. Ms. Aniol stated that she had attended a meeting with the City Attorney and Carlisle-Wortman Associates to discuss the ramifications of the lawsuit. Mr. Lewan stated that the lawsuit would need to be taken into consideration during the signage portion of the Zoning Ordinance update.

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IV. ZONING MAP UPDATES

Doug Lewan of Carlisle-Wortman Associates provided a brief overview of changes that had been made to the Zoning Map. The changes included adding annexed property, corrected split zoning, labelled water bodies, and clarified overlay districts. Mr. Lewan provided a copy of the Zoning Map to the Planning Commission.

V. ADJOURNMENT

Planning Commission Chairman Matt Kowalski closed the meeting at 7:05 PM.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager, City of Dexter Approved for Filing: _____

CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 8, 2015

I. CALL TO ORDER ANDROLL CALL:

The meeting was called to order at 7:10 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

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

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

II.APPROVAL OF THE MINUTES

1. Regular Meeting – August 3, 2015

Motion Smith; support Donaldson to approve the minutes of the Regular Meeting of August 3, 2015as presented with the following changes:

- Reports, Ex-Officio Report, second bullet point, change Mr. Smith's suggestion to "provide additional space for a second entrance to the Industrial Park."

Unanimous voice vote approval with Phillips and Schmid absent.

III.APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Phillips and Schmid absent.

IV.PUBLIC HEARINGS

A. SLU #2015-02 Beer Grotto Outdoor Seating Area.

Ms. Aniol provided a report for Beer Grotto outdoor seating. The report indicated that the Beer Grotto was requesting outdoor seating of 6 bistro tables and 21 seats. A 5 ft. unobstructed pedestrian aisle would be required, but outdoor seating areas are permitted in the CBD, and it is consistent with other locations. Ms. Aniol reviewed standards and hours of operation.

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Phil Blasse, Beer Grotto General Manager, introduced himself. Mr. Blasse indicated that he felt that the outdoor seating area would be good for Dexter and good for his business.

Planning Commission Chairman Matt Kowalski opened the public hearing at 7:23 PM.

No Public Comment

Planning Commission Chairman Matt Kowalski closed the public hearing at 7:24 PM.

Commissioner Donaldson expressed concern regarding the traffic coming out of the Dairy Queen parking lot. Discussion regarding the flow of traffic in and out of the Dairy Queen parking lot followed.

Concerns were raised regarding the location of the stanchions in the right-of-way and the possibility of cars swiping the stanchions.

Motion Donaldson; second Carty that based on the information provided at the September 8, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council APPROVE the Special Land Use application for the Outdoor Seating at the Beer Grotto, located at 8059 Main Street.

Ayes: Donaldson, Stewart, Heatley, Stoner, Carty, Smith, and Kowalski
Nays: None
Absent: Phillips and Schmid
Motion carries

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

None

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

- The Final Target Market Analysis report would be presented on October 7th at 5:00 PM at the Dexter District Library. All board and commission members are invited to attend.
- The downtown development Request for Qualifications has been reviewed, and the sub-committee liked all three proposals. They have scheduled interviews with all of the applicants for September 29th at 5:00 PM.
- There were additions to the packet for the Planning and Zoning News. There is an article that discusses the "missing middle," which is relevant to the Target Market Analysis.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII.OLD BUSINESS

None

IX. NEW BUSINESS

A. #2015-03 SPR Dan Hoey Medical Building, Final site plan review of a proposed medical office building on vacant property on the south side of Dan Hoey Road, west of Lexington Dr. Discussion and possible action.

Michelle Aniol presented the item to the Planning Commission. Ms. Aniol discussed the review standards, which included lighting, screening, and landscaping for the building to be located at 7444 Dexter Ann Arbor St. The applicant, Steve Brower, provided an update to a request for modification of the landscape requirements. The Commission discussed the landscape modification request.

Motion Smith; second Carty that based on the information provided at the September 8, 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 the Final Site Plan for the medical office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive, subject to the following conditions:

1. A reduction in the number of required loading spaces from 3 to 1, and the location of the loading spaces must be identified on the plan;
2. Signage and pavement markings for the loading space must be added;
3. The substitution of 4 deciduous trees and an additional 15 shrubs (45 total) or the 3-fot high decorative fence or masonry wall to screen the parking lot from the road;

4. Require an upright evergreen screen to be provided on the south and east sides of the generator/transformer, in place of the proposed deciduous shrubs;
5. Remove proposed building and ground mounted signage from the plan, and add a notation to the plan that indicates all future signage shall conform to current regulations in the City's Zoning Ordinance;
6. Recommendations cited in the OHM review letter dated August 25, 2015; and
7. Recommendations cited in the DAFD review letter dated September 1, 2015;
8. Allow landscape buffer on the southern property line to be phased in two phases, with phase one being installed adjacent to lots 1 – 6 immediately, and phase 2 adjacent to lots 7 – 11 at a later date.

Ayes: Stewart, Heatley, Stoner, Carty, Smith, Donaldson, Kowalski
Nays: None
Absent: Phillips and Schmid
Motion carries

B. Northern United Brewing Company, discussion and possible action to determine if on-site dining as an accessory use is a principal permitted or a special land use in the RD Research Development District.

Michelle Aniol presented the item to the Planning Commission. Discussion focused on amount of floor space used for manufacturing operations versus on-site dining, trip generation, and compatibility.

Motion Carty; second Stewart pursuant to Article 3, Section 3.07, the Planning Commission has determined that Northern United Brewing Companies (NUBC) request to permit an expansion of the existing tasting room to include a dining area, which together would not exceed 15% of the total gross floor area of the existing NUBC facility, located at 2319 Bishop Circle East be considered a COMPATABLE USE within the RD Research and Development District. Furthermore, the Planning Commission has determined the proposed dining area shall be considered a SPECIAL LAND USE. In making this determination, the Planning Commission has considered characteristics such as background and history, industry economics, land use, hours of operations, traffic generation, and site improvements, as well as the accessory nature of the dining area to beverage manufacturing and food production, subject to the following conditions:

1. Link the special land use to the brewery use, with standards to be provided by staff based on the San Diego model.

Ayes: Stewart, Heatley, Stoner, Carty, and Kowalski
Nays: Smith and Donaldson
Absent: Phillips and Schmid
Motion carries 5 - 2

X.PROPOSED BUSINESS FOR NEXT AGENDA

A. Regular Meeting

i. Zoning Ordinance Update

ii. Special Land Use for On-Site Dining

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

XII.ADJOURNMENT

Motion Smith; support Heatley to adjourn at 9:07 PM.

Unanimous voice vote approval with Phillips, and Schmid absent.

