

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, OCTOBER 3, 2016**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 7:02 PM by Vice-Chairperson Thomas Phillips at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski - ab  
Jack Donaldson  
James Smith

Thomas Phillips  
Alison Heatley-ab  
Scott Stewart-ab

Jim Carty  
Marni Schmid  
Tom Stoner-arr 7:06

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Laura Kreps, Carlisle Wortman; Steve Brouwer and Allison Bishop, AR Brouwer; residents and media.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting minutes – September 6, 2016

Motion Smith; support Donaldson to approve the minutes of the Regular Meeting of September 6, 2016 with the following corrections:

- Page 2, Second bullet point under Commissioner Smith's report, insert *south* in front of edge.
- Page 2, correct the work packer to packet in Ms. Aniol's report.

Unanimous voice vote approval with Commissioners Kowalski, Heatley, Stewart and Stoner absent.

**III. APPROVAL OF THE AGENDA**

Motion Smith; support Donaldson to approve the agenda with additional updated material on landscape plan modifications for Grandview Commons under New Business.

Unanimous voice vote approval with Commissioners Kowalski, Heatley, Stewart and Stoner absent.

**IV. PUBLIC HEARING(S)**

**A. NONE**

**V. PRE-ARRANGED PARTICIPATION**

**VI. REPORTS**

**A. Chairman Report – Matt Kowalski**

None

**B. Planning Commissioners and Council Ex-Officio Reports**

Commissioner Schmid:

- Ms. Schmid as a Planning Commission member to the Art Selection Committee spoke about the placement of the statue donated by the Dexter Lions Club. The space has been stacked out and the statue should be installed soon.

**C. Community Development Office Reports – Michelle Aniol**

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- A pre-application meeting was held this evening prior to the Planning Commission meeting regarding the Mill Creek Sport Center. The new owners to create a sports complex by taking down the existing buildings and installing new ones. They would like to have the Scio Township portion of the property annexed into the City in order to hook up to the sanitary sewer. They have been granted a tavern license in the Webster Township portion of the property and will need to go through the Webster Planning Commission on this project.
- The installation of the Cambrian System at NUBCo has had some issues due to an accident with a truck. They are not sure if there is anything more than cosmetic damages to the system.

**VII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**VIII. OLD BUSINESS**

**A. Amendments to the Zoning Ordinance – Review and discuss draft amendments to Article 19, Planned Unit Development District.**

Ms. Kreps addressed areas of concern in Article 19:

- Open space
- Design elements and standards
- Processing procedures

Ms. Kreps commented on the current language of the ordinance is more geared to suburban development and may also need to look at including infill development.

**B. Discussion (continued) regarding Article 3, Section 3.17 Fences**

Discussion continued regarding cleaning up of the ordinance and the requirement of a survey for all fence applications. The discussion will continue when the remaining members of the Planning Commission are in attendance.

**C. Discussion (continued) of Building Heights in the Downtown**

The discussion on building heights was postponed until the next meeting when the remaining members of the Planning Commission are in attendance.

**IX. NEW BUSINESS**

**A. Discussion regarding landscape modification for Grandview Commons**

Ms. Aniol reviewed the applicants' proposal to remove 116 trees of which 74 are low quality non-native trees, 21 are low quality native trees and 21 are good quality native trees. Of the 21 good quality trees to be removed, 11 would be replaced, based on the DBH replacement standard in Section 6.14, but 10 would not. Ms. Aniol explained that the Planning Commission can waive the DBH replacement standard in Section 6.14 for low quality and non-native species, but not good quality trees. Discussion followed.

Motion Schmid; support Carty to waive the DBH standards for 94 low quality trees and a contribution to the tree fund must be made, based on the DBH standards required for the 10 good quality trees.

Ayes: Phillips, Schmid, Donaldson, Carty and Stoner

Nays: Smith

Absent: Kowalski, Heatley and Stewart

Motion carries 5 to 1

**B. Discussion regarding definition and intent of lot coverage**

Ms. Aniol reviewed the changes to Section 2.02, Definitions, Lot Coverage. Discussion followed. A Public Hearing will be scheduled for the November 7, 2016 meeting to consider the proposed amendment to Section 2.02 language.

**X. PROPOSED BUSINESS FOR NEXT AGENDA**

**A. Regular Meeting, Monday, November 7, 2016 – 7 PM:**

1. Grandview Commons PUD Final Site Plan
2. Public Hearing – Section 2.02 Amendment

**B. Special Meeting, Monday, November 7, 2016 – 6 PM:**

1. Review of Ordinances, Fences and Building Heights

**XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**XII. ADJOURNMENT**

Motion Schmid; support Smith to adjourn at 8:16 PM.

Unanimous voice vote approval with Commissioners Kowalski, Heatley and Stoner absent.

**XIII. COMMUNICATIONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: \_\_\_\_\_



## OFFICE OF COMMUNITY DEVELOPMENT

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### STAFF REVIEW

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

**From:** Michelle Aniol, Community Development Manager

**Re:** TAZO #2016-02; Public Hearing to consider a text amendment to the Zoning Ordinance, Article II, Definitions, Section 2.02 Definitions, Lot Coverage

**Date:** November 1, 2016

The Planning Commission is scheduled to conduct a public hearing on Monday, November 7, 2016, regarding a text amendment to the City of Dexter Zoning Ordinance. The purpose of the public hearing is to consider the following text amendment to Article II, Definitions, Section 2.02, Definition, Lot Coverage (text to be added is underlined; text to be deleted is ~~struckout~~):

- Section 2.02, Definitions, Lot Coverage: The part or percent of the lot occupied by ~~a building~~buildings and/or structures, including accessory buildings ~~and structures, such as, but not limited to decks, stairways, porches, breezeways and swimming pools~~.

Following the public hearing, the Planning Commission will discuss the proposed text amendment, with possible action after their discussion.

### ZONING AMENDMENT PROCESS

The process for a text amendment to the zoning ordinance requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval or denial to City Council. City Council is responsible for taking final action to approve or deny the proposed amendment, subject to the criteria set forth in Section 23.07 of the Zoning Ordinance.

### REVIEW

- According to the Zoning Ordinance, Section 2.02, Definitions, lot coverage is defined as "the part or percent of the lot occupied by a building, including accessory buildings."
- A building is defined in Section 2.02 as "any structure, either temporary or permanent having a roof supported by columns or walls, or any other supports, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind. A building shall include tents, awnings, semi-trailers, or vehicles situated on a parcel and used for the purposes of a building. A building shall not include such structures as signs, fences or smokestacks, but shall include structures such as storage tanks, coal bunkers, oil cracking towers, or similar structures."
- An accessory use, building or structure is defined in Section 2.02 as "a use, building, or structure, which is, clearly incidental to, customarily found in connection with, subordinate to, and is located on the same zoning lot as the principal use to which it is exclusively related and is devoted exclusively to an accessory use."
- A structure is defined in Section 2.02 as "anything constructed or erected, the use of which requires location on ground or attachment to something having location on the ground. Structures include, but are not limited to, principal and accessory buildings, towers, decks, fences, privacy screens, walls, antennae, swimming pools, signs, gas or liquid storage facility, mobile homes, access drives, sidewalk, street directional or street name sign, and landscape improvements. Essential public utility poles, regulatory signs, necessary drives, sidewalks, bike paths, permitted parking, permitted signs and landscaping are not considered structures within required setback open spaces."

- A deck is defined in Section 2.02 as “a platform, constructed of wood, which is typically attached to a dwelling unit, which is commonly used for outdoor leisure activities.”
- A swimming pool is defined in Section 2.02 as “any permanent, non-portable structure or container located either above or below grade designed to hold water to a depth of greater than twenty-four (24) inches and with a surface area greater than two hundred fifty (250) square feet, intended for swimming or bathing. A swimming pool shall be considered an accessory structure for purposes of computing lot coverage.”
- As shown in the excerpt from Section 20.01 Schedule of Regulations for Principal Buildings-Residential (below) the term “building/buildings” are used to regulate maximum height and lot coverage, while “structure” is used to regulate minimum front, side and rear yard setbacks.

**ARTICLE XX**

**SCHEDULE OF REGULATIONS**

SECTION 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - RESIDENTIAL									
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT (5)		PRINCIPAL STRUCTURE MINIMUM YARD SETBACK			MAX LOT COVERAGE BY ALL BLDGS. PER-CENT	MINIMUM FLOOR AREA (PER UNIT, sq. ft.)
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT (6)	SIDE	REAR		
PP Public Park	NA	NA	2	30	10**	10**	10**	30%	--
R-1A One Family Residential Large Lot	12,000 sq. ft.	75	2.5	35	25	15	35	25%	1,000
R-1B One Family Residential Small Lot	7,800 sq. ft.	60	2.5	35	15	10	25	30%	1,000

- Additionally, in 2013 the preliminary zoning compliance application was updated to include the terms “(structures) (%)” after the term “lot coverage”. Prior to that time, the terms “(structures) (%)” were not present on the application. Since the update occurred prior to my tenure, I cannot address why the change was implemented.

Based on the information above, staff offers the following findings:

- A building has a roof.
- A structure may or may not have a roof.
- Principal and accessory buildings are structures.
- A deck is a structure.
- A deck does not have a roof.
- A deck is an accessory structure.
- A swimming pool is considered an accessory structure for purposes of calculating lot coverage.

**TEXT AMENDMENT ANALYSIS AND CONSIDERATIONS**

The Planning Commission and City Council shall consider the following criteria to determine the appropriateness of amending the text, standards and regulations of the Zoning Ordinance.

- Documentation has been provided from City Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance. **As demonstrated above, the terms “building” and “structure”, although defined differently, are used interchangeably. It remains staffs interpretation that accessory structures were intended to be included in the lot coverage calculation. However, staff also recognizes that not all will agree with this interpretation. Furthermore, since ambiguity is the bane of any**

*ordinance, staff respectfully requests the Planning Commission consider the proposed amendment.*

*Additionally, the Planning Commission may wish to consider removing stairways and breezeways from the definition of lot coverage. As such, the definition could be modified to remove stairways and breezeways from the definition. Staff has accounted for this by providing an additional motion, for the Planning Commissions convenience.*

- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the City's standards are outdated. *Not applicable in this case.*
- C. The City Attorney recommends an amendment to respond to significant case law. *Not applicable in this case.*
- D. The amendment would promote implementation of the goals and objectives of the City's Master Plan. *Not applicable in this case.*

**SUGGESTED MOTIONS**

Pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on November 7, 2016, the Planning Commission **(RECOMMENDS/DOES NOT RECOMMEND)** that City Council amend Article II, §2.02, Definitions, to amend the definition of lot coverage to include buildings and structures, accessory structures, such as, but not limited to decks, stairways, porches, breezeways and swimming pools, as follows:

Section 2.02, Definitions, Lot Coverage: The part or percent of the lot occupied by ~~a~~ building buildings and/or structures, including accessory buildings and structures, such as, but not limited to decks, stairways, porches, breezeways and swimming pools.

OR

Pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on November 7, 2016, the Planning Commission **(RECOMMENDS/DOES NOT RECOMMEND)** that City Council amend Article II, §2.02, Definitions, to amend the definition of lot coverage to include buildings and structures, accessory structures, such as, but not limited to decks, porches, and swimming pools, but not including stairways and breezeways, as follows:

Section 2.02, Definitions, Lot Coverage: The part or percent of the lot occupied by ~~a~~ building buildings and/or structures, including accessory buildings and structures, such as, but not limited to decks, porches, and swimming pools, but not including stairways and breezeways.

OR

Based on the information presented at the November 1, 2016 Planning Commission meeting, the Planning Commission moves to **(POSTPONE)** the recommendation for the proposed amendments to Article II, §2.02, Definitions, to amend the definition of lot coverage, as cited herein until **(DATE)** to allow more time for the following:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

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



## OFFICE OF COMMUNITY DEVELOPMENT

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### STAFF REVIEW

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

**From:** Michelle Aniol, Community Development Manager

**Re:** TAZO #2016-03, Public Hearing to consider a text amendment to Article 17, RD Research and Development District, Essential Services

**Date:** November 1, 2016

The Planning Commission is scheduled to conduct a public hearing on Monday, November 7, 2016 regarding a text amendment to the City of Dexter Zoning Ordinance. The purpose of the public hearing is to consider the following amendment to Article 17, RD Research and Development District, Section 17.02, Permitted Principal Uses, to add Essential Services as a permitted principal use in the RD District (text to be added in underlined; text to be deleted is ~~struckout~~):

- Article 17, RD Research and Development District  
Section 17.02, Permitted Principal Uses

#### 17. Essential Services

1. Essential Services, as defined in Article 2, shall be permitted as authorized and regulated by franchise agreements and federal, state and local laws and ordinance, it being the intention of this Ordinance to permit modification to regulations governing lot area, building or structure height, building or structure placement, and use of land in the city when strict compliance with such regulations would not be practical or feasible.
2. Although essential services may be exempt from certain regulations, proposals for construction of essential services shall still be subject to site plan review and special land use review, as set forth in this Ordinance, as the intention of the city is to achieve efficient use of the land and alleviate adverse impact on nearby uses or lands. Essential service shall comply with all applicable regulations that do not affect the basic design or essential operation of said services.

It was brought to staff's attention that there is an inherent conflict in the proposed text amendment. The proposed amendment would establish essential services in the RD District as a permitted use. However, the proposed amendment also requires site plan review and special land use review (subsection 2). The use cannot be a permitted one and require special land use at the same time. Therefore, staff recommends the Planning Commission remove the words "and special land use review" from the proposed text amendment, as follows, as site plan review is sufficient to ensure health, safety and welfare in the district.

- Article 17, RD Research and Development District  
Section 17.02, Permitted Principal Uses

#### 17. Essential Services

1. Essential Services, as defined in Article 2, shall be permitted as authorized and regulated by franchise agreements and federal, state and local laws and ordinance, it being the intention of this Ordinance to permit modification to regulations governing lot area, building or structure height, building or structure placement, and use of land in the city when strict compliance with such regulations would not be practical or feasible.

2. Although essential services may be exempt from certain regulations, proposals for construction of essential services shall still be subject to site plan review ~~and special land use review~~, as set forth in this Ordinance, as the intention of the city is to achieve efficient use of the land and alleviate adverse impact on nearby uses or lands. Essential service shall comply with all applicable regulations that do not affect the basic design or essential operation of said services.

Following the public hearing, the Planning Commission will discuss the proposed text amendment, with possible action after their discussion.

## ZONING AMENDMENT PROCESS

The process for a text amendment to the zoning ordinance requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval or denial to City Council. City Council is responsible for taking final action to approve or deny the proposed amendment, subject to the criteria set forth in Section 23.07 of the Zoning Ordinance.

## REVIEW

The City has been working with DTE to decommission the Broad Street sub-station. As part of the negotiation, the city has offered to sell a portion of property it owns, on Dan Hoey Road, so that the sub-station can be relocated and rebuilt in the future. DTE is amendable to this proposal.

The Dan Hoey parcel is currently zoned RD, Research and Development District. Essential Service uses, such as an electric sub-station, are not listed within the RD District. As such, an amendment to Article 17 would be an appropriate remedy.

Currently, the Zoning Ordinance defines essential services as: *The erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution system, collection, communication, supply or disposal systems, including poles, wires, water towers, lift stations, iron removal facilities, wells, water mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar equipment in connection herewith, but not including buildings which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety or welfare. Essential services shall not include storage yards, cellular telephone towers, recycling centers, commercial reception towers, air quality monitoring stations, propane sales, school bus parking yards, electrical towers, sales or business offices, or commercial buildings or activities or other similar uses.*

## TEXT AMENDMENT ANALYSIS AND CONSIDERATIONS

The Planning Commission and City Council shall consider the following criteria to determine the appropriateness of amending the text, standards and regulations of the Zoning Ordinance.

- A. Documentation has been provided from City Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance. ***Essential services are, by definition, necessary to provide public utilities or support municipal operations for the general health, safety and welfare of the residents and businesses within the community. As such, communities generally regulate essential services in every zoning district. As cited above, the proposed text amendment is necessary to facilitate the future relocation of an electric sub-station.***
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the City's standards are outdated. *Not applicable in this case.*
- C. The City Attorney recommends an amendment to respond to significant case law. *Not applicable in this case.*

D. The amendment would promote implementation of the goals and objectives of the City's Master Plan. *Not applicable in this case.*

**SUGGESTED MOTIONS**

Pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on November 7, 2016, the Planning Commission **(RECOMMENDS/DOES NOT RECOMMEND)** that City Council amend Article 17, RD Research and Development District, Section 17.02, Permitted Principal Uses, to add Essential Services as a permitted principal use in the RD District, as cited herein, and as follows:

Section 17.02, Permitted Principal Uses

17. Essential Services

1. Essential Services, as defined in Article 2, shall be permitted as authorized and regulated by franchise agreements and federal, state and local laws and ordinance, it being the intention of this Ordinance to permit modification to regulations governing lot area, building or structure height, building or structure placement, and use of land in the city when strict compliance with such regulations would not be practical or feasible.
2. Although essential services may be exempt from certain regulations, proposals for construction of essential services shall still be subject to site plan review, as set forth in this Ordinance, as the intention of the city is to achieve efficient use of the land and alleviate adverse impact on nearby uses or lands. Essential service shall comply with all applicable regulations that do not affect the basic design or essential operation of said services.