XIII.COMMUNICATONS

None

Respectfully submitted,

Justin Breyer
Assistant to the City Manager, City of Dexter Approved for Filing: _____

The City of DEXTER Michigan

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

STAFF REVIEW

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

From: Michelle Aniol, Community Development Manager
Re: #2015-03 Expansion of the Tasting Room to include a Dining Area at 2319 Bishop Circle E
Applicant: Northern United Brewing Company (NUBC), Jon Carlson, representing

Zoning: RD Research and Development District
Date: October 2, 2015

PROPOSAL

Northern United Brewing Company (NUBC) submitted an Application for Special Land Use for an expansion of its tasting room to include a dining area. The proposed dining area would be known as NULL 2. NULL stands for Northern United Liquid Libations. The area of the proposed dining area measures 4,331.25 sq. ft., or 6% of the 68,000 sq. ft. facility. The area of the existing tasting room, known as NULL Tap Room, is 5,820 sq. ft., which is 9% of NUBC's entire facility. Together, the total area of the existing taproom and proposed dining area would be 10,151.25 sq. ft., or 15% of the NUBC facility.

BACKGROUND

On September 8, 2015, following the process set forth in Section 3.07, Uses Not Otherwise Included within a District, the Planning Commission determined the expansion of the tasting room to include a dining area, at Northern United Brewing Company, which together work not exceed 15% of the total gross floor area of the existing NUBC facility, located at 2319 Bishop Circle E is a compatible use within the RD Research and Development zoning district. Furthermore, the Planning Commission determined the proposed dining area is permitted in the RD zoning district as a special land use, subject to the following conditions:

1. Link the special land use to the brewery use, with standards to be provided by staff based on the San Diego model.

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 City's land use goals and objectives as stated in the City Master Plan.
- Regulate the use of land on the basis of impact to the City overall and adjacent properties in particular.
- Promote a planned and orderly development pattern which ran 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 City.

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 CONSIDERATIONS

Staff has reviewed the proposed special land use with respect to the general review standards listed in Section 8.03 of the Zoning Ordinance, and offers the following comments for your consideration:

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

According to the Master Plan the goal for industrial development is to promote quality, job producing economic development with the City that serves the needs of residents. Objectives to meet this goal focus on responsible use of land, good stewardship of natural features and resources, quality site and building design, redevelopment of brownfield sites, future growth and expansion of Dexter Business and Research Park, promotion and coordination of activities aimed at improving the business climate within the City, fostering job creation, minimizing negative impacts on non-industrial areas, and collaboration with the MEDC and Ann Arbor SPARK.

The Future Land Use Map in the current Dexter Master Plan classifies the subject site as Research Development. The intent of the Research Development land use classification is to provide a diverse range of wholesale, parts assembly, high-tech industry, research facilities, laboratories and light fabrication operations.

The proposed operation will employ twelve (12) people, according to materials submitted by the applicant.

The proposed use would be accessory to the principal use, a microbrewery operation. NUBC is a craft/artisan brewer. The craft/artisan brewing process is the embodiment of research and development, testing and production. The proposed restaurant is an extension of this process. For the proposed restaurant, NUBC will develop a creative and distinctive menu of food fare designed to compliment the main attraction – its sour oak-aged ales and craft beers.

The proposed use is consistent with the goals, objectives and intent of the Master Plan.

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

Property in DBRP is zoned RD Research Development District. According to Section 17.02, sub-section B of the Zoning Ordinance, principal permitted uses in the RD District included manufacturing, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, non-animal agricultural products, hardware and cutlery, tools, die, gauge and machine shops. Uses such as, smelting or other similar processing of raw ores and metals, petroleum products and products with petroleum bases, from asphalt to perfume, and slaughtering and/or processing of animals and animal parts are not permitted. Therefore expansion of food production is a permitted use in the RD District.

Other uses listed in Section 17.02, sub-section B, as being permitted within the RD District, include printing operations, laboratories, storage of materials to be used on site and of products made on-site, testing facilities, retail/showroom for goods manufactured on site or in conjunction with site operations, not to exceed 15% of the total gross floor area; and accessory uses.

As stated previously, the Planning Commission determined the proposed use, which together with the tasting room, would not exceed 15% of the total gross floor area of the existing NUBC facility, is a compatible use within the RD Research and Development zoning district.

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.*

Hours of operation would be 11 am to 11 pm seven days a week. The proposed use measures 4,331.25 square foot. Total seating would accommodate 109 occupants. The proposed use will not increase or produce negative environmental impacts, noise, vibration, glare, air quality, drainage, views, aesthetics or property values. In regards to traffic staff consulted the Institute of Traffic Engineers (ITE) Trip Generation Manual. The ITE Manual does not have a category for a "restaurant with bar", or a "tasting room" and/or "dining area within a brewery. Therefore, the standard for a quality restaurant is used for this review.

The ITE average daily traffic (ADT) count for a quality restaurant is 89.95 trips per 1,000 square feet of gross floor area. When that standard is applied, the proposed use would generate approximately 390 vehicle trips per day. Whereas, application of the specialty retail standard (40.67 trips per 1,000 square feet of gross floor area) would produce 236 vehicle trips per da. It must be noted, using the quality restaurant standard is not an apples to apples comparison. It's logical to conclude the proposed use is likely to produce between 236 and 390 vehicle trips per day. The ADT count in the Dexter Business and Research Park is 6,430. The proposed use would generate between 2.7 and 6% of the ADT in the DBRP.

D. *The Special Land Use will not significantly impact the natural environment.* No additional impacts to the natural environment are anticipated since the site is already developed.

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 currently served adequately by public facilities and services. Currently, NUBC is in the process of implementing a supplemental treatment system that would significantly reduce the waste strength and utilize the waste to generate electrical and gas utilities on-site. This new treatment system secured the company a $200,000 grant from the Michigan Department of Agriculture and Rural Development (MDARD), and is expected to reduce biological oxygen demand and total suspended solids ("TSS") discharged to the City treatment plant to below the permitted levels.

The applicant will be required to pay any utility capital charges resulting from the change of use and intensity of use, if applicable. Additionally, the applicant will be required to install grease, oil, and sand interceptors, in accordance with Article IV, Sewer Service, of the City of Dexter Code of Ordinances.

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.*

The proposed use is not expected to make vehicular and pedestrian traffic no more hazardous than is normal.

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 proposed use will be located within an existing structure and is not likely to discourage future development and use of land/building within the DBRP, or unreasonably affect property values.

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

According to the McDonald Center at the University of Notre Dame, having food in ones stomach will help slow down the processing of alcohol. The proposed use would not produce negative impacts to the health, safety, or welfare to the public.

ADDITIONAL SPECIAL LAND USE STANDARDS

As sited above, the Planning Commission determined an additional set of standards needed to be established when considering the proposed use in a microbrewery, in the RD zoning district. The following standards are offered for consideration:

Proposed Definition:

- A microbrewery means a facility that produces in total less than 60,000 barrels of beer per year. It may include a tasting room, restaurant and retail space for on and off-site consumption.

  This definition reflects the definition used by the State of Michigan for licensing.

Proposed amendment to Tasting Room definition:

- A tasting room is an establishment that allows customers to taste samples of wine, beer or other alcoholic beverage manufactured on site or that has a State of Michigan issued liquor license as a tasting room. A tasting room may include wine, beer, or other alcoholic beverages and related item sales, marketing events, special events, entertainment, and/or food service. Food service may include a restaurant. Establishments that are classified by the State Liquor Control Board as bars, nightclubs, taverns, restaurants or Class C liquor licenses are not included within this definition.

Proposed Special Use Standards:

- In the RD zoning district, microbreweries shall have a minimum of 12,000 square feet of gross floor area, and may be permitted to have tasting room and/or restaurant, as an accessory use, subject to applicable state and local regulations. The square footage of the accessory tasting room and/or restaurant shall not exceed 15% of the gross floor area of the microbrewery facility.

  NUBC is licensed by the State of Michigan as a microbrewery. The NUBC facility is 68,000 square feet. It would meet the minimum gross floor area standard proposed above. The existing tasting room measures 5,820 sq. ft., which is 9% of the NUBC facility. The proposed dining area measures 4,331.25 sq. ft., or 6% of the facility. The total area of the tasting room and proposed dining area would not exceed 15% of the gross floor area of the NUBC facility.

CONCLUSIONS

1. The proposed use is consistent with the goals, objectives and intent of the Master Plan.
2. Expansion of the tasting room to include a dining area is a compatible use within the RD Research and Development zoning district.
3. The proposed use will not increase or produce negative environmental impacts, noise, vibration, glare, air quality, drainage, views, aesthetics or property values.
4. The proposed use would generate between 2.7 and 6% of the ADT in the DBRP.
5. No additional impacts to the natural environment are anticipated.

6. The site is currently served adequately by public facilities and services.
7. NUBC is implementing a supplemental treatment system that will significantly reduce the waste strength and utilize the waste to generate electrical and gas utilities on-site.
8. The proposed use may result in utility capital charges.
9. The purposed use is subject to the requirements of Article IV, Sewer Service, of the City of Dexter Code of Ordinances.
10. The proposed use is not expected to make vehicular and pedestrian traffic no more hazardous than is normal.
11. The proposed use will not produce negative impacts to the health, safety, or welfare to the public.
12. The current NUBC facility meets the minimum gross floor area for a microbrewery.
13. The total area of the tasting room and proposed dining area would not exceed 15% of the gross floor area of the NUBC facility.

SUGGESTED MOTIONS – Expansion of Tasting Room to include a Dining Area

Based on the information provided by the applicant and staff at the October 5, 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 an expansion of the tasting room at Northern United Brewing Company (NUBC), located at 2319 Bishop Circle E, to include a restaurant, subject to the following conditions:

1. The total area of the tasting room and proposed dining shall not exceed 15% of the gross floor area of the NUBC facility;
2. Sewer discharge must be at or below permitted levels, and
3. Amendments to the zoning ordinance shall be adopted to include the definition of a microbrewery and special land use standards, as cited herein.

OR

Based on the information provided at the October 5, 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 an expansion of the tasting room at Northern United Brewing Company (NUBC) to include a restaurant, to allow the applicant more time to address the following:

1. _____
2. _____
3. _____

Please feel free to contact me prior to the meeting if you have any questions.

Thank you.

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From: Donald Dettling
To: maniol@dextermi.gov
Cc: cnicholls@dextermi.gov
Subject: Re: NUBC Kitchen/Dining Expansion
Date: Tuesday, July 28, 2015 9:57:20 AM

Michelle

Please allow this e-mail as our review of this project. As this is a interior project DAFD has no concerns or issues with this project.

Should you require a letter on DAFD letterhead I would be happy to provide, but I cannot make your deadline.

Regards:

Donald Dettling
Captain/Fire Inspector
Dexter Area Fire Department
8140 Main St.
Dexter, MI 48130
O (734) 426-4500
F (734) 426-8537
C (734) 216-4002
E dcdettling@dexterareafire.org
E dexterfireduck@aol.com

-----Original Message-----
From: Michelle Aniol <maniol@dextermi.gov>
To: dexterfireduck <dexterfireduck@aol.com>
Sent: Wed, Jul 22, 2015 9:58 am
Subject: NUBC Kitchen/Dining Expansion

Inspector Dettling,
Attached you will find NUBC's expansion plans for a kitchen and dining area. A hardcopy is waiting for you at the front counter.
Could you get me your review by Tuesday, July 28th? Thanks!

Michelle Aniol

Community Development Manager

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

734-426-8303 ext. 15 (o)
248-721-5076 (m)

maniol@dextermi.gov
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The City of Michigan OFFICE OF COMMUNITY DEVELOPMENT
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

CITY 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: 2319 Bishop Circle East, Dexter MI 48130

Tax ID Number: _____

Proposed Use: Expansion of tasting room (accessory to the brewery) to include a dining area

Zoning District: RD

Property Owner Name: Northern United Holdings LLC Phone: 734-792-9102

Property Owner Address: 2319 Bishop Circle East, Dexter MI 48130

Applicant Name: Same as above Phone: _____

Applicant Address: _____

Representative (e.g. Engineer) Name: Jon Carlson (manager) Phone: 734-604-0977

Representative Address: Same as above

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) N/A			check here if corner lot
2.	Side Yard Setback (ft)			
3.	Rear Yard Setback (ft)			
4.	Lot Coverage (%) (7a/6)			
5.	Height (ft)			
6.	Total Site Area (ft)			
7a.	Building Coverage (ft)			
7b.	Floor Area (ft)			

		N/A Plan Submitted	Requirement
8.	Floor Area Ratio (%)(7b/6)		
9.	Total Paved Area (ft)		
10.	Total Impervious Cov. (7a+9)/6		
11.	Number of Parking Stalls		
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: See Attached

15. 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.

16. 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.

Anthony Grant CEO/CFO NVH, LLC.

_____ 9/30/15

Owner's Signature Date Applicant's Signature Date

Staff Review: Fee:_____ Date Received:_____ Receipt #_____

Planning Commission Review Date:_____ Council Review Date:_____

_____ Approved _____ Denied Reviewed by:_____

REASONS FOR DENIAL:_____

_____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED:_____

_____

APPROVAL STAMP:

Office of Community Development
City of Dexter
Site Plan Review and Special Use Application "Additional Information"

Item #15:
The proposed operation will have hours of operation from 11am to 11pm and will operate seven (7) days a week.

The proposed operation will employee 12 people.

A/U 9/30/15

Anthony Grant
NUH LLC
CEO/CFO

NORTHERN UNITED BREWING COMPANY
2319 Bishop Circle East
Dexter, Mi 48130

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CITY OF DEXTER WWTP

8360 HURON ST DEXTER MI 48130 (734) 426-4572 FAX (734) 426-5466

Baseline Monitoring Report

Company Name: Northern United Brewing Company
Address: 2319 Bishop Circle East, Dexter. Mi 48130
Phone: 734-792-9102 Fax: 734-661-4720
Contact Person: Tony Grant Phone: 734-792-9110

Environmental Control Permits

List all environmental control permits held by the facility in which the discharge occurs. Attach additional sheets if necessary.