OR

Based on the information presented at the November 1, 2016 Planning Commission meeting, the Planning Commission moves to **(POSTPONE)** the recommendation for the proposed amendments to Article XVII, RD Research and Development District, Section 17.02, Permitted Principal Uses, to allow essential services as a principal permitted use, as cited herein until **(DATE)** to allow more time for the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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



## OFFICE OF COMMUNITY DEVELOPMENT

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### STAFF MEMO

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

**From:** Michelle Aniol, Community Development Manager

**Date:** September 6, 2016

According to Section 3.17, Fences, a survey must be provided with all applications for a fence permit:

*"All applications for fence permits shall be submitted to the Zoning administrator and shall be accompanied by the fence design information and a survey showing the location of the proposed fence."*

However, the very next sentence eliminates the survey requirement by allowing an applicant to submit written consent from his/her neighbor:

*"Fences located within the front, side or rear yards may be erected directly on the property line, unless otherwise mentioned in this ordinance, with the submission of written consent from all adjacent property owners or a certified survey verifying the location of the property lines."*

In a community, like Dexter, a certified survey is essential to ensure compliance with fence location requirements and to eliminate the creation of non-conforming or encroachment situations, especially areas platted and developed prior to the establishment of the Zoning Ordinance.

Staff is concerned that the allowance of "written permission" from an adjacent property owner, in cases where the fence would be located on the property line, has the potential to create non-conforming and encroachment situations.

Staff respectfully requests the Planning Commission consider the following amendment to Section 3.17, Fences:

### Section 3.17 FENCES

Fences are permitted subject to the following regulations:

#### A. Permits:

1. A permit is required for ~~The erection, construction or alteration of any fence shall require a permit and shall be approved by the Zoning Administrator in compliance with the provisions of this Ordinance.~~
2. All applications for fence permits shall be submitted to the Zoning administrator and shall be accompanied by the fence design information and a certified survey prepared by a professional land surveyor registered in the state of Michigan. The survey shall be prepared according to the guidelines specified in Section 3 of Michigan Public Act 132 of 1970, as amended, and shall ~~showing~~ the location of the proposed fence.
3. Fences located within the front, side or rear yards may be erected directly on the property line, unless otherwise mentioned in this ordinance, with the submission of written consent from all adjacent property owners or as demonstrated on a ~~certified survey verifying the location of the property lines.~~
- 1.4. ~~\_\_\_\_\_~~ The fee for the fence permit shall be set by resolution of the City Council.



## OFFICE OF COMMUNITY DEVELOPMENT

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### STAFF REVIEW

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

**From:** Michelle Aniol, Community Development Manager

**Re:** **PUD-FSP2016-01** Final Site Plan Grandview Commons Planned Unit Development (PUD) Mixed Residential Development, revised plan dated October 7, 2016, Elevation and Floor Plan, revised plan dated, October 10, 2016

**Zoning:** VR Village Residential District, with a Planned Unit Development (PUD) Overlay

**Date:** November 3, 2016

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The Planning Commission is scheduled to consider the Final Site Plan for Grandview Commons Planned Unit Development on Monday, November 7, 2016. The application and plan, submitted by MMB Equities, LLC calls for a 76-unit mixed residential development, located at the southwest corner of Grand Street and Baker Road. The site consists of four parcels totaling 8.22 acres, plus .36 acres of city owned property, which the applicant is proposing to swap with the city in exchange for a public stormwater easement. The four primary parcels include the following:

- 7961 Grand Street; Parcel ID 08-08-06-285-004
- 7931 Grand Street; Parcel ID 08-08-06-155-001
- 7905 Grand Street; Parcel ID 08-08-06-427-001
- Baker Road (vacant); Parcel 08-08-06-427-002

City Council granted conditional approval of the Area Plan on August 8, 2016, based on a recommendation from the Planning Commission.

The following information is included in the application packet, and accompanies this review correspondence:

- Planned Unit Development Application for Final PUD Site Plan Review, received September 7, 2016
- Final Site Plan Grandview Commons Planned Unit Development (PUD) Mixed Residential Development, revised plan dated, October 7, 2016,
- Elevation and Floor Plan, revised plan dated, October 10, 2016
- Cover letter from applicant, received by the City on September 7, 2016
- Correspondence from applicant's engineer, Metro Consulting Associates, dated, September 7, 2016

### EFFECT OF APPROVAL OF PUD PETITION AND AREA PLAN BY CITY COUNCIL AND FINAL SITE PLAN PROCEDURE

According to Section 19.08, sub-section D, when the PUD Petition and Area Plan are approved, the PUD, with all conditions imposed, if any, shall constitute the land use authorized for the property, Approval of an Area Plan of 80 acres or less allows the petitioner to file for final site plan approval for any or all phases of development shown on the Approved Area Plan. Such approval shall also authorize construction to begin for site improvements such as streets and drives, parking lots, grading, installation of utilities, and building foundations, provided the City Council gives permission for such construction, after recommendation by the Planning Commission, and provided that all required permits have been issued.

Grading, tree removal and other changes in existing topography and natural features shall be limited to the minimum required to permit construction as authorized in this sub-section. Construction shall be

limited to those elements whose location, size, alignment and similar characteristics will not be reviewable as part of a final site plan.

According to Section 19.10, the final site plan for a PUD must meet the provisions of Section 21.04, subsection E. The Planning Commission must consider the final site plan and, if it finds the plan complete, must make a recommendation to approve, deny or approve with conditions to City Council. After receiving such recommendation, City Council may grant approval, denial or conditional approval of the plan.

A review and analysis of the above reference final site plan has been provided in the CWA and OHM reviews dated, October 25, 2016 and October 28, 2016, respectively. DAFD review will be provided at the meeting.

Following those reviews staff was informed that the applicant intends to demolish only a portion of the existing industrial building. Staff, the consultants, the Planning Commission and City Council was aware the applicant wanted to Phase the construction of the units, but was not aware of the applicant's intended to Phase demolition of the existing industrial building. In addition, the construction schedule on Sheet 06 of the final site plan shows demolition activities only occurring in Phase 1. Since the issue was not addressed during Area Plan review, the applicant will need to request an amendment to he approved Area Plan (see correspondence from our Planning Consultant, Doug Lewan).

Consequently, Planning Commission is directed to table action on the final site plan to a future meeting, to allow the applicant time to obtain approval of an Area Plan amendment.



November 3, 2016

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

Re: Grandview Commons Final Site Plan

Dear Michelle:

Please accept the following communication in response to our email and telephone conversations regarding final site plan consideration of the Grandview Commons PUD. We have re-reviewed both the area plan submittal materials, as well as the revised final site plan for the Grandview Commons development, and provide the following additional information for your review and consideration.

As you are aware, the Grandview Commons Area Plan was approved conditionally (as recommended by the Planning Commission) by the City Council on August 8, 2016. This conditional approval was based upon information provided by the applicant demonstrating the intent of the development to be constructed in three (3) phases consisting of 76 dwelling units of varying housing types. Nowhere in the area plan narrative or site plan drawings did the applicant indicate their intent to maintain all or a portion of the existing industrial use during construction of the residential development. In fact, the only construction schedule provided in the revised final site plan on Sheet 06 describes "demolition activities" to take place during Phase 1 (May and June 2017). (We note this construction schedule is specifically for soil erosion / sediment control measures, not the complete site development.)

The initial area plan submittal demonstrated two (2) phases, and eventually depicted three (3) phases at the time of conditional area plan approval. However, the final site plan submittal did not represent the corresponding phases shown on the area plan. We questioned project phasing (via email correspondence to you) on September 13, 2016, which was answered on September 19, 2016 (via email correspondence by you forwarding the applicant's response). The applicant indicated at that time they were applying for approval of the entire project. Since a phasing plan was not provided within the final site plan submittal or the revised submittal, we interpreted the applicant's response to mean they were applying for final site plan review for the entire site, and would not be phasing the development. (This is indicated in both our September 20, 2016 and October 25, 2016 final site plan reports – last sentence on page 2.)

**Grandview Commons Final Site Plan**

Page 2 of 2

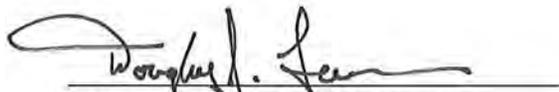
Section 19.06 allows developments to be phased; however, it states *the relative mix of uses and the scheduled completion of construction for each phase shall be disclosed and determined to be reasonable in the discretion of the City Council after recommendation from the Planning Commission.* Our understanding during area plan review was the development to be undertaken in three (3) phases. During final site plan review the applicant indicated site development was to occur in its entirety, and no phasing was indicated on any of the plan sheets and therefore not reviewed.

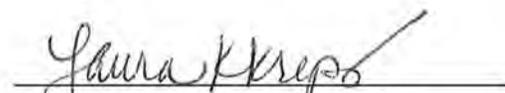
With regard to the continuance of the industrial operation (or portion thereof) during construction, Section 19.08 D. states, *when approved, the PUD, with all conditions imposed, if any, shall constitute the land use authorization of the property, and all the improvements and uses shall be in conformity with the amendment.* Based on this standard, the use of the property is limited to the mix of residential uses conditionally approved by the area plan. If the applicant wishes to have the industrial use or a portion of industrial use to remain during the initial construction phases of the development, the area plan will need to be amended in accordance with Section 19.13 (change in use or character of the development constitutes a major change).

In summary, if the applicant intends to continue all or a portion of the industrial use during the phased construction of the development, the area plan will need to be amended to demonstrate the continuation of the industrial use through specific phases of the development. The Development Agreement should also be modified to reflect this intention. As mentioned above, change in use or character of the development constitutes a major change to a PUD area plan (Section 19.13).

For amended area plan and final site plan review, all phases of the development shall be depicted on each sheet of the plan. The applicant will need to confirm they are applying for a single phase, all of the phases, or the entire project (one phase) during final site plan review. If the development is intended to be phased, all aspects of each phase (construction and demolition) will need to be provided indicating all of the information required for final site plan review (Section 21.04 E.2.) by phase.

Please feel free to contact us with questions. We look forward to meeting to discuss this topic in person.

  
CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, AICP  
Executive Vice President

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



Date: September 20, 2016  
Revised: October 25, 2016

## **PUD Final Site Plan Review For City of Dexter, Michigan**

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<b>Applicant:</b>	MMB Equities, LLC – Steve Brouwer
<b>Project Name:</b>	Grandview Commons
<b>Location:</b>	7931 Grand Street (08-06-155-001) 7905 Grand Street (08-06-427-001) Vacant Baker Road (08-06-427-002) 7961 Grand Street (08-08-06-285-004)
<b>Current Zoning:</b>	VR, Village Residential with PUD overlay
<b>Plan Date:</b>	September 7, 2016
<b>Revised Date:</b>	NA
<b>Action Requested:</b>	Approval of Final PUD Site Plan.
<b>Required Information:</b>	We will note any informational deficiencies in the body of this review.

## PROJECT AND SITE DESCRIPTION

The applicant is requesting final site plan review of the Grandview Commons residential development. As you recall, the City Council approved the Area Plan/PUD rezoning on August 8, 2016 subject to the following:

- CWA review dated July 26, 2016;
- Requirements cited in the OHM review dated, July 27, 2016;
- Requirements cited in the DAFD review dated, July 21, 2016; and
- Administrative review and approval of the Development Agreement, by staff and the City Attorney.

The intent is to redevelop an existing industrial brownfield and adjacent residential parcel to provide a development with a variety of housing options, as well as to provide the environmental clean-up and demolition of an existing industrial facility within the downtown area.

The applicant is proposing to demolish three (3) existing industrial buildings and 1-story house and garage (newly acquired western parcel) in order to develop the 8.58 acre site with a variety of housing types to include: four (4) 8-unit buildings; four (4) 4-unit buildings; five (5) 4-unit townhouse buildings, and four (4) duplexes totaling 76 dwelling units. Seventeen (17) buildings will be constructed containing a total of 144 bedrooms. Based on the floor plans submitted with the most recent plan set, we infer the development will include sixteen (16) one-bedroom units; forty-four (44) 2-bedroom units; and sixteen (16) 3-bedroom units (76 total units). Each unit will have access to a private garage space. We note the 8.58 acres contains 0.36 acres of city property that will be added to the development in exchange for the public sanitary sewer improvements the developer has agreed to construct at his cost.

Initially, the project was demonstrated be completed in two (2) phases. The submittal reviewed for the June Planning Commission depicted construction of the development in three (3) phases – starting from Baker Road and moving westward. The applicant submitted the project phasing under a revised Sheet 04 via email on July 25, 2016.

Section 19.10 requires final site plan approval for each phase of a PUD as delineated on the approved area plan. The applicant has verified via email and at the last Planning Commission meeting (October 3, 2016) their intent is to request final site plan for the entire project at this time.

***Items to be Addressed: None.***

**Figure 1. – Aerial Photograph**



**AREA, WIDTH, HEIGHT, SETBACKS**

The applicant is requesting final site plan approval of the Grandview Commons PUD. In August, the City Council approved the PUD rezoning utilizing VR, Village Residential as the underlying zoning district. Section 20.10 outlines the schedule of regulations for the VR zoning district as outlined on the following page:

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	<b>Required</b>	<b>Provided</b>	<b>Compliant</b>
<b>Lot Area</b>	4,500 sq.ft./d.u. (2-family) 9,800 sq.ft./d.u. (multi-family)	8.58 acres	7 acres needed for 2-family 15.3 acres needed for multi-family
<b>Lot Frontage</b>	60 feet	170.38 feet	Complies
<b>Setbacks</b>			
<b>Front</b>	15 feet	4 feet (Grand St. ROW) 112 feet (Baker Rd. ROW)	Deviation from requirement approved.
<b>Side</b>	10 feet	15 feet (west)	Complies
<b>Rear</b>	25 feet	25 feet (south)	Complies
<b>Building Height</b>	2.5 stories / 35 feet	2 stories/30.5 feet (townhouse tallest structure)	Complies

A deviation for the Grand Street front yard setback was approved on the Area Plan in August, and is provided on Sheet 04 which states, *a front setback deviation of 11 feet is requested from the required minimum front setback of 15 feet to allow a minimum front setback of 4 feet.* All other dimensional requirements of the VR zoning district have been met.

**Items to be Addressed:** None.

## NATURAL RESOURCES

**Topography:** The site has been previously developed, and maintains a level topography with a 5-foot slope from the front (north) to the rear (southwest) of the site having natural drainage toward Mill Creek.

**Woodlands:** One hundred twenty-six (126) trees are demonstrated on the topographic survey and provided in the tree table. Most of the existing trees will be removed to accommodate the proposed development. The tree list on Sheet 03 notes ten (10) trees to remain.

The applicant is proposing modified tree replacement calculations, as provided in their cover letter (date stamped by the City of Dexter – September 7, 2016), and has indicated they are only proposing to replace native tree species with a health assessment rating of 3 or greater.

At the October 3, 2016 Planning Commission meeting, after discussion, the Planning Commission voted to waive the DBH replacement standard for only the low quality trees and allow for a contribution to the tree fund based on the DBH standards that would be required for all good quality trees on the site to be removed. As a result, twenty-one (21) good quality trees are proposed to be removed and must be replaced

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requiring seventy-seven (77) replacement trees based on the total DBH to be removed.

The applicant intends to propose a contribution to the City Tree Fund, and has been directed to do so in writing and submit such with the revised final site plan. To our knowledge, the tree contribution request has not been provided as requested.

**Wetlands:** No wetlands are present on the subject site. However, the site is bordered by Mill Creek to the south.

**Soils:** The USDA web soil survey indicates the majority of the site contains Oshtemo Loam Sand having 0-6% slopes.

**Items to be Addressed:** *Provide written request for tree fund contribution for Planning Commission and City Council consideration.*

## **BUILDING LOCATION AND SITE ARRANGEMENT**

The site arrangement and building locations are consistent with the approved Area Plan.

**Items to be Addressed:** *None.*

## **TRAFFIC IMPACT**

Based on the average weekday trip ends provided by the Institute of Transportation Engineers, we find the existing industrial use generates approximately 79 trip ends/net acre or 474 vehicle trips per day. The existing single-family residential structure to be removed generates approximately 9 vehicle trips per day. A residential condominium development is listed as averaging 5.1 trip ends/dwelling unit. Based on the 76-units proposed, this equates to an average of 388 vehicle trips per day.

A revised traffic impact analysis has been provided by the applicant demonstrating and evaluating existing and future levels of service (LOS) at Baker Road and Grand Street. Based on the analysis provided, the report concludes the proposed development will have minimal if any impact on the traffic operations of Baker Road and Grand Street. The LOS will remain the same with the exception of the southeast bound approach on Grand Street which will be a LOS E during the peak PM period, and the northwest bound approach on Grand Street which will become a LOS F during both AM and PM peak periods.

The revised report recommends:

- The existing Baker Road drive and proposed Grand drive be designed and constructed per the City of Dexter standards and specifications.

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- The Baker Road access should be reconfigured such that the driveway radius does not encroach onto the existing property to the south.

The City Engineer has reviewed the traffic impact study and noted it to be “acceptable as presented” in their May 19, 2016 review letter.

**Items to be Addressed:** *None.*

## **SITE ACCESS AND CIRCULATION**

The site will be accessed via a driveway from Grand Street and a driveway from Baker Road. Internal circulation appears adequate. Turning radii for emergency and garbage trucks have been provided on Sheet 27.

We defer further comment on site access and circulation to the Dexter Area Fire Department and the City Engineer.

**Items to be Addressed:** *Review of site access and circulation by the Dexter Area Fire Department and the City Engineer.*

## **ESSENTIAL FACILITIES AND SERVICES**

The site is served by sewer and water. However, the amount of REUs will need to be evaluated in comparison with the current (industrial/residential) and proposed (residential) uses.

Two (2) stormwater detention basins are located on the site.

The City Engineer is currently conducting a review of the existing/proposed essential facilities and services.

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

## **PARKING, LOADING**

Section 5.03 requires multiple-family dwellings provide two (2) parking spaces for each dwelling unit, and 0.5 guest parking spaces for every three (3) dwelling units. The applicant has verified each of the garages can accommodate two (2) parking spaces.

Based on the number of dwelling units (76), an additional thirteen (13) guest spaces are required. Thirteen (13) additional guest parking spaces have been provided in two (2) locations in the southeast corner of the development, as well as eighteen (18) on-street spaces shown on Grand Street. We note two (2) barrier-free parking spaces are provided.

**Items to be Addressed:** *None.*

## SIDEWALKS

All internal and periphery sidewalks are proposed at 5-foot widths as provided on the approved Area Plan. The public pedestrian walkway along the western property line to Mill Creek is 8 feet wide. These widths are in accordance with City standards.

**Items to be Addressed:** None.

## LANDSCAPING

A landscape plan has been provided on Sheet 24 of the plan set.

**Composition:** As required in Section 6.02 B., the applicant has provided a detailed landscape schedule with botanical names, sizes, spacing, etc. of each proposed plant, as well as the percentage of genus and species of each proposed planting to ensure diversity in species. No more than 25% of any one (1) genus or 10% of any one (1) species has been depicted.

**Street Trees:** Street trees (canopy trees) are required at a minimum of every thirty (30) feet or a maximum of forty (40) feet between the sidewalk and the curb for development with frontage on a public street. Twenty-two (22) to 29 street trees are required along the Grand and Baker Road ROWs in order to meet this requirement. Twenty-two (22) street trees are depicted on the landscape plan.

**Parking Lot Screening:** Parking lot screening is not required, as none of the proposed parking areas are adjacent to a ROW.

**Interior Parking Lot:** Parking lots having either 3,000 sq. ft. of area or 25 spaces are required to provide at least 3% of the total parking area as landscaping. Thirteen (13) parking spaces are proposed within two (2) separate parking areas. Neither of the proposed parking areas consists of 3,000 sq. ft. of area. Therefore, no additional interior parking lot landscaping is required.

**Buffer/Screen:** The multiple-family development is adjacent to existing VR zoned/used property to both the west and south. The applicant is requesting a waiver or modification for an alternative landscaping design along the west and south property lines where Buffer Zone "B" would be required adjacent to single-family residential uses/zoning. Specifically, the applicant provides the following considerations for Planning Commission review:

1. *Shrubs removed from the west property line and replaced with grasses. We are trying to provide an open viewscape between the public pathway and the development.*
2. *Shrubs and evergreen trees removed from the south property line to open up views to creek. The Planning Commission mentioned numerous times that “we wanted to preserve the view to the open space.” There are no adjacent land uses to buffer.*
3. *Shrubs removed from the east property line and replaced with evergreens from improved screening (trees wrap around corner onto portion of south property line).*
4. *Some ornamental trees removed from interior of the site to open up views to creek.*
5. *Grasses and perennials added to central open space area to create a sense of place and privacy for the units facing the “park”.*
6. *Perennials added along Grand Street to enhance streetscape and soften street presence of the buildings (plantings along the street will be seen/enjoyed by many more people than shrubs tucked in the back of the site along the property line). Proposed plan creates a tree-lined street that is inviting to walk down.*
7. *Overall there is an increase in proposed plant material, the total number of proposed plans on the approved Area Plan/PSP landscape plan: 560; Total number of proposed plans on current FSP landscape plan: 745.*

In making a determination to waive or reduce the landscape and screening requirements of this Article, the Planning Commission shall consider the following:

- A. Extent to which existing natural vegetation provides desired screening.
- B. The existence of a steep change in topography which would limit the benefits of required landscaping.
- C. The presence of existing wetlands.
- D. Existing and proposed building placement.
- E. The abutting or adjacent land is developed or planned by the City for a use other than residential.
- F. Building heights and views.
- G. The adjacent residential district is over 200 feet away from the subject site.

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- H. Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening required.

**Site Landscaping:** One (1) tree is required for each 1,000 square feet of open space on the development site. Trees in the required screen can count toward this calculation. The landscape plan indicates 3.54 acres of open space are provided requiring 154 trees, 126 trees are provided throughout the site.

**Tree Replacement:** See comments under Woodlands in Natural Resources section of this report.

**Details:** Planting and staking details are provided on Sheet 25.

**Refuse Containers:** Curb-side pick-up is proposed.

**Items to be Addressed:** *Planning Commission to determine alternative landscape design meets the intent of Section 6.13.*

## LIGHTING

A lighting plan has provided which includes one (1) street light and 205 wall-mounted fixtures are proposed throughout the site. Illumination levels at property lines measure 0.1 foot-candles or less as required.

Detail of wall-mounted fixtures is provided on Sheet 28. Detail of proposed street light should also be provided.

**Items to be Addressed:** *None.*

## SIGNS

A sign location is depicted along Baker Road north of the proposed Baker Crossing access point. The site layout (Sheet 04) and sign detail (Sheet 30) demonstrate a 20 square foot, non-illuminated ground sign to be located and sized in accordance with Article VII.

**Items to be Addressed:** *None.*

## BAKER ROAD CORRIDOR

The subject site is also located in the Baker Road Corridor (BRC) overlay district. Specific architectural standards are provided in order to integrate the development within the BRC by

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visually relating new structures with existing buildings in the Central Business and Village Commercial districts.

Specific architectural standards for the BRC overlay district are noted below in accordance with Section 15(D).02. In reviewing the BRC standards we focused primarily on the townhouse structures, as that building type is most visible as it will be located along the Grand Street ROW for our evaluation of building orientation and building scale. All proposed structures are considered in our discussion of exterior building materials and design.

**Building Orientation:** The intent of the BRC is to contribute to the desirability of pedestrian activity within the Baker Road area and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale. The following shall be considered:

1. Buildings shall front toward and have at least one (1) pedestrian entrance facing onto the public street.
2. Blank walls may not face a public street and buildings must have windows and architectural features commonly associated with the front façade of a building, such as awning, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.
3. All buildings shall have at least 70% of their first floor façade on the street-facing sidewalk as non-reflective. The use of highly reflective, mirror-type glass is prohibited.

**CWA COMMENT:** *The townhouse structure is located along the Grand Street ROW. All units have a pedestrian entrance visible/facing the street. The north (front) elevation of the townhouse structure has incorporated a variety of architectural features (windows, columns, dormers, recessed entries, etc.), and is not considered a blank wall. A listing of material types has not been provided; however, sample boards have been provided by the applicant for Planning Commission review.*

**Building Scale:**

1. Building facades are required to be subdivided through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings. The predominating surface plan of all building walls over 40 feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.
2. The height to width ratio of these subdivided facades of single-story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two-story buildings shall not exceed 1:1.

3. Building articulation shall be accomplished through combinations of the following techniques:
  - a. Façade modulation: Stepping portions of the façade to create shadow lines and changes in volumetric spaces;
  - b. Use of engaged columns or other expressions of the structural system.
  - c. Horizontal and vertical divisions. Use of textures and materials, combined with façade modulation.
  - d. Dividing facades into storefronts with visually separate display windows.
  - e. Providing projections such as balconies, cornices, covered entrances, pergolas, arcades, and colonnades.
  - f. Variations in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables, and other similar devices.

**CWA COMMENT:** *Façade modulation has been provided through the use of entry doors and bay windows. The height (21.5 feet) to width (24 feet) ratio does not exceed 1:1 for the subdivided two-story façade. Further building articulation is accomplished through façade modulation, the use of columns; balconies, covered (recessed) entrances, and dormer windows.*

**Building Materials and Design:** The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor.

1. Variety in building design shall be provided by architectural features, details, and ornaments such as archways, colonnades, towers, and cornices.
2. Building entrances shall utilize windows, canopies, and awning; provide unity of scale, texture, and color; and provide a sense of place.
3. Roof shape and materials shall be architecturally compatible with the district and enhance the predominant streetscape. Consideration should be given to surrounding buildings when determining roof shape.
4. Exterior building materials and treatment shall maintain a consistent overall appearance within the BRC. Any individual side of a principal building, at least 80% of the façade shall be constructed of, or covered with, one or more of the following materials:
  - a. Brick – smooth, hard, uniform, red, dark-red, or brown brick.
  - b. Cut stone – carved and smooth finish stone.

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- c. Siding – natural wood and/or cement-based artificial wood-siding.
- d. Glass windows and/or doors – non-reflective, clear or slightly tinted.
- e. Other materials similar to the above as determined by the Planning Commission.

**CWA COMMENT:** *A variety in building design has been represented in each of the building-types. Building entrances and roof shapes are in scale with typical residential developments. Samples of exterior have been provided for the Planning Commission at past meetings, and should be provided for review at the upcoming meeting as well. Overall, we find the proposed structures meet the architecture design guidelines of the BRC district.*

**Items to be Addressed:** *Provide samples of exterior materials for Planning Commission review at meeting.*

## EXTERIOR ELEVATIONS/FLOOR PLANS

Building elevations and floor plans for each of the proposed structure types have been provided with the revised final site plan submittal.

**Items to be Addressed:** *None.*

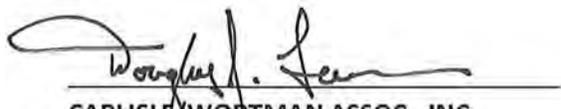
## RECOMMENDATIONS

As presented the Grandview Commons Final Site Plan is in general compliance with the approved Area Plan for the development.

The following items will need to be addressed prior to approval of the Grandview Commons Phase 1 Final Site Plan:

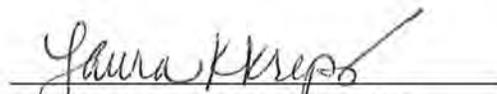
1. Provide written request for tree fund contribution for Planning Commission and City Council consideration.
  2. Dexter Area Fire Department and City Engineer review of site access and circulation.
  3. City Engineer review of essential facilities and services.
  4. Planning Commission to determine alternative landscape design meets the intent of Section 6.13.
  5. Provide samples of exterior façade materials for Planning Commission review at meeting.
-

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10/25/2016



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CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, AICP  
Executive Vice President



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

# 241-1419

cc: Steve Brouwer via [stevebrouwer@arbrouwer.com](mailto:stevebrouwer@arbrouwer.com)  
Allison Bishop via [allisonbishop@arbrouwer.com](mailto:allisonbishop@arbrouwer.com)



ARCHITECTS. ENGINEERS. PLANNERS.

October 28, 2016

CITY OF DEXTER  
8140 Main Street  
Dexter, MI 48130

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

Regarding: Grandview Commons  
**Final Site Plan – Review No. 2**  
OHM JN: 0130-16-1001

Ms. Aniol:

The applicant, Steve Brouwer with MMB Equities LLC., is proposing a residential area with surrounding parking lot at the southwest corner of Grand Street and Baker Road. We have reviewed the final site plan which was received on October 13, 2016. The plans were reviewed in accordance with the City of Dexter Engineering Standards and we have found that the plans require revision.

While this review focuses on the final site plan, it should be noted that conditional approval of the Area Plan was granted by the planning council on July 6, 2016, and was subject to comments from the OHM Advisors review letter dated May 19, 2016 and the Carlisle/Wortman Associates letter dated May 20, 2016. Included in those reviews were requested revisions to the property descriptions to be combined as part of this site. A resolution to this is called out in item 3a and 3b of this letter.

The following items shall from the Final Site Plan be addressed and revised plans provided for additional review:

**GENERAL:**

1. A decorative street light is shown on the southwest corner of Grand and Baker. Connecting conduit and handholes shall be illustrated in the plans. The proposed pole shall be 100' south of the existing pole at Grand and Baker.
2. Cross access shall be extended to the property at 2937 Baker Road (Parcel ID 08-08-06-427-003). In addition, a description of how this access will be achieved (easement, etc.) shall be included in the plans.
3. The topographic survey sheets shall be updated based on the conference call between OHM and Metro Consulting on Monday, October 24, 2016. Items included in the plan shall include:
  - a. An existing conditions plan showing the three existing parcels along with all property lines and legal description.
  - b. A lot combination and proposed right of way sheet showing how the lots will be combined and the extent of right of way to be dedicated as part of the project along with a legal description.
  - c. The proposed topographic survey as presented on sheet 02. The exhibit shall be updated to show the centerlines of Baker and Grand. In addition, the gross acreage shall be checked. We believe that this value should be 7.63 net instead of 8.58 acres.

4. The applicant shall note that the timing of improvements on Grand Street will be subject to the City's preferred public improvements on this road.

### **SANITARY SEWER**

5. The existing sanitary sewer lead which extends from the former Pilot Industries site shall be abandoned. This shall include removing the existing tap from the Baker Road Sewer. The plans show removal of a sanitary clean-out and manhole, but shall also show abandonment of existing sanitary sewer pipe.

### **STRUCTURAL RETAINING WALL:**

6. The following comments have been noted regarding the proposed retaining wall(s):
  - a. The typical wall section on plan sheet 29 shows a bottom/wall grade that is some distance above the intersection of 1:5 ground slope and toe (i.e.: bottom) boulder. Specify the dimension from ground to bottom/wall grade. Adjust wall calculations to reflect the actual overall (and worst case) wall height.
  - b. Provide a dimension for the toe boulder vertical embedment depth.
  - c. Provide a section for the tiered wall.
  - d. Include calculations for the tiered wall, including applicable and appropriate surcharge(s).

### **STORMWATER:**

7. In Worksheet 1 (W-1) of the Detention Calculations for Pond A (Sheet 14), the impervious and pervious cover total areas are different in the Rational Method Table than in the two NRCS tables. This should be reviewed and revised accordingly.
8. The applicant has indicated that some units will have sump pumps. Storm lines extending from these buildings to adjacent catch basins shall be shown on the plans.
9. The connections between roof downspouts and the storm sewer system shall be shown on the plans.
10. The proposed catch basin at the western driveway on Grand Street shall be shifted into the site. The proposed underdrain along Grand can be swept in towards the catch basin.

### **PAVING AND RIGHT OF WAY:**

11. The northern ramp at the Baker Road crossing does not align with the ramp on the south side of the driveway. The sidewalk shall be re-aligned south of the project site to correct this.
12. The cross section provided for Baker Road and Grand Street shall be corrected to display 3" of MDOT 2C and 3" of 13A bituminous in 2 lifts.

### **PERMITS**

The applicant is advised to prepare and submit Act 399 (water) and a Part 41 (sewer) permit applications for the proposed public water and sewer improvements.

## RECOMMENDATION

The above comments should be addressed and the City of Dexter Engineering Standards reviewed prior to submitting for an additional site plan review. Should you have any questions about this review, please feel free to contact me at 313-481-1252 or via e-mail at [pat.droze@ohm-advisors.com](mailto:pat.droze@ohm-advisors.com).

Sincerely,  
OHM Advisors



Patrick M. Droze, P.E.  
Project Engineer

cc: Courtney Nicholls, City Manager  
Dan Schlaff, DPS Superintendent  
Dan Dettling, Dexter Area Fire Department  
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October 5, 2016

Michelle Aniol, Community Development Manager  
City of Dexter  
8140 Main Street  
Dexter, Michigan 48130

RE: Grandview Commons  
MCA Project Number: 1051-16-7340

Dear Ms. Aniol,

Enclosed, please find the revised Final Site Plan submittal for the above referenced project. These plans have been modified in response to comments received in the following review letters: Carlisle/Wortman Associates, Inc. (Douglas Lewan / Laura Kreps), dated September 20, 2016; OHM (Patrick M. Droze), dated September 22, 2016; and the Dexter Area Fire Department (Donald Dettling), dated September 22, 2016. To aid in your review, we offer the following responses to each of the comments.

**Carlisle/Wortman Associates, Inc. – September 20, 2016**

1. Re-evaluate required tree replacement and tree credit waiver request based on the standards of Section 6.11 C., 6.13, and 6.14 D.