Permitting Agency	Permit type	Number
City of Dexter	SIU	002

Description of operations
Provide a schematic process diagram which indicates points of discharge to the sanitary sewer from each regulated process found in the applicable point source categorical regulation as well as non regulated processes. Attach additional sheets if necessary.

		Average Rate of Production		
Operation Description	SIC	Amount (exact figure or verifiable estimate	Units	time interval
Food Preparations	2099	1500	Gallons	Day
Brewing and packaging beer	2082	6000	Gallons	Day

Units are pounds, meters, gallons, pieces, etc. Specify time in hours, days, month, year

Flow Measurement

Submit information showing the measured average daily and maximum daily flow in gallons per day to the WWTP from regulated process streams. Attach additional sheets if necessary.

waste stream description	Regulated yes/no	average daily flow (GPD)	maximum daily flow (GPD)	batch, continuous, flow
Kitchen waste	No	1500	3000	Continuous

Identification of applicable National Categorical Pretreatment Standards

Identify any subcategory and the applicable pollutant concentrations of from that category.
Category Food Preperation
Subcategory (if applicable)

Pretreatment Standards	One Day Maximum		Monthly Average	
Pollutant	Concentration std. mg/L:	Mass based std: specify units	Concentration std. mg/L	Mass based std: specify units
None				

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Pollutant Measurement

Submit results of sampling and analysis identifying the nature and concentration of regulated pollutants in the discharge from each regulated process. Composite samples representative of daily operations will be taken according to Standard Methods. A minimum of 4 grab samples must be used for pH, cyanide, oil and grease, total phenols, sulfides, and volatile organics. Samples will be taken immediately downstream from pretreatment facilities if such exist or immediately downstream form the regulated process if no pretreatment exists. If other waste streams are mixed with regulated wastewaters prior to pretreatment or the point of sampling, use the combined waste stream formula to evaluate compliance with the pretreatment standards.

Regulated Process Description: Food Preperation

	One Day Maximum		Monthly Average	
Pollutant	Concentration mg/L:	Mass: specify units lbs./day	Concentration mg/L	Mass: specify units lbs./day
BOD	1000	25	750	9
TSS	500	12.5	300	4
Oil & Grease	300	7.5	100	1

Attach sampling and analysis results with time and date taken.

Alternate Limit Calculation

Where an alternate concentration limit has been calculated using the combined waste stream formula, the adjusted unit along with supporting data showing the calculation is to be given below. Attach additional sheets if necessary.

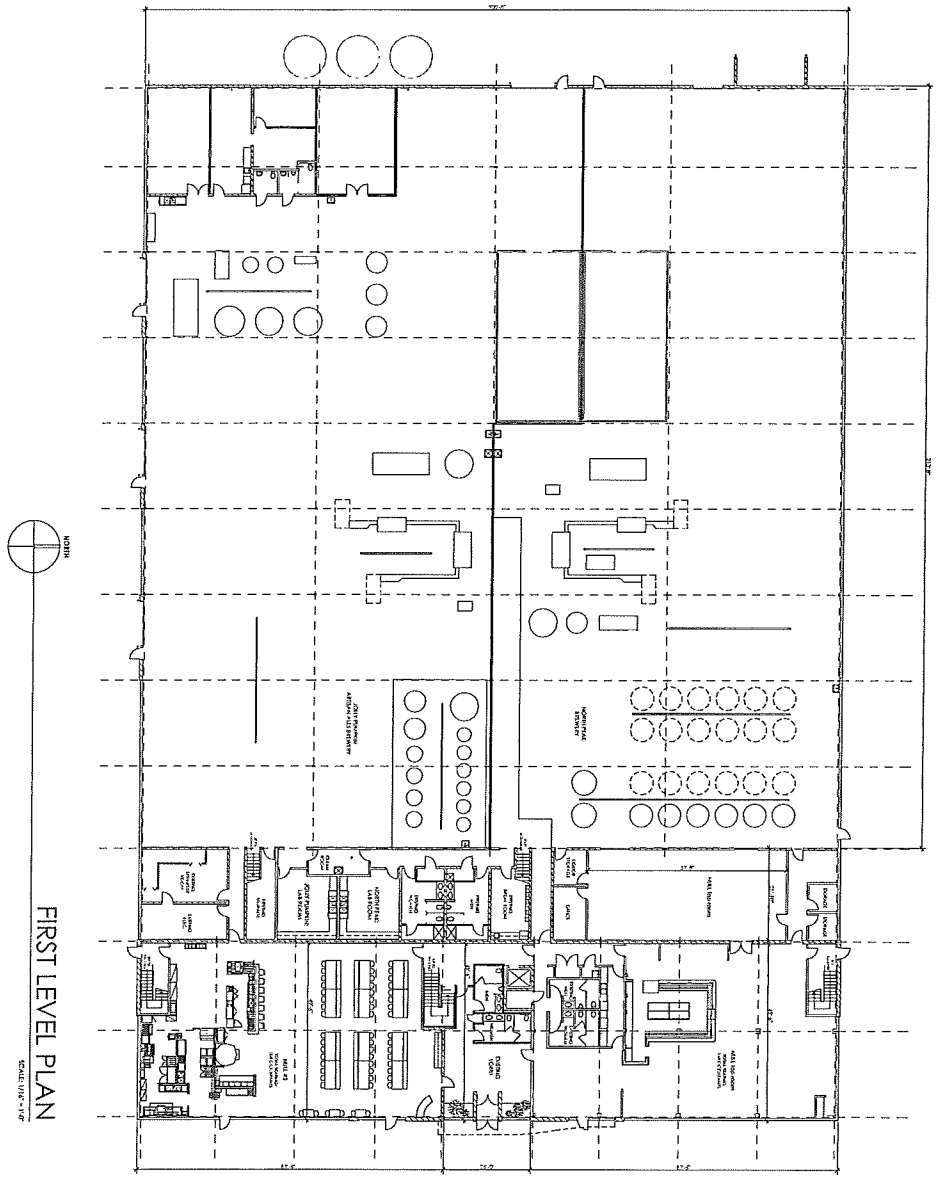
attached are fixture flow calculations and study indicating restaurant pollutant load data

Sampling and analytical methods

Indicate the time, date, and place of sampling and methods of analysis for the results given above.
see above

I certify that sampling and analysis for this application is representative of normal work cycles and the expected pollutant discharges to the WWTP.

Name:
Signature:
Title: Date:



NORTH

FIRST LEVEL PLAN

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

BUILDING INFORMATION (FIRST LEVEL):

NULL TAP ROOM	4,785 SF
NULL #2	4,000 SF
BREWERY	45,750 SF
LOBBY/RESTROOMS	2,160 SF

A101

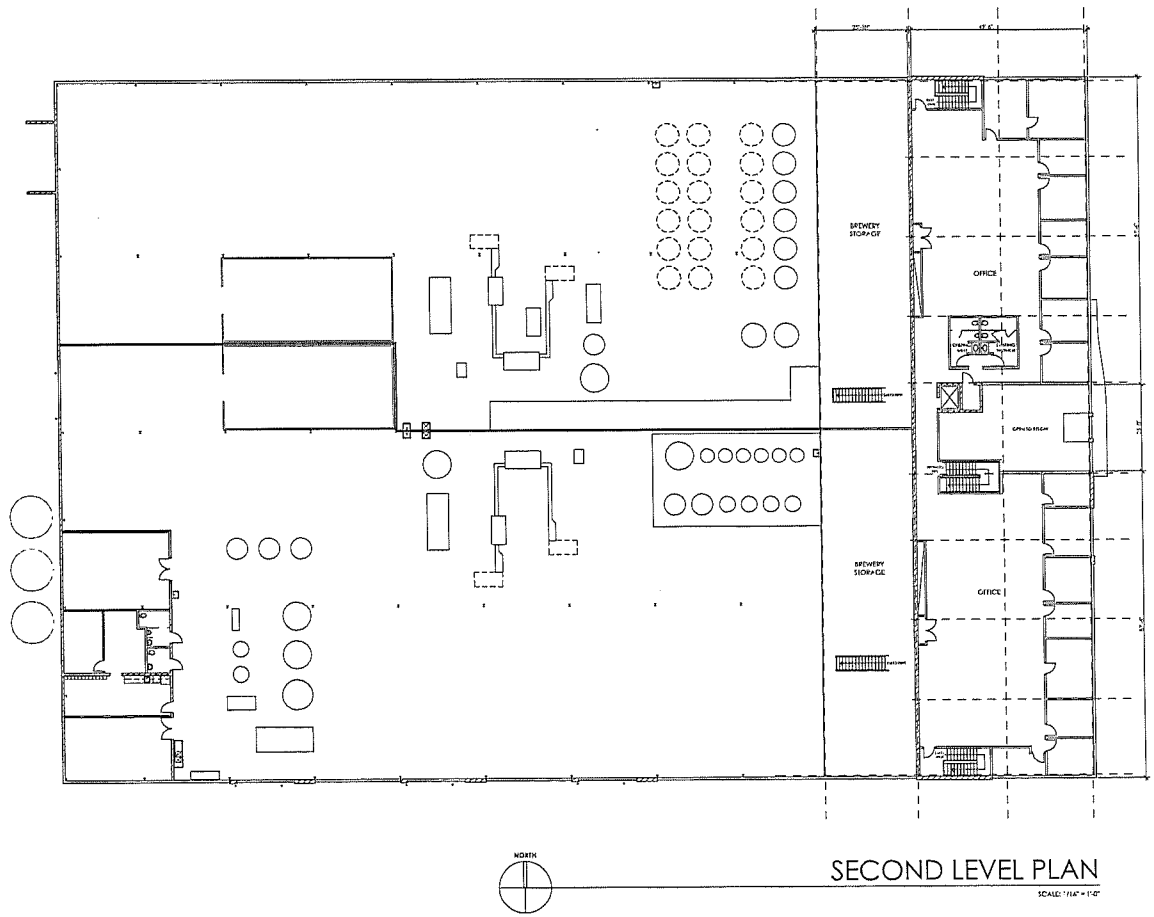
P23

PROJECT
NUBC / null tap room
2319 BISHOP CIRCLE
DEXTER, MICHIGAN

ISSUE FOR
VILLAGE OF DEXTER SUBMITTAL

ISSUE DATE
06.23.15

HF:architecture
HARMONY | FORM
628 EAST PARENT AVENUE | SUITE 107
ROYAL OAK | MICHIGAN 48067
248 | 336 | 8175 www.hfarchitecture.com



BUILDING INFORMATION (SECOND LEVEL):

OFFICE	7,580 SF
BREWERY STORAGE	5,170 SF
LOBBY/RESTROOMS	1,050 SF

SECOND LEVEL PLAN

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

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248 | 335 | 8175 www.hfarchitecture.com

ISSUE DATE
DEC 2016

ISSUE FOR
VRBO/DEC/HDR/SER/SKM/RTL

PROJECT
NUBC / null tap room
2319 BISHOP CIRCLE
DEXTER, MICHIGAN

A102

The City of DEXTER Michigan

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

Memorandum

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

From: Michelle Aniol, Community Development Manager
Re: Report for October 5, 2015 Planning Commission Meeting

Date: October 5, 2015

- The City of Dexter is being award 4 of 5-star star ranking from the UM- Dearborn eCities program. eCities is an annual research study that examines community-level factors that influence entrepreneurship, economic development, and job growth. Local communities who participate in the project receive benchmarking reports showing their performance at creating inviting business environments and encouraging entrepreneurial growth. The focus of the project is to learn and share the "Best Practices" to attract entrepreneurial development and create business growth. Understanding the best practices and utilizing these concepts across Michigan will have a positive impact on the state's economic future. Only 4 and 5-star communities received the award.
- New business coming to Wallace Building at 3219 Broad Street; called Nogginz, a hair salon. Focus was on college campuses, but market changed. So, making the move to Dexter!
- Staff is working with the City attorney to identify options for dealing with complaints regarding sidewalk obstructions (e.g. basketball hoops).
- Staff, Economic Development Corporation (EDC) President, Jim Carson and EDC Bond Counsel, Tom Colis will meet with Tony Grant, NUBC CEO and James Toner, NUBC Corporate Counsel met on September 30th to discuss Industrial Revenue Bonds.
- Two weeks ago MEDC laid-off a third of its work force. Staff was informed that our Business Development Manager (BDM) David Kurtycz was not laid-off, but he has been re-assigned. New MEDC Business Development Manager is Valerie Christofferson.
- Developer interviews took place on Tuesday, Sept 29th at 5:00 pm at the library. The developers were sent a list of questions which they have responded in writing. Staff also put together a draft outline of the steps after the interviews are completed (attached). One of the developers has withdrawn from consideration. This move was taken because the developer only develops low income tax credit housing.
- Final TMA Report is scheduled to be presented on Wednesday, October 7th, at 5:00 pm in the Dexter District Library.
- City Council is schedule to conduct a public hearing to consider vacating a portion of the First Street ROW on Monday, October 26, 2015.
- It's that time of year again; time to update the CIP. The capital improvements plan (CIP) outlines a schedule of public service expenditures over the ensuing five-year period (fiscal years 2015-2020) and beyond. The CIP does not address all of the capital expenditures for the City, but provides for large, physical improvements that are permanent in nature, including the basic facilities, services, and installations needed for the functioning of the community. These include transportation systems, utilities, municipal facilities and other miscellaneous projects.