**At the meeting on October 3, 2016, the Planning Commission waived the replacement requirements for 95 low-quality trees. A donation will be made for the 77 replacement trees required. The On-Site Tree List on the Demolition Plan (Sheet 03) has been updated to reflect this information.**

2. Provide emergency and garbage truck turning radii.

**A Truck Turning Plan has been added to the plan set on Sheet 27.**

3. City Engineer review of essential facilities and services.

**Please refer to the responses to the City Engineer's review below.**

4. Provide composition percentages in accordance with Section 6.02.

**The composition percentages of the proposed plant material have been added to the Landscape Plan on Sheet 26.**

5. Planning Commission to determine if alternative landscape design meets the intent of Section 6.13.

**Noted.**

6. Provide location and detail of all signage.

**A Signage & Pavement Marking Plan has been provided on Sheet 05. The proposed ground sign and detail have been added to the Layout Plan and Details 2 on Sheets 04 and 29.**

**RECEIVED**

OCT - 7 2016

**CITY OF DEXTER**

7. Provide listing of exterior façade materials.

**A list of the exterior façade materials has been added to the Layout Plan on Sheet 04.**

8. Provide exterior elevations (with listing of exterior façade materials) and floor plans.

**Exterior elevations and floor plans have been added at the end of the plan set.**

#### **OHM – September 22, 2016**

1. Road work is proposed on Grand Street. The City may work with the developer to coordinate road improvements. However, for the intent of this plan, the work shall be shown as standalone. Details for constructing the widening shall be included within the plan.

**The work within the Grand Street right-of-way has been shown on a separate plan sheet, Sheet 25.**

2. A decorative light pole was to be installed on the southwest corner of Grand and Baker. This shall be illustrated in the plans as well as any connecting conduit and handholes.

**The proposed light pole, details, and specifications have been added to the plans on Sheets 04 and 29.**

3. A detail illustrates proposed boulder retaining walls up to 4' in height. Walls exceeding 18 inches require structural calculations.

**Structural calculations for the boulder retaining wall have been added to the plan set on Sheet 29.**

4. Material shall be specified for the backfill and bedding of the retaining walls.

**Wall backfill and bedding material has been specified in the detail on Sheet 28.**

5. It is unclear what the "FEW#" points demark on the southern end of the site on sheet 7 of the plans.

**These are surveyed points that were used to develop the base file but were not intended to be shown. This layer has been turned off.**

6. It appears no scale is included on the Soil Erosion and Sedimentation Control Plan (Sheet 05). The plans shall be updated accordingly.

**A scale has been provided on the Soil Erosion & sediment Control Plan.**

7. A detail is included in the plan set that shows detectable warnings. The use of these strips shall be limited to the Grand and Baker intersection.

**Notes have been added to the ADA ramp details that the detectable warning strips shall only be used at the Baker and Grand intersection.**

8. All public water main shall be shown within a public water main easement.

**All public water main that is not within a public right-of-way has been provided with a proposed 12-foot wide easement. Please refer to Sheets 04 and 12.**

9. The plans show a connection to the Baker Road water main north of Grand Street. The plan shall be revised to connect south of Grand Street onto the existing water main installed in 1991.

**The proposed water main has been revised as requested.**

10. The proposed 2" service to the apartments north of Grand Street can tap the existing 8" main near Baker Road.

**The proposed 2" service to the apartment building has been revised as requested.**

11. Curb stops and boxes shall be illustrated in the plan set. Boxes set within pavement shall be protected with a cast iron box with "WATER" listed on the lid.

**Curb stop boxes have been shown on Sheets 12 & 19-21. Note 15 on Sheet 19 indicates that boxes within the pavement shall have a cast iron lid.**

12. Water services with the right-of-way and easements shall be type K copper. Non-copper material is permitted between the curb stop and the meter.

**This has been noted on Sheet 12 (Note 18).**

13. Water main profiles call out water services as "leads." This should be revised to state "service."

**The term "lead" has been revised to "service" on the profiles.**

14. A hydrant or blowoff shall be provided at the stub end of the water main on Grand Street.

**A hydrant has been provided as requested. Please refer to Sheet 19.**

15. Sand backfill shall be provided under all paved surface inclusive of sidewalk. The profiles shall be updated accordingly.

**Sand backfill has been shown under the proposed drives and sidewalks.**

16. Water main valves shall be installed within wells. This is not evident on the plan set.

**The profile labels have been changed to say "Gate valve and well".**

17. Valve 4 shall be corrected in profile to show the well meeting the proposed water main.

**The bottom of valve 4 and the other valves has been extended to the water main in profile view.**

18. The profile for "Ex Water to H2 shows that several bends will be used to avoid conflicts with the proposed sewer laterals. It is recommended that the main is kept deep to avoid unnecessary fittings.

**The plan mark-ups suggested that this section of water main be relocated to avoid an overly**

**deep main with multiple vertical bends. Relocation is not possible due to conflicts with other utilities and proposed buildings. The proposed sanitary services in this area have been raised as much as possible and will connect to the main via risers. This allows the water main to be installed without vertical bends between 5.5' and 8' deep and with the required 18" of vertical separation.**

19. The proposed water main is shown to have main greater than 6' in depth in several locations. This should be modified. It appears in some locations that the main could be shifted to the opposite side of the sanitary sewer main to eliminate these issues.

**As discussed above, conflicts with existing and proposed utilities prevent relocation of the water main in many locations. What has been done instead is to raise the sanitary services as much as possible to avoid placing the water main overly deep. The use of vertical bends has been limited as much as possible and the water main is typically 5.5 feet deep but no more than 8 feet deep in accordance with the City's Engineering Standards.**

20. 90-degree bends should be replaced with two 45-degree bends.

**The 90-degree bends have been replaced with two 45-degree bends as requested.**

21. The plans shall include provisions to abandon the existing water main through use of flowable fill.

**The existing 4" water main has been proposed to be abandoned in place with flowable fill. Please refer to the demolition plan on Sheet 03.**

22. The proposed 2" water service shall be shown to connect 7944 Grand Street.

**The 2" water service has been called out on Sheet 12 to connect at the stop box for the apartment building.**

23. It appears that utility crossings X50, X54 and X55 provide less than 18 inches of vertical clearance. If a concrete cradle will be used, a detail shall be added to the plan.

**A concrete cradle detail has been provided on Sheet 28.**

24. Invert elevation shall be provided for all sanitary sewer and water main service leads.

**Invert elevations for sanitary services and top of pipe elevations for water services have been provided in the profile view.**

25. Sanitary sewer shall be SDR 26 or other materials permitted within the engineering standards.

**The sanitary sewer and services have been specified in plan and profile view to be SDR 26.**

26. The last run of sewers shall be 1%. This requirement is waived for the Grand Street sewer, but it shall be provided for S03>S02 and S05>S04.

**Due to limited cover over the sanitary sewer, manholes S13 and S15 were added to be able to place the last run at 1%.**

27. A sump is shown for manhole S04. This shall be removed.

**S04 has been revised in profile view as requested.**

28. Cleanouts shall be provided on sewer laterals where bends are proposed. Cleanouts in pavement shall be protected with a cast iron box with "SEWER" listed on the lid.

**Clean outs have been shown at bends in the sanitary services. Note 14 on Sheet 22 notes that cleanouts within the pavement shall be provided with a cast iron lid as requested.**

29. Sand backfill shall be provided under all paved surface inclusive of sidewalk. The profiles shall be updated accordingly.

**Sand backfill has been shown under all pavement, including sidewalk, in the profile view.**

30. The existing sanitary sewer lead which extends from the former Pilot Industries site shall be abandoned. This shall include removing the existing tap from the Baker Road Sewer.

**This has been noted on the demolition plan, Sheet 03.**

31. The catch basin at the corner of Grand and Baker should be reconstructed such that it falls within the proposed curb and gutter. The same comment also applies to structure R-29.

**The existing catch basin is too far away from the proposed curb line to be able to easily rotate the cone of the structure into the curb line therefore, the casting of the existing structure will be replaced with a manhole cover and R47 was added in the curb line connecting to the existing structure. R29 was shifted into the curb line.**

32. The proposed catch basin at the western driveway on Grand Street shall be shifted into the site. We recommend that this is done in a manner to eliminate the need to lower the proposed water main.

**As discussed in a subsequent phone conversation, this structure (R13) is needed near this location to tie the proposed underdrain along Grand Street into. Also as discussed, the storm sewer was raised to be able to lessen the depth of the proposed water main and limit vertical bends in the water main.**

33. The plan shall include edge drain at catch basins.

**Edge drain has been depicted along Grand Street and at catch basins within paved areas. Please refer to Sheet 25.**

34. Edge drain shall be provided along the proposed parking bump outs along Grand.

**Edge drain has been provided along the back of curb and the valley formed by the edge of the existing road and the parking spaces.**

35. The detail of the concrete end section shall include a 42-inch footing.

**A 42" footing has been added to the end section detail on Sheet 07.**

36. Fencing is required for basins that exceed a slope of 1:6. Although slopes do not generally exceed this, the use of steep retaining walls may create instances where fencing may be desired to protect open water areas from pedestrians.

**The developer has proposed the use of short boulder retaining walls specifically to be able to provide pond side slopes of 1 on 6 and to avoid the requirement to install fencing. The boulder retaining walls have been terraced so that they are no taller than 18" to 24". This is by no means a steep or dangerous transition of grade.**

37. Each basin will likely have a permanent or semi-permanent pool. The basins should include seed mixes capable of withstanding storm water fluctuations.

**The Cardno Stormwater Seed Mix, or approved equal, has been specified on the Landscape Plan for each of the basins.**

38. Sand backfill shall be provided under all paved surface inclusive of sidewalk. The profiles shall be updated accordingly.

**Sand backfill has been shown under all pavement, including sidewalk, in the profile view.**

39. The 10-year flow appears to exceed the capacity of the proposed storm sewer pipe in some locations. As a result, the hydraulic gradient line (HGL) shall be shown on the Storm Sewer Plan and Profiles 1, 2 and 3. In addition, the HGL shall be contained inside of the pipe wherever possible. The gradient must be a minimum of two (2) feet below the top of all inlet structures.

**Predominantly it is relocated 30" drain and the portion of the drain that will remain that is surcharged. The HGL line has been shown in all profile views. The HGL line is more than two feet below the RIM elevation of all structures.**

40. The sewer between R06>R01 shall be adjusted to a higher elevation and laid at a flatter slope. The proposed pipe entry geometry to MH R01 will not provide enough offset between pipes.

**This pipe run has been raised as requested.**

41. It is unclear where EXR1 and R31 are located on the drainage area map. These structures shall also be labeled on the Profile View.

**Both of these structures have been labeled on the drainage area map. Structure R31 has also been labeled in profile view. EXR1 is an existing structure out in Baker Road and is not shown in profile.**

42. The applicant's geotechnical engineer shall comment on the recommended material to be used as embankment material on the western side of Pond B.

**Calculations and recommendations from the geotechnical engineer have been added to the plan set on Sheet 29.**

43. Worksheet 3 (W3) calculation E shall utilize the Area Total in square feet ( $\Sigma ac$ ) from the Rational Method Area Calculation in Worksheet 1 (W1).

**The total area in the pond calculations have been updated accordingly.**

44. The proposed asphalt cross section is not consistent with the City of Dexter standards for residential. Generally, the cross section shall be 4" of 13A atop 8" of 21AA aggregate. Crushed concrete may be used with certifications provided from a qualified testing firm. Aggregate within the public right-of-way shall be MDOT 21AA crushed limestone.

**The pavement cross section on Sheet 28 has been revised accordingly.**

45. A cross section shall be provided for work within Grand Street and Baker Road. Pavement design file for Baker Road denotes 6" of HMA atop 10" of MDOT 21AA crushed limestone. Grand Street shall provide the same cross section based on the City Engineering standards.

**The Grand Street and Baker Road pavement section has been provided on Sheet 28.**

46. Thickened right of way sidewalk (8") shall be shown to pass through the proposed driveways.

**A thickened sidewalk has been shown through both the Grand St. and Baker Rd. driveways.**

47. Provisions of traffic maintenance and control shall be provided for the work on Grand and River.

**Traffic Control Plans have been added to the plans, Sheets 32 & 33.**

48. The proposed rectangular rapid flashing beacons shall be 2-sided. The single sided references shall be removed from the plans. In addition, a pedestal foundation shall be added to the plans. MDOT standard plans may be referenced.

**The single sided RRFB details have been removed from the plans. MDOT RRFB and pedestal foundation details have been referenced on Sheet 29.**

49. The plans shall include proposed traffic signs and pavement markings. This shall include details and plan call-outs.

**A Pavement Marking and Signage Plan has been added to the plans, Sheet 05.**

#### **Dexter Area Fire Department – September 22, 2016**

1. City of Dexter Engineering Standards (as it refers to fire hydrant locations & fire department connections): Relocated Hydrant #2: new location Baker Rd @ Baker Crossing. Relocate Hydrant #3 new location Grand St. @ Grandview Lane.

**Hydrants have been placed at the Baker Rd. and Grand St. entrances. Please note that hydrant H2 cannot be relocated because it is located at the end of a dead-end main. The City's Standards require that a hydrant or a blow-off be installed at the end of all dead end mains.**

2. 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: 1) Confirm the roadway names and addressing

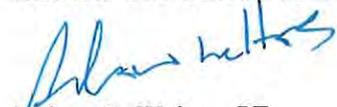
Grandview Commons  
October 5, 2016  
Page 8 of 8

of this structures as well as the individual units 2) Confirm location of Fire Department Connections  
3) Roadway widths and access within Ordinance with no parking fire lane signage.

- 1) **No Parking Fire Lane signs have been provided on Sheet 05.**
- 2) **Proposed FDC locations have been shown on Sheet 12.**

We look forward to your review and comments. Should you have any questions during your review, please do not hesitate to contact me directly at 734-217-4495 or [awalters@metroca.net](mailto:awalters@metroca.net). Thank you for your review and continued assistance with this project.

Sincerely,  
**METRO CONSULTING ASSOCIATES, LLC**



Andrew R. Walters, PE  
Senior Project Engineer



OFFICE OF COMMUNITY DEVELOPMENT

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

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

File #: PUD-FSP 2016-01 Grandview Commons

Date Submitted: 9/7/16

Application for (check box)

- Area Plan Petition
- Preliminary PUD Site Plan Review
- Final PUD Site Plan Review
- Combined PUD Site Plan Review

An application for Planned Unit Development (PUD) must be submitted to the Office of Community Development at least thirty days prior to the Planning Commission/City Council meeting at which the proposal will be considered. The application must be accompanied by the application data requirements set forth in the City of Dexter Zoning Ordinance, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held the first Monday of the month at 7:00 pm. Regular meetings of the City Council are held the second and fourth Monday of the month at 7:30 pm. All meetings are held at the Dexter Senior Center, 7720 Ann Arbor Street, Dexter, MI 48130.

I (We), the undersigned, do hereby respectfully request consideration of our Planned Unit Development Application and provide the following information to assist in the review:

Project Name: Grandview Commons PUD

Applicant: MMB Equities, LLC

Mailing Address: 7444 Dexter Ann Arbor - Suite F, Dexter, MI 48130

Telephone (Office): 734-426-9980

Telephone (mobile): 734-260-3275

Email Address: allisonbishop@arbrouwer.com

Property Owner(s) (if different from Applicant): MMB Equities, LLC - same

Mailing Address:

Telephone (Office):

Telephone (mobile):

Email Address:

Applicant's Legal Interest in the Property: owner

Property Location:

Address: 7931, 7905, 7961 Grand Street

Property ID Number: HD-08-155-011, HD-08-06-427-001, HD-08-06-427-002, HD-08-06-285-004

**Property Description:**

If all or part is a recorded plat, provide lot numbers and subdivision name. If all or part is a condominium, provide unit numbers and condominium name. If all or part of the property is not part of a recorded plat (i.e., acreage parcel), provide metes and bound description. Attach separate sheet, if necessary.

attached

Property Size (Acreage) 7.63

Square Feet:

Current Zoning: I-1

Current Use of Property Warehousing/Light Industrial

Proposed Use of Property (Specify number of acres to be allocated to each use):

Residential

**Residential Development:** No. of Single Family Detached Units: \_\_\_\_\_

No. of Attached Units: 76

**Non-Residential Development:**

	Description of Use	Land Area (sq. ft.)	Floor Area (sq. ft.)
Retail			
Office			
Industrial			
Other			

State reasons why Planned Unit Development is being requested:

Flexibility in residential unit type

**Professionals who prepared the plans:**

A. Name: Metro Consulting Associates

Mailing Address: 45345 Five Mile Road, Plymouth, MI 48170

Telephone (Office): 734-483-1427

Telephone (mobile): 734-483-3431 (FAX)

Email Address: awalters@metroca.net

Design Responsibility (engineer, surveyor, architect, etc.): Andrew Walters - PE Surveyor

B. Name: Bowers and Associates

Mailing Address: 2400 S. Huron Parkway, Ann Arbor, MI 48104

Telephone (Office): 734-975-2400

Telephone (mobile):

Email Address: scottb@bowersarch.com

Design Responsibility (engineer, surveyor, architect, etc.): Scott Bowers - Architect

C. Name:

Mailing Address:

Telephone (Office):

Telephone (mobile):

Email Address:

Design Responsibility (engineer, surveyor, architect, etc.):

**Submit the following:**

- ✓ 1. Sixteen (16) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, landscape architect, or community planner, plus one (1) 11" x 17" copy of the site plans.
- ✓ 2. Sixteen (16) 11" x 17" copies of color renderings of building elevations, if applicable, and floor plans.
- ✓ 3. A PDF file of the site plan, including building elevations and floor plans.
- ✓ 4. A written description of the proposed use with an explanation of how approval of the Planned Unit Development will produce exception benefits for the community.
- ✓ 5. Proof of ownership (title insurance policy or registered deed with County stamp)/
- ✓ 6. Review comments or approval received from County, state, or federal agencies that have jurisdiction over the project, including, but not limited to:

Washtenaw County Road Commission	Washtenaw County Environmental Health Division
Washtenaw County Water Resources Commission	Michigan Dept. of Natural Resources
Michigan Dept. of Environmental Quality	Michigan Dept. of Transportation

**Please note:** The applicant, or a designated representative **MUST BE PRESENT** at all scheduled meetings, or the case may be postponed due to lack of representation. Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Planned Unit Development application or to revoke any permits granted subsequent to the site plan approval.

**Applicant's Endorsement:**

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that my application will not be reviewed unless all required information for this application has been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

Steve Brouwer  
Signature of Applicant

9/12/16  
Date

Steve Brouwer  
Applicant Name (Print)

Allison Bishop  
Signature of Applicant

9/12/16  
Date

Allison Bishop  
Applicant Name (Print)

Steve Brouwer  
Signature of Property Owner Authorizing Application

9/12/16  
Date

Steve Brouwer, MMB Equities, LLC Representative  
Property Owner Name (Print)

For Office Use Only

	Non-Refundable Fee	Review Escrow	Amt. /Date Pd. /Receipt #
Area Plan Petition	\$1,000 + \$50/ac	\$3,000	\$4,329.00 / 9/7/16 / 58262 *
✓ Preliminary Site Plan Review	\$600 + \$50/ac	\$3,000	
✓ Final Site Plan Review	\$900 + \$50/ac	\$3,000	
Combined Site Plan Review	\$1,100 + \$50/ac	\$3,000	

Planning Commission Notification/Action \_\_\_\_\_ Date: \_\_\_\_\_  
City Council Notification/Action \_\_\_\_\_ Date: \_\_\_\_\_

\*Escrow Amt: \$3,000

REASONS FOR DENIAL: \_\_\_\_\_

CONDITIONS OF APPROVAL: \_\_\_\_\_

APPROVAL STAMP

### Search Results for "MMB Equities" using the Name Search in Assessing, Tax, and Utility Billing

Not finding what you are looking for? Try refining your search to narrow your results or changing your search type.

Sort By: **Name** | Display Style: **List View** Want more search result detail? Click to the left to change your Display Style

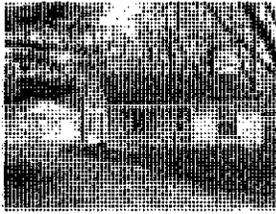
Records Per Page:

1			Displaying items 1 - 3 of 3
Name	Reference #	Address	
MMB EQUITIES LLC	08-08-06-155-001 (Parcel Number)	7931 GRAND ST	
MMB EQUITIES LLC	08-08-06-427-001 (Parcel Number)	7905 GRAND ST	
MMB EQUITIES LLC	08-08-06-427-002 (Parcel Number)	BAKER RD	
1			Displaying items 1 - 3 of 3

**\*\*Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

**7961 GRAND ST DEXTER, MI 48130** (Property Address)

Parcel Number: 08-08-06-285-004



Item 1 of 2 1 Image / 1 Sketch

**Property Owner: DUNHAM, CHERYL**

**Summary Information**

- > Residential Building Summary
  - Year Built: N/A
  - Full Baths: 1
  - Sq. Feet: 774
  - Bedrooms: 0
  - Half Baths: 0
  - Acres: 1.324
- > Assessed Value: \$33,200 | Taxable Value: \$33,200
- > Property Tax Information found

**Owner and Taxpayer Information**

**Owner** DUNHAM, CHERYL  
3115 MOCCASIN DR  
DEWITT, MI 48820

**Taxpayer** SEE OWNER INFORMATION

**General Information for Tax Year 2016**

<b>Property Class</b>	RESIDENTIAL	<b>Unit</b>	08 DEXTER CITY
<b>School District</b>	DEXTER	<b>Assessed Value</b>	\$33,200
<b>MAP #</b>	BOOK 1, MAP 06-2	<b>Taxable Value</b>	\$33,200
<b>XSTATUS</b>	0	<b>State Equalized Value</b>	\$33,200
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	10/12/2011
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available		

**Principal Residence Exemption Information**

**Homestead Date** Not Available

Principal Residence Exemption	June 1st	Final
2017	0.0000 %	-
2016	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2015	\$33,200	\$33,200	\$33,200
2014	\$33,200	\$33,200	\$33,200
2013	\$33,200	\$33,200	\$33,200

**Land Information**

<b>Zoning Code</b>	VILLAGE	<b>Total Acres</b>	1.324
<b>Land Value</b>	\$66,400	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	Not Available
<b>ECF Neighborhood</b>	DEXTER ORIGINAL 401	<b>Mortgage Code</b>	Not Available
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	112.00 ft	515.00 ft
<b>Total Frontage: 112.00 ft</b>		<b>Average Depth: 515.00 ft</b>

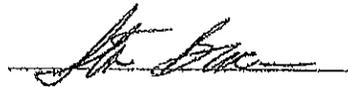
**Legal Description**

COM AT INTERSECTION OF CENTERS OF GRAND & BAKER STS, TH N 48-11-00 W 573.77 FT FOR A POB, TH N 48-11-00 W 111.85 FT, TH S 37-25-00 W 490.30 FT, TH S 49-06-00 E 37.09 FT, TH S 15-41-00 E 92.66 FT, TH N 37-30-00 E 541.38 FT TO THE POB, DEXTER VILLAGE, PT NW FRL 1/4 SEC 6, T2S-R5E 1.16 AC.

**Land Division Act Information**

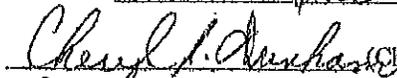
void able at Purchaser's option and in the event Purchaser elects to avoid this agreement the earnest money deposited shall be promptly refunded.

12. **Improvements and Fixtures Included**-This offer to purchase includes all improvements, buildings and fixtures presently on the real estate including but not limited to electrical, gas, heating, air conditioning, plumbing equipment, built-in appliances, hot water heaters, screens, storm windows, doors, Venetian blinds, drapery hardware, awnings, attached carpeting, radio, television antennas, trees, shrubs, flowers, and fences.
13. **General Conditions**- It is expressly agreed that this agreement to purchase real estate includes the entire agreement of Purchaser and Seller. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of both Purchaser and Seller.
14. **Walk Through** - Purchaser has the right to walk through the property within 48 hours prior to closing.
15. **Time for Acceptance and Closing**- This offer is void if not accepted by Seller in writing on or before 12:00 P.M. of the 9<sup>th</sup> day of May, 2016. Closing of the sale shall take place 10 days after Purchaser receiving Final Site Plan approval for Purchaser's intended development of the property from the City of Dexter.
16. This offer is made at 7444 Dexter - Ann Arbor<sup>pd.</sup> State of Michigan, this 2<sup>nd</sup> day of May, 2016.

 (Steve Brouwer, MMB EQUITIES, LLC, PURCHASER)  
Steve Brouwer (Print Name)

Acceptance by Seller-The foregoing offer to purchase real estate is hereby accepted in accordance with the terms and conditions specified above.

Dated this 6<sup>th</sup> day of May, 2016.

 (Cheryl Dunham, SELLER)  
Cheryl S. Durham (Print Name)

7444 Dexter-Ann Arbor Road  
Suite F  
Dexter, MI 48130

Phone: 734-426-9980  
Fax: 734-426-9985

www.arbrouwer.com

## MMB Equities LLC

RECEIVED

SEP - 7 2016

CITY OF DEXTER

58262 non-ref.  
\$ 1,329 app fee  
\$ 3,000 SPR ESCROW

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

Dear Ms. Aniol and the Dexter Planning Commission,

MMB Equities, LLC received PUD Area Plan approval from the City Council on August 8, 2016. In accordance with the City of Dexter Zoning Ordinance we are now requesting Final Site Plan approval.

As part of our Final Site Plan approval request we are asking the Planning Commission to consider approval of a modified landscape plan in accordance with Section 6.13 of the Landscaping Ordinance. In addition we are asking the Planning Commission to grant credit pursuant to Section 6.14 for trees that we have made an effort to preserve. Development of the corner feature at the corner of Grand and Baker was planned in an effort to save and highlight these trees.

Pursuant to Section 6.13 the Planning Commission may approve waivers or modifications to the required landscaping based on the following criteria:

(The highlighted criteria are applicable to the Grandview Commons Project)

- a. **Extent to which existing natural vegetation provides desired screening**
- b. The existence of a steep change in topography which would limit the benefits of required landscaping
- c. **The presence of existing wetlands**
- d. **Existing and proposed building placement**
- e. **The abutting or adjacent land is developed or planned by the City for a use other than residential**
- f. **Building heights and views**
- g. The adjacent residential district is over 200 feet away from the subject site
- h. **Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening requirement**

Attached is a table that illustrates the replacement standards and credits we are requesting.

After evaluation of the Arbor Tree Care Surgeons tree health assessment on site (1 – dead, dying, diseased, 2 – Structural problems, 3 – Maintenance Required, 4 – Good condition, 5 – Excellent) we are proposing that anything with a score of 3 or greater be replaced and anything valued 1 or 2 will not be replaced in accordance with the numeric replacement standard.

MMB Equities is also requesting the low-quality and/or non-native trees not be replaced. Replacement of low quality/non-native trees on an urban redevelopment site is not consistent with the intent of the Landscaping Ordinance. We are attempting to provide creative landscape design based on the urban nature of the site by utilizing perennials and grasses in addition to the required trees and shrubs. The site landscaping has been designed with the pedestrian vehicular safety in mind as well as how the site

landscaping will evolve as it matures. Underground utilities and paving (sidewalks, drives and driveways) were also considered as they will eventually be impacted by maturing vegetation.

Preservation of the view shed and existing landscaping was considered in the Landscape Plan design. Design is proposed in an effort to screen adjacent land uses, but preserve views and eliminate a "wall" of landscaping that segregates the project from the community.

Given the urban nature of the development we hope that the Planning Commission can consider the improved Landscape Plan that provides additional plant material.

#### *Section 6.01 INTENT*

*The intent of this Article is to establish minimum standards for the design, installation, and maintenance of landscaping along public streets, as buffer areas between uses, on the interior of a site, within parking lots, and adjacent to buildings. Landscaping is viewed as a critical element contributing to the aesthetics, development quality, stability of property values, and the overall character of the City. The standards of this Article are also intended to provide incentives to preserve quality mature trees, screen headlights to reduce glare, integrate various elements of a site, help ensure compatibility between land uses, assist in directing safe and efficient traffic flow at driveways and within parking lots, and minimize negative impacts of storm water runoff and salt spray. The landscape standards of this section are considered the minimum necessary to achieve the intent. In several instances, the standards are intentionally flexible to encourage creative design based on the specific conditions of the environment. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of the project site. Reference to the National Standards for Horticulture is encouraged.*

A modified landscape plan is requested given the following considerations:

1. Shrubs removed from west property line and replaced with grasses. We are trying to provide an open views cape between the public pathway and the development. We feel that shrubs will create a tunnel feel that some may think is uninviting and unsafe.
2. Shrubs and evergreen trees removed from south property line to open up views to creek. The Planning Commission mentioned numerous times that we wanted to preserve the view to the open space. There are no adjacent land uses to buffer.
3. Shrubs removed from east property line and replaced with evergreen trees for improved screening (trees wrap around corner onto portion of south property line)
4. Some ornamental trees removed from interior of the site to open up views to creek
5. Grasses and perennials added to central open space area to create a sense of place and privacy for the units facing the "park".
6. Perennials added along Grand Street to enhance streetscape and soften street presence of the buildings (plantings along the street will be seen/enjoyed by many more people than shrubs tucked in the back of the site along the property line) Proposed plan creates a tree lined street that is inviting to walk down.
7. Overall there is an increase in proposed plant material. The total number of proposed plants on the approved Area Plan/PSP landscape plan: 560; Total number of proposed plants on current FSP landscape plan: 745.

From a practical perspective, overplanting trees and shrubs on the site creates maintenance problems and over growth that may cause safety concerns for residents as well as overcrowding and struggling plant material. Existing landscaping along the perimeter of the site serves as a buffer to adjacent

parcels. Adding landscaping where there are no adjacent land uses (i.e. wetlands) eliminates the view shed and buffers open space.

MMB Equities, LLC has presented a landscape design that we are confident will contribute to the aesthetics, development quality, stability of property values, and the overall character of the City and the Grandview Commons Development. We have provided a landscape design that preserves quality mature trees, screens headlights to reduce glare, integrate various elements of a site, ensures compatibility between land uses, assists in directing safe and efficient traffic flow at driveways and within parking lots, and minimize negative impacts of storm water runoff and salt spray.

Please consider approval of our request for a modified landscape plan and request for credit for the trees that we have made effort to preserve.

Thank you.

Please feel free to contact us if you have any additional questions.



MMB Equities  
Steve Brouwer

TAG #	SPECIES	SIZE	ON-SITE/OFF-SITE	TO BE REMOVED	HEALTH ASSESS.	CREDIT	REPLACEMENT
203	ELM	11"	ON	X	Non-Native (NN)		
204	ELM	8"	ON	X	Non-Native (NN)		
205	ELM	12"	ON	X	Non-Native (NN)		
206	ELM	10"	ON	X	Non-Native (NN)		
207	ELM	8"	ON	X	Non-Native (NN)		
208	ELM	14"	ON	X	Non-Native (NN)		
209	WALNUT	9"	ON		SAVE	2	
210	LOCUST	9"	ON	X	4		3
211	ELM	18" (2 Trunks)	ON	X	Non-Native (NN)		
440	WALNUT	36"	ON		SAVE	3	
441	LOCUST	16"	ON		SAVE	3	
442	LOCUST	9" (4 Trunks)	ON		SAVE	2	
443	WALNUT	12"	ON		SAVE	3	
444	LOCUST	18"	ON	X	2		
445	LOCUST	26"	ON	X	2		
446	LOCUST	18" (2 Trunks)	ON	X	2		
447	OAK	32"	ON	X	5		3
448	SPRUCE	22"	ON	X	4		3
449	CEDAR	12"	ON	X	4		3
450	CEDAR	10"	ON	X	4		2
451	ELM	20"	ON	X	Non-Native (NN)		
452	LOCUST	8"	ON	X	2		
453	LOCUST	10"	ON	X	2		
454	LOCUST	10"	ON	X	2		
455	LOCUST	10"	ON	X	2		
456	LOCUST	9"	ON	X	2		
457	WALNUT	18"	ON	X	2		
458	BOX ELDER	9" (3 Trunks)	ON	X	Non-Native (NN)		
459	LOCUST	9"	ON	X	2		
460	BOX ELDER	9"	ON	X	Non-Native (NN)		
461	WALNUT	22"	ON	X	4		3
462	BOX ELDER	9" (3 Trunks)	ON	X	Non-Native (NN)		
463	ELM	10"	ON	X	Non-Native (NN)		
464	BOX ELDER	10"	ON	X	Non-Native (NN)		
465	BOX ELDER	10"	ON	X	Non-Native (NN)		
466	BOX ELDER	10" (2 Trunks)	ON	X	Non-Native (NN)		
467	MULBERRY	11"	ON	X	Non-Native (NN)		
468	LOCUST	13"	ON	X	2		
469	LOCUST	13" (2 Trunks)	ON	X	2		
470	BOX ELDER	9" (2 Trunks)	ON	X	Non-Native (NN)		
471	BOX ELDER	11"	ON	X	Non-Native (NN)		
472	BOX ELDER	10"	ON	X	Non-Native (NN)		
473	MAPLE	30"	ON	X	2		
474	MAPLE	20"	ON	X	3		3
475	WALNUT	8"	ON	X	4		2
476	LOCUST	14" (2 Trunks)	ON	X	3		3
477	BOX ELDER	20"	ON	X	Non-Native (NN)		
478	BOX ELDER	10"	ON	X	Non-Native (NN)		
479	BOX ELDER	16"	ON	X	Non-Native (NN)		
480	LOCUST	16"	ON	X	1		
481	OAK	9" (2 Trunks)	ON	X	3		2
482	LOCUST	11"	ON	X	2		
483	ELM	28"	ON	X	Non-Native (NN)		
484	LOCUST	26"	ON	X	2		
485	ELM	13"	ON	X	Non-Native (NN)		
486	ELM	12"	ON	X	Non-Native (NN)		
487	ELM	11"	ON	X	Non-Native (NN)		
488	ELM	11"	ON	X	Non-Native (NN)		
489	ELM	10"	ON	X	Non-Native (NN)		
490	ELM	15"	ON	X	Non-Native (NN)		
491	ELM	9"	ON	X	Non-Native (NN)		
492	ELM	8"	ON	X	Non-Native (NN)		
493	ELM	9"	ON	X	Non-Native (NN)		
495	ELM	9"	ON	X	Non-Native (NN)		