  Preparation of the capital improvements plan is done under the authority of the Municipal

Planning Commission Act (PA 33 of 2008), as amended. It is the City Planning Commission's goal that the CIP be used as a tool to implement the City's Master Plan and assist in the City's financial planning.

The capital improvements plan proposes project funding relative to the anticipated availability of fiscal resources and the choice of specific improvements to be achieved throughout the five-year plan. The process follows the following steps:

Task	Date
o Individual Department, Board/Commission and Staff Assessment	Sept - Dec
o Capital Improvement Programming	Oct-Dec
o Planning Commission Adoption	Dec-March
o City Council Receives CIP	March

- The SEMCOG General Assembly is scheduled for Thursday, October 22, 2015. The location is Schoolcraft College VisTa Tech Center. There will be a workshop and tours, followed by the business meeting. Governor Rich Snyder will be the Keynote Speaker!

  Agenda
  - o Registration begins at 2:00 pm.
  - o Tech Workshop and Tour 2:30 – 4:15 pm
  - o Culinary Tours: 3:00 pm
  - o Business Meeting begins promptly at 4:30

  Mayor Keough is the City's main delegate. I attend as the City's alternate delegate. Any Dexter official may attend, and since Dexter is a member of SEMCOG, there is no charge. However, advance registration is required. Please let me know if you would like to attend.

- As you will recall, earlier this summer Mr. Brouwer announced his desire to redevelopment the property has the corner of Grand Street and Baker Road for mixed density residential development. Mr. Brouwer is working with Robert Gibbs on housing product type, design and site layout. His goal is to submit for preliminary site plan review before the end of the year.

- At council's last meeting a question was raised regarding signage at the Spice House. According to city records, the Spice House received the following permits on October 13, 2013:
  - o 20 sq. ft. (5' x 4') house sign, and
  - o 24 sq. ft. (6' x 4') vinyl sign banner (on what staff must assume was an existing wooden frame).

  The Spice House is located in the VC Village Commercial zoning district. In the VC District, ground and building signs are permitted, as follows:
  - o According to Section 7.04A and Table B, a combination of building signs, in non-residential districts, may be established not to exceed the maximum sign area per Table B. The maximum sign area in the VC district is 30 sq. ft.
  - o According to Section 7.03A and Table A, one ground sign must be permitted for a zoning lot in a non-residential district, not to exceed the maximum sign area provided in Table A.
  - o According to Section 7.03F, ground signs must be setback 5 feet from all road rights-of-way and 15 feet from the edge of the principal driveway.
  - o According to Section 7.03H, the support structure for a ground sign cannot exceed 25% of the maximum sign area.

- According to Section 7.09C the message on a legally non-conforming sign may be changed, so long as sign structure or frame is not changed.

  The signage at the Spice House appears to meet the requirements of the ordinance.

DOWNTOWN REDEVELOPMENT NEXT STEPS

Steps after Developer Interviews

- Committee meets immediately after interviews to discuss and possibly identify a candidate to recommend to DDA
- Draft and Finalize Pre-Development Agreement
- DDA makes recommendation to Council
- Council selects Developer
- Execute Pre-development Agreement

Pre-Development Agreement Activities

- Establish a schedule for the investigations and preparations to determine the feasibility
- Conduct Property Study and Prepare Conceptual Development Plan
  - Commission Property Study
  - Jointly evaluate TMA

GO/NO GO

- Determine current capacity of infrastructure to support project
  - water, sanitary, storm, roads
- Prepared conceptual development plan utilizing the charrette process
- Identify development review process (conditional rezoning, PUD, SPR, variances, etc)
- Identify architectural standards

GO/NO GO

- Undertake studies to determine infrastructure improvements (including actual costs) needed to support Project, per
  - utility construction
  - extensions/relocations,
  - road construction
  - sewer and underground utility construction
  - walkways/public spaces
- Finalize decommissioning of Broad Street electric sub-station
- Development a plan for land acquisition and sale of property
- Identify financing and incentive sources
  - Brownfield TIF
  - Sewer/water connection fees

GO/NO GO

Development Approval Activities

- Prepare detailed site plan/PUD plan
  - Obtain final site plan/PUD plan approval

GO/NO GO

Development Agreement Activities

- Draft Development Agreement
- Include the following:
  - Approved final site plan/PUD plan
  - Plan for land acquisition and sale of property
  - Construction schedule
  - Engineering and construction plans
  - Financing and Incentive plans
  - Construction of infrastructure improvements
  - Financial participation
- Finalize and execute an exclusive development agreement

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: City of Dexter Planning Commission

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

DATE: September 24, 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" to demonstrate both city-owned and school-owned properties. The previous version of the "site selection map" was so restrictive the only possible location for a gas well was the industrial zoned property north of the Huron River and south of W. Joy Road.

As we discussed in September, 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.

Further, the Master Plan amendment has been distributed for public comment which allows for neighboring jurisdictions and utilities 42 days to comment. The comment period will end on October 12, 2015, and the Planning Commission can hold a public hearing thereafter (potentially November 2nd Planning Commission meeting).

We are in the beginning stages of drafting potential Ordinance language reflective of both the Master Plan amendment and the "site selection map" presented. We have attached a copy of the proposed Ordinance for your review and initial comment.

We look forward to continuing our discussion on this topic at the October 5th Planning Commission meeting.

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

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

City of Dexter – OIL AND GAS MINING ORDINANCE

Purpose and Intent: It is the purpose and intent of these provisions to regulate the location of oil and gas wells, their ancillary uses and structures to mitigate any nuisance caused by these uses and structures on the land, water, roads, public utilities, and the residentially zoned and used areas of the City of Dexter. These provisions are intended to protect the health, safety, and welfare of the citizens of the City of Dexter by allowing these uses in areas of the City characterized as industrial or research and development.

A. **Permitted Uses:** The drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes shall be a permitted use in the RD, Research and Development and I-1 Limited Industrial zoning districts, subject to the terms and conditions of this section and Article 21 – Site Plan Review. Further, hydraulic fracturing and/or fracking shall be expressly prohibited within the City.

B. **Special Land Uses:** In addition to being a permitted land use in the RD, Research and Development and I-1, Limited Industrial Zoning Districts, the drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes shall be allowed on publicly-owned property not used for residential purposes, subject to the terms and conditions of this section, Article 8 - Special Land Use, Article 21 – Site Plan Review, and the following conditions:

1. The well shall be located 100 feet from all property lines.

2. A landscaped buffer shall be provided in accordance with Section 6.06 along the property lines where the well will be visible from a residential property and/or a public right-of-way.

3. No well shall be permitted as a special land use unless the applicant demonstrates to the reasonable satisfaction of the Planning Commission and City Council that no other suitable location in the immediate or surrounding area can be accommodated, including an area zoned RD, Research and Development or LI, Limited Industrial as a permitted land use.