496	ELM	10" (3 Trunks)	ON	X	Non-Native (NN)		
497	ELM	11"	ON	X	Non-Native (NN)		
498	ELM	11"	ON	X	Non-Native (NN)		
499	ELM	9"	ON	X	Non-Native (NN)		
50135	PINE	36"	ON	X	4		3
50136	WILLOW	32"	ON	X	Non-Native (NN)		
50139	PINE	16"	ON	X	4		3
50141	PINE	36"	ON	X	4		3
50142	PINE	36"	ON	X	4		3
50143	MAPLE	54"	ON	X	4		3
50169	WALNUT	20"	ON	X	4		3
50172	WALNUT	50"	ON	X	4		3
50202	COTTONWOOD	8"	ON	X	Non-Native (NN)		
50203	COTTONWOOD	18"	ON	X	Non-Native (NN)		
50204	COTTONWOOD	8" (2 trunks)	ON	X	Non-Native (NN)		
50205	ELM	8"	ON	X	Non-Native (NN)		
50206	COTTONWOOD	8"	ON	X	Non-Native (NN)		
50207	COTTONWOOD	8"	ON	X	Non-Native (NN)		
50208	ELM	18"	ON	X	Non-Native (NN)		
50209	COTTONWOOD	12"	ON	X	Non-Native (NN)		
50210	ELM	8"	ON	X	Non-Native (NN)		
50211	ELM	14"	ON	X	Non-Native (NN)		
50212	ELM	10"	ON	X	Non-Native (NN)		
50213	ELM	10"	ON	X	Non-Native (NN)		
50214	ELM	8"	ON	X	Non-Native (NN)		
50215	ELM	12"	ON	X	Non-Native (NN)		
50216	COTTONWOOD	8"	ON	X	Non-Native (NN)		
50217	COTTONWOOD	12"	ON	X	Non-Native (NN)		
50218	ELM	10"	ON	X	Non-Native (NN)		
50219	ELM	12"	ON	X	Non-Native (NN)		
50220	ELM	8"	ON	X	Non-Native (NN)		
50221	ELM	8"	ON	X	Non-Native (NN)		
50222	ELM	8"	ON	X	Non-Native (NN)		
50223	ELM	8"	ON	X	Non-Native (NN)		
50224	ELM	8"	ON	X	Non-Native (NN)		
50225	COTTONWOOD	8"	ON	X	Non-Native (NN)		
50226	ELM	8"	ON	X	Non-Native (NN)		
50262	WALNUT	24" (2 Trunks)	ON	X	3		3
50266	ELM	8"	ON	X	Non-Native (NN)		
50268	WALNUT	32"	ON	X	3		3
50269	MAPLE	8" (4 Trunks)	ON	X	2		
50273	WALNUT	14"	ON	X	3		3
50283	ELM	8" (2 trunks)	ON	X	Non-Native (NN)		
50284	ELM	14"	ON	X	Non-Native (NN)		
50285	ELM	8"	ON	X	Non-Native (NN)		
50296	WALNUT	26"	ON		SAVE		3
50307	COTTONWOOD	8"	ON		SAVE		2
50309	WALNUT	16"	ON		SAVE		3
50310	COTTONWOOD	8"	ON		SAVE		2
50311	WALNUT	8"	ON		SAVE		2
50314	CHERRY	20"	ON	X	1		
50315	COTTONWOOD	10"	ON	X	Non-Native (NN)		
50318	COTTONWOOD	8"	ON	X	Non-Native (NN)		
50319	ELM	8"	ON	X	Non-Native (NN)		
50320	OAK	8"	ON	X	1		
50321	OAK	12"	ON	X	2		
50322	ELM	10"	ON	X	Non-Native (NN)		
50323	ELM	8"	ON	X	Non-Native (NN)		
50324	ELM	8"	ON	X	Non-Native (NN)		
50325	WALNUT	18" (2 Trunks)	ON	X	1		
50326	ELM	12"	ON	X	Non-Native (NN)		
50332	WALNUT	40"	ON	X	3		3

25 60

CREDIT REPLACEMENT



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

- ◆ MIDPOINT GABLE  
130'-3/4"
- ◆ ASPHALT SHINGLES,  
COLOR 'H'
- ◆ THIRD FINISH FLOOR  
121'-6"
- ◆ LAP SIDING, COLOR 'B'
- ◆ SECOND FINISH FLOOR  
111'-6"
- ◆ TRIM, COLOR 'F'
- ◆ ROCK CAST, COLOR 'E'
- ◆ BRICK, COLOR 'A'
- ◆ FIRST FINISH FLOOR  
101'-6"
- ◆ GARAGE FINISH FLOOR  
100'-0"

SCHEME 1 - BROWN

TAG	MATERIAL	MANUFACTURER	COLOR
A1	BRICK	GLEN GERY	CEDAR LAKE
B1	LAP SIDING	TO MATCH HARDI PLANK	KHAKI BROWN
C1	SHAKE SIDING		KHAKI BROWN
D1	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E1	ROCK CAST	ROCK CAST	CRÈME BUFF
F1	TRIM		WHITE
G1	WINDOWS	JELDWEN	WHITE
H1	ASPHALT SHINGLES	CERTAINTEED LANDMARK	WEATHERED WOOD

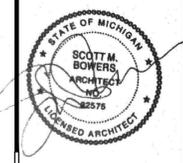
SCHEME 2 - RED

TAG	MATERIAL	MANUFACTURER	COLOR
A2	BRICK	GLEN GERY	MARYSVILLE
B2	LAP SIDING	CERTAINTEED - CEDAR BOARDS	SAVANNAH WICKER
C2	SHAKE SIDING	CERTAINTEED	SAVANNAH WICKER
D2	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E2	ROCK CAST	ROCK CAST	CRÈME BUFF
F2	TRIM		WHITE
G2	WINDOWS	JELDWEN	WHITE
H2	ASPHALT SHINGLES	CERTAINTEED LANDMARK	WEATHERED WOOD



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

- ◆ MIDPOINT GABLE  
130'-3/4"
- ◆ ASPHALT SHINGLES,  
COLOR 'H'
- ◆ THIRD FINISH FLOOR  
121'-6"
- ◆ LAP SIDING, COLOR 'B'
- ◆ SECOND FINISH FLOOR  
111'-6"
- ◆ TRIM, COLOR 'F'
- ◆ ROCK CAST, COLOR 'E'
- ◆ BRICK, COLOR 'A'
- ◆ FIRST FINISH FLOOR  
101'-6"
- ◆ GARAGE FINISH FLOOR  
100'-0"



SCHEME 1 - BROWN

TAG	MATERIAL	MANUFACTURER	COLOR
A1	BRICK	GLEN GERY	CEDAR LAKE
B1	LAP SIDING	TO MATCH HARDI PLANK	KHAKI BROWN
C1	SHAKE SIDING		KHAKI BROWN
D1	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E1	ROCK CAST	ROCK CAST	CRÈME BUFF
F1	TRIM		WHITE
G1	WINDOWS	JELDWEN	WHITE
H1	ASPHALT SHINGLES	CERTAINTED LANDMARK	WEATHERED WOOD

SCHEME 2 - RED

TAG	MATERIAL	MANUFACTURER	COLOR
A2	BRICK	GLEN GERY	MARYSVILLE
B2	LAP SIDING	CERTAINTED - CEDAR BOARDS	SAVANNAH WICKER
C2	SHAKE SIDING	CERTAINTED	SAVANNAH WICKER
D2	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E2	ROCK CAST	ROCK CAST	CRÈME BUFF
F2	TRIM		WHITE
G2	WINDOWS	JELDWEN	WHITE
H2	ASPHALT SHINGLES	CERTAINTED LANDMARK	WEATHERED WOOD



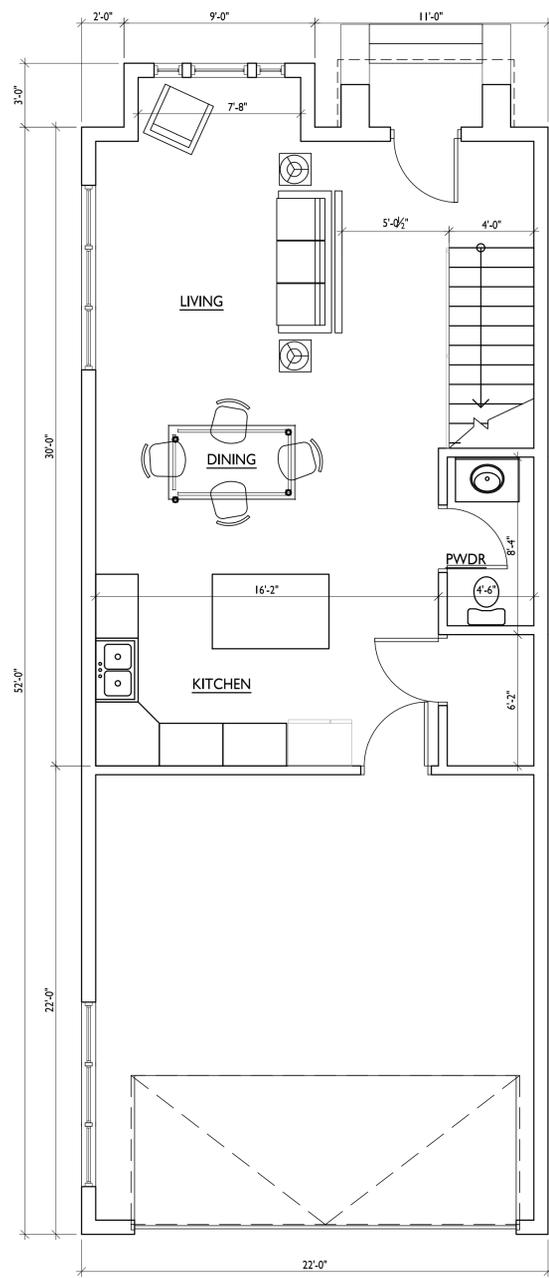
**EAST ELEVATION**

SCALE: 3/16" = 1'-0"

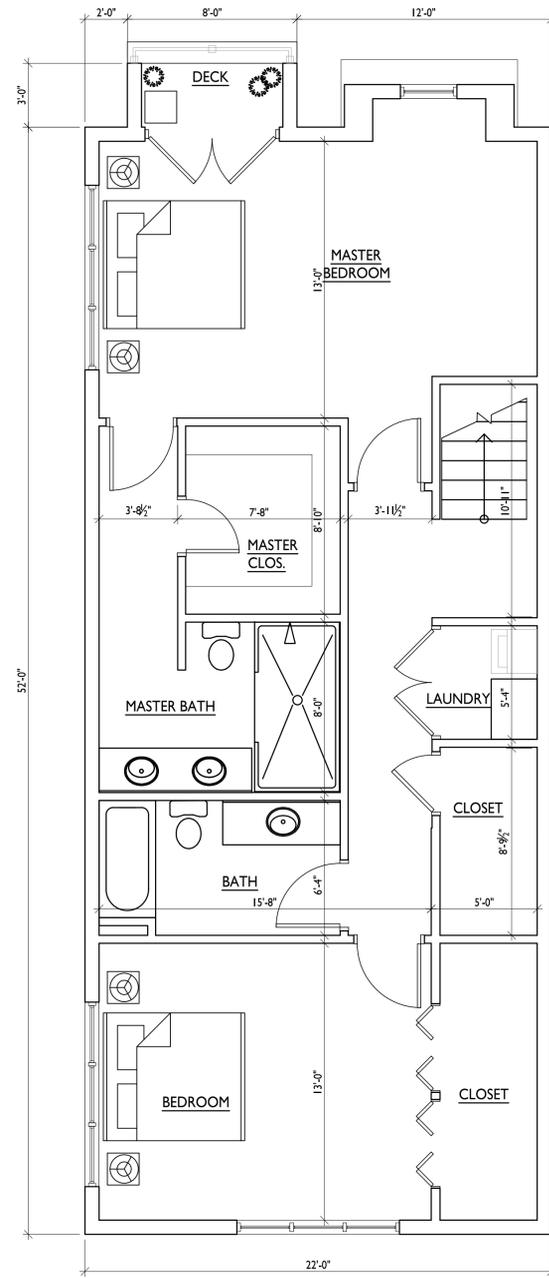


**WEST ELEVATION**

SCALE: 3/16" = 1'-0"