C. **Application:** The petitioner shall file an application with the City describing the proposed location and activities. No drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes shall occur until the Community Development Department has issued a permit.

D. **Compliance with Laws and Permit Issuance:** The drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes shall be done in conformity with all State and Federal laws, statutes, rules, and regulations pertaining thereto and particularly with the State of Michigan and the regulations of its Supervisor of Wells. This shall include obtaining the required permit from the Supervisor of Wells, which shall be provided to the City before the City issues a permit under this section. Conformance with State and Federal laws, statutes, rules, and regulations including obtaining the required permit from the Supervisor of Wells shall also apply to, but are not limited to, the plugging of wells and all material used and work done in connection with exploring for, producing, marketing, and transporting of

petroleum products as well as the disposition and removal of any by-products utilized and associated with said activities.

E. **Associated Permits and Approvals:** The permit required by this section of the drilling completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes is in addition to and are not in lieu of any permit or plan which may be required by any other provision of this Zoning Ordinance, City of Dexter Codified Code of Ordinances, Building and Fire Codes, or by any other governmental agency, unless expressly outlined.

F. **Spacing and Well Setbacks:** In addition to the spacing and setback requirements of the State of Michigan and the regulations of its Supervisor of Wells, the drilling, completion, or operation of oil or gas wells shall not be located within 300 feet from the Huron River and/or Mill Creek or within a designated wellhead protection area.

G. **Height:** The completed wellhead structure shall not exceed 22 feet in height. The temporary drilling derrick/rig shall not exceed 110 feet in height.

H. **Landscaping:** Staggered 12-foot tall evergreens shall be placed around the perimeter of the well site with a minimum landscape greenbelt buffer of 25 feet in depth within 30 days of the removal of the temporary drilling derrick/rig. The landscape buffer and trees shall be irrigated and maintained.

I. **Lighting:** To the extent practicable, and taking into account safety considerations, site lighting shall be directed downward and internally in compliance with Section 3.19, Exterior Lighting.

J. **Nuisance Mitigation:** The drilling, completion, or operation of oil or gas wells, or other wells drilled for oil or gas exploration purposes shall comply with Section 3.20, Performance Standards. Those standards address potential nuisances such as noise, some, dust, open storage, fire and explosive hazards, odors, wastes, and vibration. Due to the unique nature of this type of operation, the following additional information and standards will be required.

1. **Noise:** Prior to the issuance of a permit and the commencement of operations, the petitioner shall submit a noise management plan, as approved by the City, detailing how the equipment used in the drilling, completion, transportation, or production of a well complies with the maximum permissible noise levels of the Zoning Ordinance. The operator shall be responsible for verifying compliance with this section and the noise management plan after the installation of the noise generating equipment. The noise management plan shall include:

   a) Identify operation noise impacts.

   b) Provide documentation establishing the ambient noise level prior to construction.

   c) Detail how the impacts will be mitigated. In determining noise mitigation, specific site characteristics shall be considered, including but not limited to the following:

      i. Nature and proximity of adjacent development, location, and type;

      ii. Seasonal and prevailing weather patterns, including wind directions;

      iii. Vegetative cover on or adjacent to the site; and

iv. Topography.

2. **Dust, Vibration, and Odors:** All operations shall be conducted in such a manner as to minimize, so far as practicable, dust, vibration, or noxious odors, and shall be in accordance with the best accepted practices defined by the Michigan Department of Environmental Quality (MEDQ) for the production of oil, gas and other hydrocarbon substances in urban areas. All equipment used shall be constructed and operated so that vibrations, dust, odor or other harmful or annoying substances or effect will be minimized by the operations carried on at any drilling or production site or from anything incidental to, and to minimize the annoyance of persons living or working in the vicinity; nor shall the site or structures thereon be permitted to become dilapidated, unsightly, or unsafe.

3. **Vehicle Routes for Truck Traffic:** Construction vehicles and trucks, excluding pick-up trucks, associated with drilling and/or production operations shall be restricted to Class A roads designated by the City Department of Public Works.

4. **Emergency Response Plan:** Pursuant to State and Federal law, the operator shall provide any information necessary to assist the City with an emergency response plan and hazardous materials survey establishing written procedures to minimize any hazard resulting from the operation.

K. **Permitted Construction Activity Hours:** Construction activities associate with establishing of the wellhead shall be restricted to the hours of 7:00AM to 7:00PM, Monday through Saturday. Construction shall be prohibited between the hours of 7:00PM and 7:00AM, on Sundays, and City-observed holidays.

L. **Inspection:** The Fire Marshal, and any other designee of the City Manager shall have the right and privilege to enter upon the premises covered by any permit issued pursuant to this section at any time to enter upon the premises covered by any permit issued pursuant to this section for the purpose of making inspections to determine if the requirements of this section are complied with or the requirements of any other code or ordinance of the City are met.

M. **Operator Information and Incident Reporting:** The operator shall notify the City of the following:

1. Any changes to the name, address, and phone number of the operator within five (5) working days after the change occurs.

2. Any changes to the name, address, and phone number of the person(s) designated to receive notices from the City within five working days after the change occurs.

3. Any "incident reports" or written complaints submitted to the Michigan Department of Environmental Quality (MDEQ), the Supervisor or Wells, or other regulating agency within thirty (30) days aft eh operator has notices the existence of such reports or complaints.

N. **Injection Wells:** Injection wells used for brine disposal or other chemicals from production wells or from other sources shall be expressly prohibited within the City.

O. **Pipelines:** No operator shall excavate or construct any lines for the conveyance of fuel, water, oil, gas, or petroleum liquids on, under, or through the streets, alleys or other properties owned by the City without an easement or right-of-way permit from the City.

P. **Ancillary Oil and Gas Uses and Structures:** In accordance with the Supreme Court of Michigan 1990 decision in Addison Township V. Gout, the intent of the following provisions is to regulate the location of ancillary oil and gas uses and structures to minimize and/or mitigate any nuisance caused by these uses and structure son the land, water, roads, public utilities, and the residentially zoned areas of the City.

1. **Location:** Ancillary Oil and Gas Uses and Structures shall be considered a special land use in the RD, Research Development and I-1, Limited Industrial Districts.

2. **Supplementary Regulations:**

a) **Lot Area and Setbacks:**

i. Ancillary oil and gas uses and structures shall have a minimum lot size of six acres.

ii. Ancillary oil and gas uses and structure shall be setback at least 250 feet from adjacent lot lines.

iii. Ancillary oil and gas uses and structures shall have a minimum setback from the ordinary high water mark of all surface waters 1,320 feet.

iv. Buffering between ancillary oil and gas uses and structures shall be required in accordance with Section XX.XX of this Ordinance.

b) **Performance Standards:** In addition to the performance standards outlined in Subsection I. above, the following shall also apply:

i. Impact Statement on High Volume Water Removal, Supply, and Water Resources, such as a scientifically reliable hydrogeological study shall be submitted to demonstrate the proposed quantity, nature, scope, and extent of any proposed water removal, use, and/or transfers will not materially diminish adjacent groundwater wells, adjacent land uses dependent on water supply or sources, and not materially diminish or impair any groundwater or surface water. The impact statement required by this section must be prepared by a registered professional engineer licensed with the State of Michigan.

Such water impact study shall include identification of groundwater flow direction, connection of groundwater to any wetland, creek, lake, or stream, and any potential pathway to groundwater or such surface waters. A groundwater monitoring plan shall be provided before, during, and after handling, storage, mixing, or transport activities as outlined in subsection ii. below.

ii. Detailed plans for handling, storage, transport, mixing and/or use of chemicals or mixtures of water, chemicals and/or substances shall be

submitted. Emergency response procedures regarding a release, spill, transport accident, handling, and storage shall be submitted.

iii. All facilities shall meet the stormwater management policies of the City as referenced in Section 3.23. Evidence of appropriate sedimentation and soil erosion permits shall be provided from Washtenaw County.

c) **Access:** Access drives to all facilities shall meet the standards provided in Section 3.09.

d) **Additional Information:** In addition to the information required for special land use and site plan review, the following information and exhibits shall be provided:

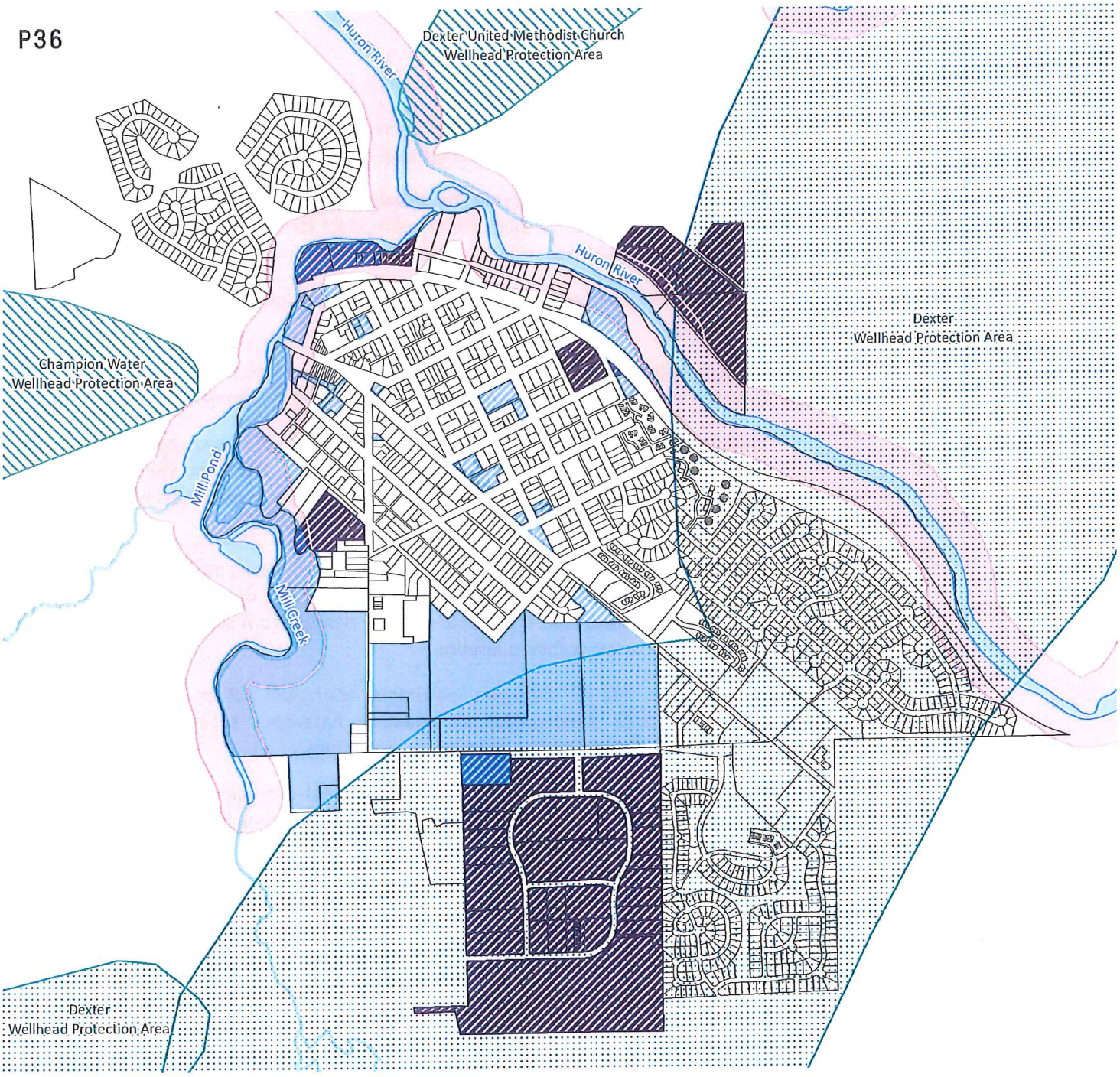
i. Flowlines, gathering lines, pipelines, road and/or driveway access, alternative road access, truck and vehicle traffic routes, truck and vehicle terminals and off-street parking, and the location of the oil and or gas well to which these ancillary structures or facilities are connected.

ii. A plan showing all ancillary structures, pits, storage and mixing areas, tanks, vents, flares, and identification of potential air emissions or pollutants or hazardous substances that may escape or be released from such ancillary land uses, structures, or their operation.

iii. Demonstration that air emissions, pollutants, odors will not exceed any federal and state standard for air pollution, hazardous substance, or nuisance under federal and/or state law or regulations.

iv. A reclamation and restoration plan including an aerial information map and topographic survey which demonstrate how the property will be brought back to its pre-development state after production of the oil and gas well or wells to which the ancillary use or structure is associated or connected, or at a time of permanent removal of such ancillary uses or structures.

v. A performance bond adequate in amount and terms to cover the cost and expense to complete any and all of the requirements of this or other applicable provisions of the Ordinance to be provided by the applicant as approved by the City. This performance bond is in addition to the bond amount required under all other Federal, State, and local permits and approvals for any ancillary oil and gas uses or structure, and shall be submitted as part of the application. If approved the required performance bond will be made a condition of any permit, and shall be enforceable by the City as a violation of a permit and this Ordinance.



Parcels zoned RD or I-1

City Owned Properties

Dexter Schools

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
OIL & GAS ORDINANCE

City of Dexter, Washtenaw County

N

0 500 1,000 2,000 Feet

Source: Washtenaw County GIS Program
Michigan GIS Open Date Portal

Carlisle/Wortman Associates
9-22-15