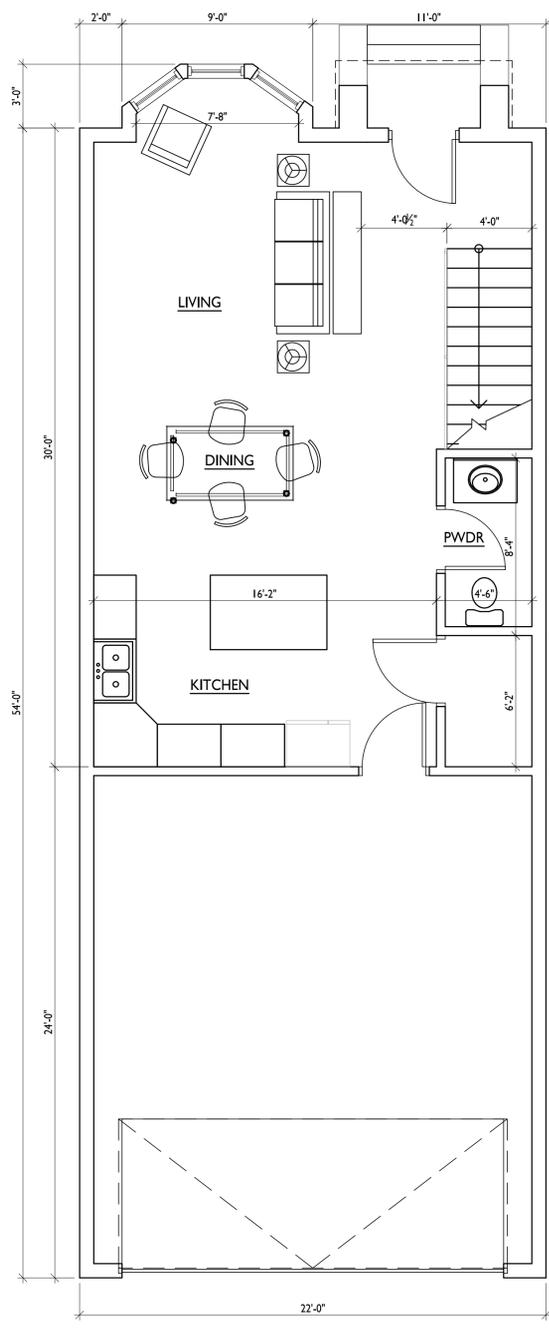


**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

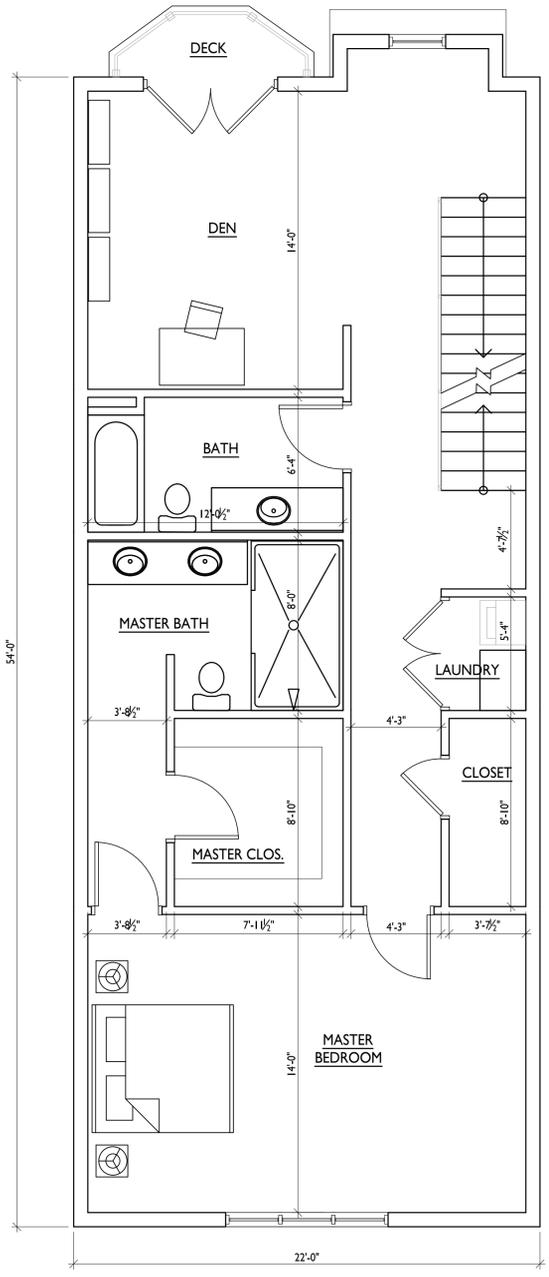


**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

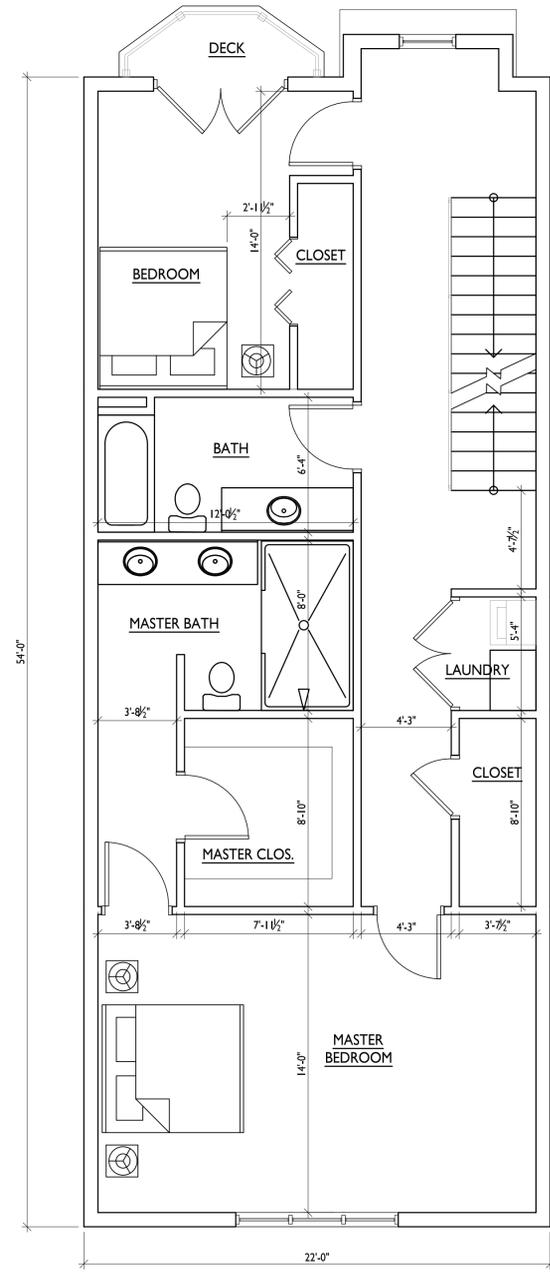
**2,331 SQ. FT. TOTAL**



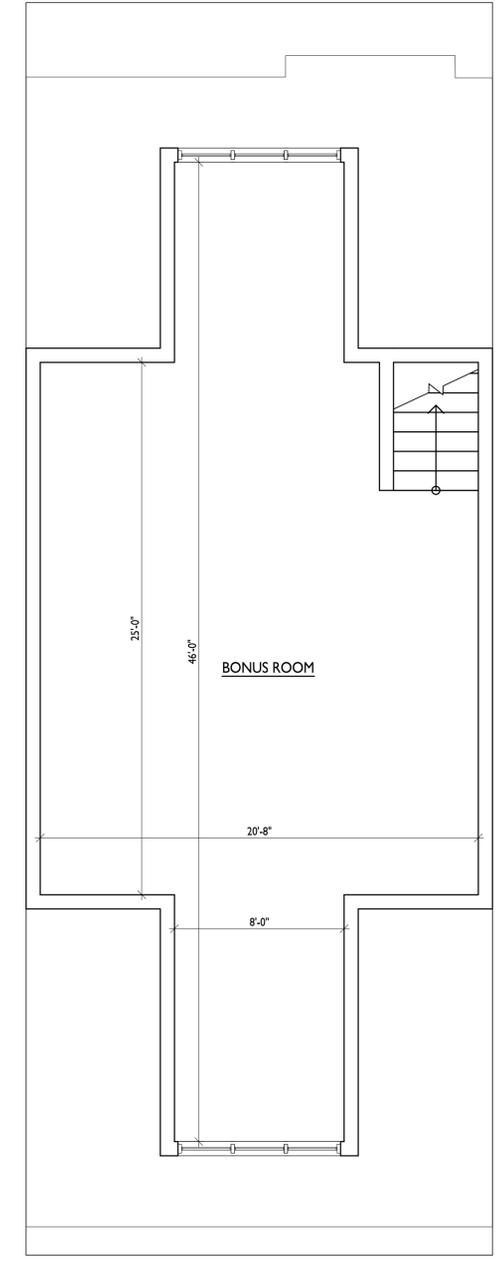
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**SECOND FLOOR  
ALTERNATE PLAN**  
SCALE: 1/4"=1'-0"

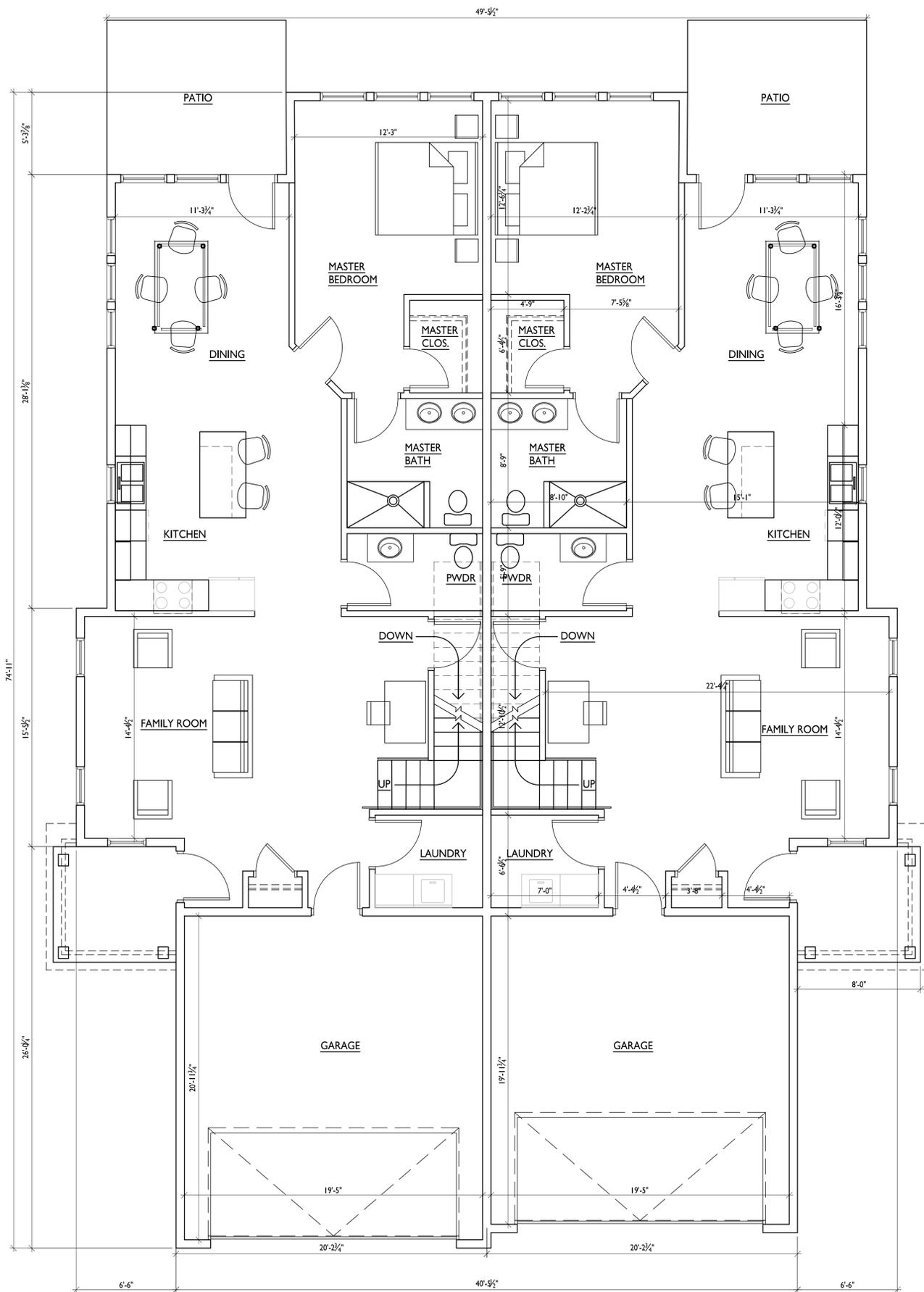


**THIRD FLOOR PLAN**  
SCALE: 1/4"=1'-0"

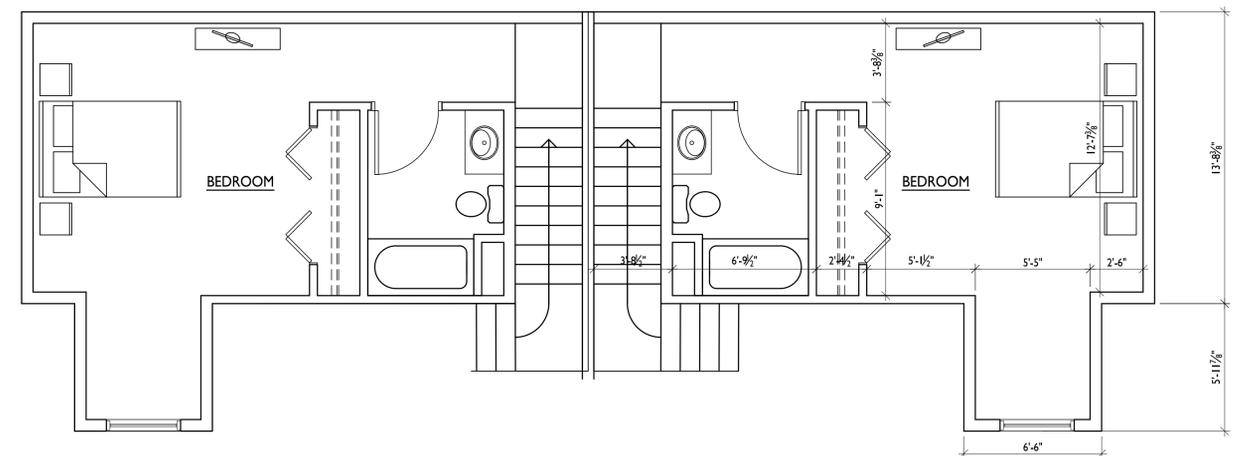
**2,413 SQ. FT. TOTAL**

**3,189 SQ. FT. TOTAL  
W/ BONUS ROOM**





**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



FIRST FLOOR: 1,269 SQUARE FEET EACH UNIT  
SECOND FLOOR: 416 SQUARE FEET EACH UNIT

**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"

**SCHEME 1 - BROWN**

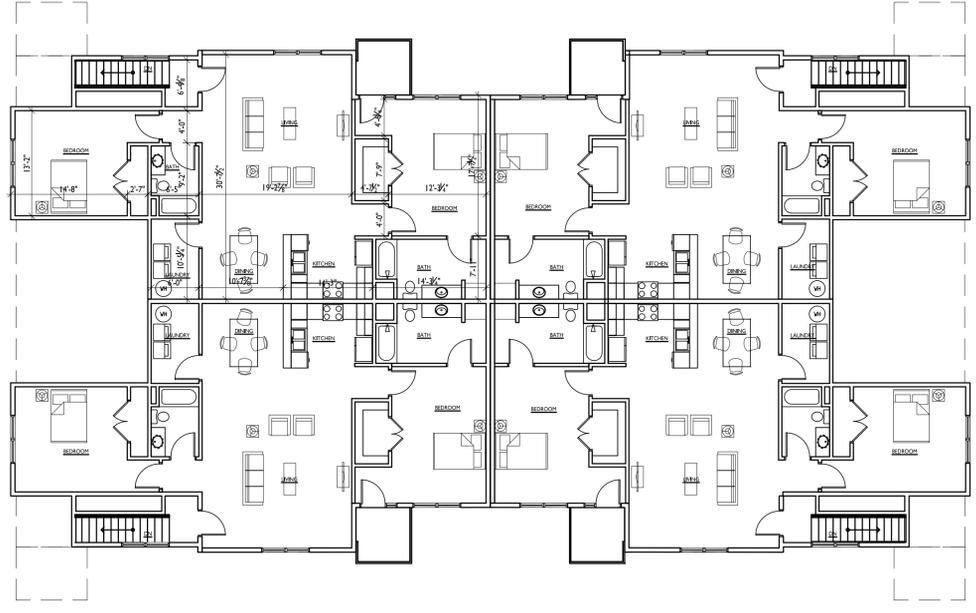
TAG	MATERIAL	MANUFACTURER	COLOR
A1	BRICK	GLEN GERY	CEDAR LAKE
B1	LAP SIDING	TO MATCH HARDI PLANK	KHAKI BROWN
C1	SHAKE SIDING		KHAKI BROWN
D1	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E1	ROCK CAST	ROCK CAST	CRÈME BUFF
F1	TRIM		WHITE
G1	WINDOWS	JELDWEN	WHITE
H1	ASPHALT SHINGLES	CERTAINTED LANDMARK	WEATHERED WOOD

**SCHEME 2 - RED**

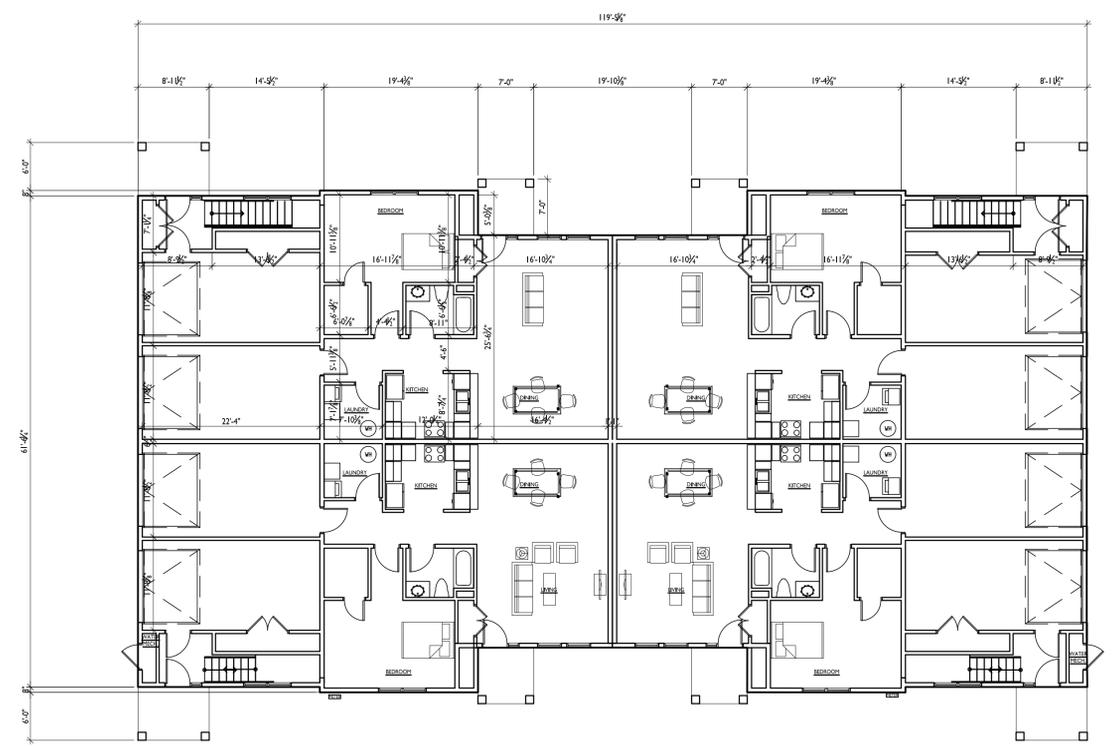
TAG	MATERIAL	MANUFACTURER	COLOR
A2	BRICK	GLEN GERY	MARYSVILLE
B2	LAP SIDING	CERTAINTED - CEDAR BOARDS	SAVANNAH WICKER
C2	SHAKE SIDING	CERTAINTED	SAVANNAH WICKER
D2	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E2	ROCK CAST	ROCK CAST	CRÈME BUFF
F2	TRIM		WHITE
G2	WINDOWS	JELDWEN	WHITE
H2	ASPHALT SHINGLES	CERTAINTED LANDMARK	WEATHERED WOOD



**EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"



○ SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"



○ FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"

**BOWERS ASSOCIATES**  
ARCHITECTURE DESIGN  
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104  
P: 734.975.2400 • F: 734.975.2410  
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION  
**GRANDVIEW COMMONS**  
**8 UNIT CONDOMINIUM**  
DEXTER, MI

PROJECT + NUMBER  
**15-205-04**

ISSUE + DATE  
28 DEC 2015  
2 FEB 2016 REVIEW  
03 OCT 2016  
10 OCT 2016



SHEET + TITLE  
FLOOR PLAN  
1520504mastB.DWG

SHEET + NUMBER  
**A1.00**

**BOWERS ASSOCIATES**  
ARCHITECTURE DESIGN  
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P: 734.975.2400 • F: 734.975.2410  
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION  
**GRANDVIEW COMMONS**  
**4 UNIT CONDOMINIUM**  
DEXTER, MI

PROJECT + NUMBER  
**15-205-05**

ISSUE + DATE  
03 OCT 2016  
10 OCT 2016

SHEET + TITLE  
4 UNIT BUILDING  
EXTERIOR  
ELEVATIONS  
1520505A500.dwg

SHEET + NUMBER  
**A5.00**



**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

SCHEME 1 - BROWN

TAG	MATERIAL	MANUFACTURER	COLOR
A1	BRICK	GLEN GERY	CEDAR LAKE
B1	LAP SIDING	TO MATCH HARDI PLANK	KHAKI BROWN
C1	SHAKE SIDING		KHAKI BROWN
D1	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E1	ROCK CAST	ROCK CAST	CRÈME BUFF
F1	TRIM		WHITE
G1	WINDOWS	JELDWEN	WHITE
H1	ASPHALT SHINGLES	CERTAINTED LANDMARK	WEATHERED WOOD

SCHEME 2 - RED

TAG	MATERIAL	MANUFACTURER	COLOR
A2	BRICK	GLEN GERY	MARYSVILLE
B2	LAP SIDING	CERTAINTED - CEDAR BOARDS	SAVANNAH WICKER
C2	SHAKE SIDING	CERTAINTED	SAVANNAH WICKER
D2	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E2	ROCK CAST	ROCK CAST	CRÈME BUFF
F2	TRIM		WHITE
G2	WINDOWS	JELDWEN	WHITE
H2	ASPHALT SHINGLES	CERTAINTED LANDMARK	WEATHERED WOOD



**SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



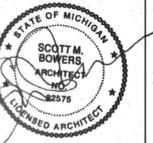
**BOWERS ASSOCIATES**  
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WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION  
**GRANDVIEW COMMONS  
4 UNIT CONDOMINIUM**  
DEXTER, MI

PROJECT + NUMBER  
**15-205-05**

ISSUE + DATE  
03 OCT 2016  
10 OCT 2016



SHEET + TITLE  
4 UNIT BUILDING  
EXTERIOR  
ELEVATIONS  
1520505A500.dwg

SHEET + NUMBER  
**A5.01**



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

SCHEME 1 - BROWN

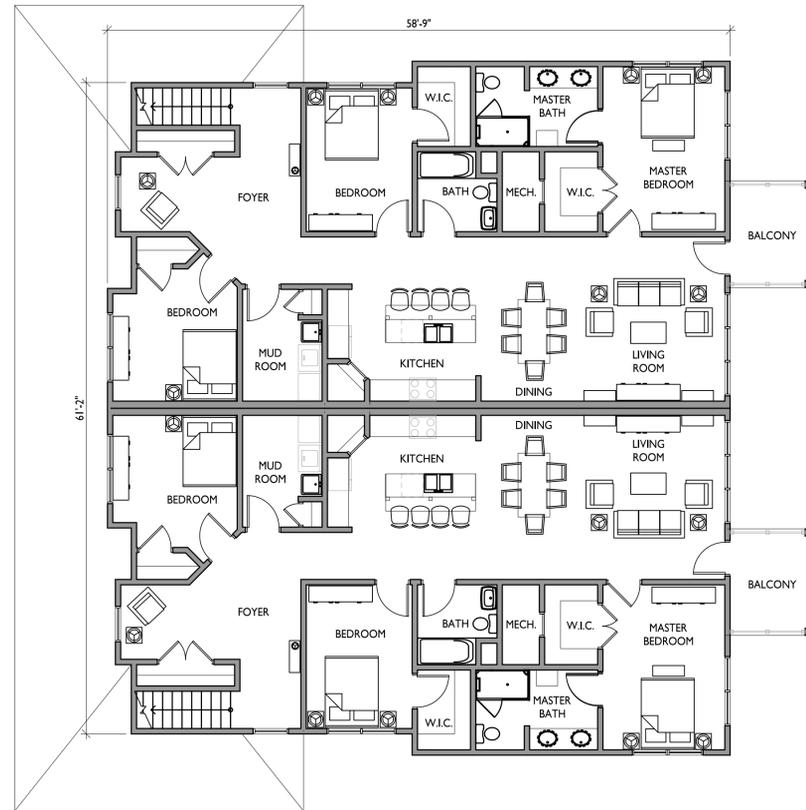
TAG	MATERIAL	MANUFACTURER	COLOR
A1	BRICK	GLEN GERY	CEDAR LAKE
B1	LAP SIDING	TO MATCH HARDI PLANK	KHAKI BROWN
C1	SHAKE SIDING		KHAKI BROWN
D1	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E1	ROCK CAST	ROCK CAST	CRÈME BUFF
F1	TRIM		WHITE
G1	WINDOWS	JELDWEN	WHITE
H1	ASPHALT SHINGLES	CERTAINTED LANDMARK	WEATHERED WOOD

SCHEME 2 - RED

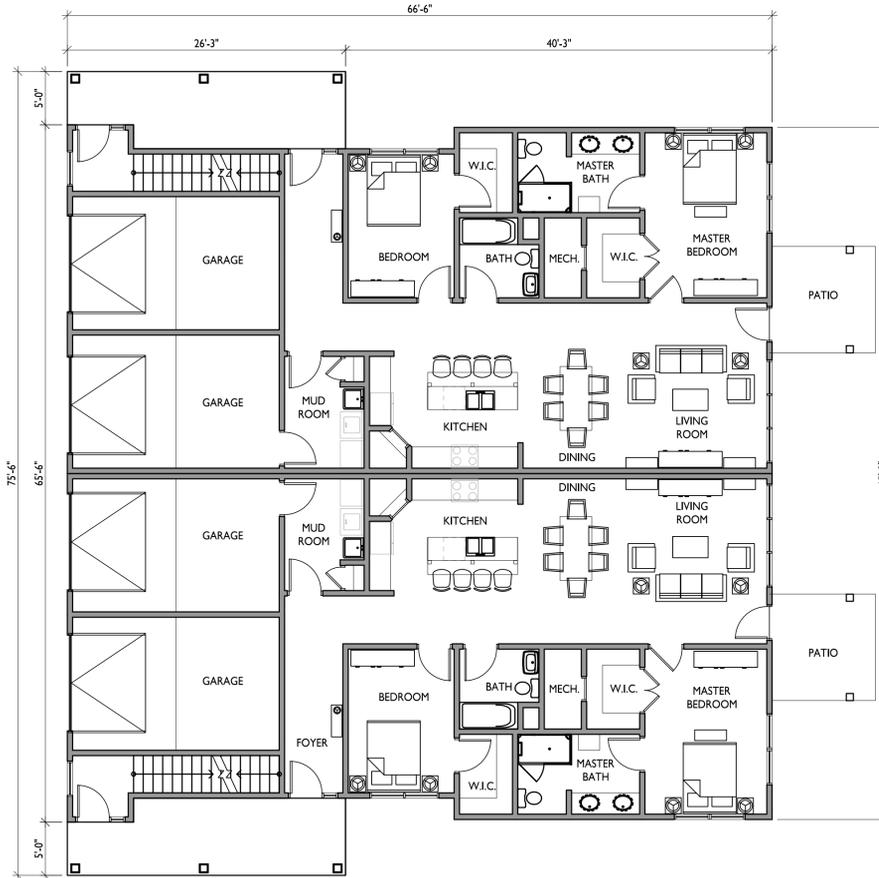
TAG	MATERIAL	MANUFACTURER	COLOR
A2	BRICK	GLEN GERY	MARYSVILLE
B2	LAP SIDING	CERTAINTED - CEDAR BOARDS	SAVANNAH WICKER
C2	SHAKE SIDING	CERTAINTED	SAVANNAH WICKER
D2	STONE	BORAL CULTURED STONE	COUNTRY LEDGESTONE - CHARDONNAY
E2	ROCK CAST	ROCK CAST	CRÈME BUFF
F2	TRIM		WHITE
G2	WINDOWS	JELDWEN	WHITE
H2	ASPHALT SHINGLES	CERTAINTED LANDMARK	WEATHERED WOOD



**SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



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



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

**BOWERS ASSOCIATES**  
ARCHITECTURE DESIGN  
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104  
P: 734.975.2400 • F: 734.975.2410  
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION  
**GRANDVIEW COMMONS**  
**4 UNIT CONDOMINIUM**  
DEXTER, MI

PROJECT + NUMBER  
**15-205-05**

ISSUE + DATE  
9 MAY 2016 REV  
17 MAY 2016 REV  
03 OCT 2016  
10 OCT 2016



SHEET + TITLE  
4 UNIT BUILDING  
FLOOR PLAN  
1520505mastC.dwg

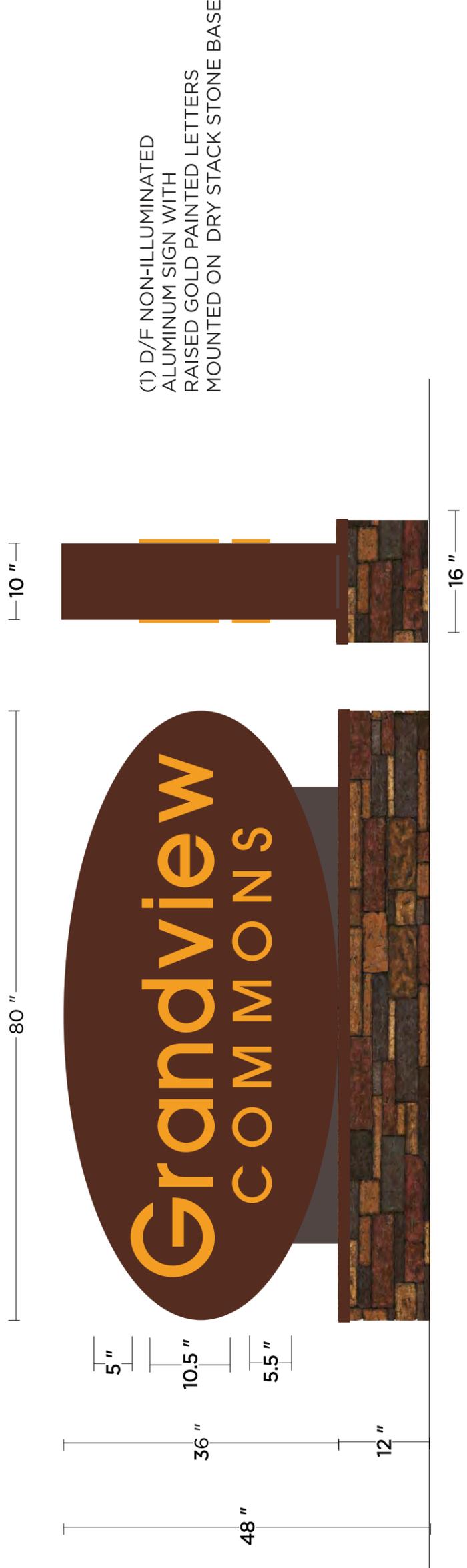
SHEET + NUMBER  
**A1.00**

JOB NAME:  
 GRANDVIEW  
 COMMONS  
 LOCATION:  
 ANN ARBOR  
 ACCOUNT REP: JJ  
 DESIGNER: LE  
 REVISION: \_\_\_\_\_

NOTES:  
 DESIGN  
 NON-ILLUMINATED  
 MONUMENT  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FILE NAME:  
 GRA-MS-2-092816-LE  
 SCALE:  
 3/4"=1'

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CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



INTERNATIONAL SIGN ASSOCIATION

7444 Dexter-Ann Arbor Road  
Suite F  
Dexter, MI 48130

Phone: 734-426-9980  
Fax: 734-426-9985

www.arbrouwer.com

## MMB Equities LLC

November 2, 2016

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

Dear Ms. Aniol and the Dexter Planning Commission,

On October 3, 2016 the Planning Commission granted waiver of the Tree Replacement requirements for the Grandview Commons PUD. Tree replacement will not be required for Low Quality, Non-Native trees that will be removed as part of the development. Those tree species include:

- Siberian Elm
- Black Locust
- Cottonwood
- Box Elder
- Mulberry
- Willow Trees

As required by Section 6.14 the DBH replacement requirements:

- 8"-11.9" = 2 replacement trees
- 12"-23.9" = 3 replacement trees
- 24" or greater = 5 replacement trees

As determined by the Planning Commission there are 77 trees that require replacement. Of those 77 trees there are:

- 8 Walnuts – 4 with a score of 3 and 4 with a score of 4.
- 2 Black Locusts – 1 with a score of 3 and 1 with a score of 4.
- 2 Oaks – 1 with a score of 5 and 1 with a score of 3.
- 5 Pine/Spruce – 5 with a score of 4.
- 2 Cedars – 2 with a score of 4.
- 2 Maples – 2 with a score of 3.

Scoring: 3 – Maintenance Required; 4 – Good Condition; 5 – Excellent

Our request is for the Planning Commission to consider a reduction in the donation amount established in the attached resolution to \$100.00/tree based on the following:

1. We are redeveloping a site that requires mass grading and is preventing saving of large trees along the perimeter of the project. We have made efforts to save as many trees as possible but with the established grades of Baker Road and Grand Street we simply cannot save all trees.

2. The Grandview Commons PUD is an urban redevelopment; we are not developing on a parcel with large stands of high quality trees.
3. The Tree Contribution Resolution was established to discourage large scale clear cutting, not urban redevelopment. For example the Cedars of Dexter Project was the project that established the contribution amount given that the development was done within a forest outside of the City limits.
4. Redevelopment of the site includes over \$200,000 of quality landscaping.
5. The resolution establishing the contribution allows for flexibility within PUD developments.
6. The Walnuts trees and Black Locust trees (10) are not high quality trees and are listed on the City's Not Permitted Tree List.
7. We are proposing a donation to the tree fund that would permit the City to plant over 35 trees in City parks and right of ways or complete a significant amount of street/park tree maintenance on the existing urban forest.
8. Maintenance costs of the trees scored at 3 would likely be over \$5,000.00 and a determination could be made that the trees should be removed anyway.
9. As part of the PUD we have proposed the installation of a Rapid Flashing Beacon, Public Pathway construction, on street parking, benches and a Public Art Pad. We feel as though these are all public benefits to the City and the Project.

With the overall improvement to the property, including redevelopment, demolition, increased property values and landscaping we request that the Planning Commission consider recommending that the City Council approve a reduced contribution of \$100.00/tree for a total donation of \$7,700.00.

Thank you for your consideration.

Please feel free to contact us if you have any additional questions.



MMB Equities  
Allison Bishop



## OFFICE OF COMMUNITY DEVELOPMENT

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

---

### STAFF MEMO

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

**From:** Michelle Aniol, Community Development Manager

**RE:** **Mill Creek Outdoor Adventure Center, 8180 Main Street (formerly Mill Creek Sports)**

**Date:** November 3, 2016

---

On October 6, 2016 the City received the following:

- a. A written request to annex of a portion of 8180 Main St in to the City and connect to the city's public sanitary sewer. The request was made by Nate Pound, on behalf of Mill Creek Outdoor Adventures, LLC.
- b. An Application for Preliminary Site Plan review for a Beer Garden and Canoe/Kayak Livery.

On October 12, 2016, the applicant submitted a special land use application for an indoor/outdoor beer garden.

A pre-application meeting is scheduled for Monday, October 3, 2016, before the Planning Commission meeting.

This project is complex with a number of moving pieces. Staff has outlined the issues and timeline for project, as follows:

- **Liquor License:** The applicant requested and was granted a tavern license by Webster Township. The Department of Licensing and Regulatory Affairs (LARA) provided the following information regarding their approval process:

"According to 436.1531(1) - A public license shall not be granted for the sale of alcoholic liquor for consumption on the premises in excess of 1 license for each 1,500 of population or major fraction thereof. (Note: This is referring to "new" public licenses; this is not referring to DDA licenses, Resort licenses or transfers of licenses from other governmental units)."

"Each governmental unit is allocated a number of liquor licenses based upon these quota numbers. It is my understanding, that Webster Township has a quota license available, and has provided a Resolution wherein it has approved the issuance of the quota license to Mill Creek Outdoor Adventures LLC at this location. In order to qualify for a quota license issued by Webster Township, the licensed business must be located within its governmental unit. The Commission MUST be convinced that the licensed business is located within Webster Township before it will issue the requested quota license. In fact, after the annexation of the portion of the property presently located in Scio Township, it would be in Mill Creek Outdoor Adventures LLC's best interest to have a Resolution from the City of Dexter supporting the issuance of the license by Webster Township, and acknowledging that the proposed licensed business is located within Webster Township."

"Since this is a quota license, the Commission will only issue the license if the proposed licensed business is actually located within Webster Township's governmental unit. However, an existing liquor license may be transferred into another governmental unit within the same county."

The representative from LARA went onto say "I cannot stress the importance of providing enough documentation to verify" the "entity's proposed licensed location is indeed Webster Township. If the Commission is not convinced that the proposed business is located within Webster Township, it will deny the issuance of this license."

The applicant's contractor was asked if the MLCC was shown the proposed plan. The applicant's contract said "yes."

- Annexation Request: Initially, the applicant had requested only that portion, which is located within Scio Township, be annexed into the city and a zoning classification of VC Village Commercial, but not before final site plan approval was granted.
  - At the pre-application meeting (October 3, 2016), those council members on the committee (Keough, Carson and Tell) expressed preference that both the Scio portion and the Webster portion be annexed into the City.
  - Following the pre-app meeting, the applicant was informed that neither preliminary nor final site plan approval could be granted before Council take action on the annexation.
  - On Monday, October 24, 2016, City Council discussed the annexation request and VC Village Commercial zoning. The City Manager indicated that both Scio and Webster Townships would not oppose the annexation request.
  - The applicant was instructed to submit a revised annexation request that:
    - (1) Does not request final site plan approval before action is taken on the annexation, and
    - (2) Requests annexation of the Scio portion immediately and the annexation of the Webster portion after the MLCC approves the liquor license granted by Webster Township.
  - The applicant submitted revised information regarding the annexation request on November 1, 2016. The revised request asked for annexation of the Scio Township portion immediately and the Webster Township portion next year, after the MLCC has approved the liquor license. The applicant will need to provide a copy of the annexation request he submits to Scio and Webster Townships, along with a request to us, which explains the sequencing of the annexation (i.e. Scio in 2016, and then Webster 2017).
  - Once the City receives the above referenced information, the item will be placed on a Council agenda in November.
- Zoning: Taverns and outdoor eating areas are special land uses in the City's VC District, and as such require a public hearing with the Planning Commission. The canoe/kayak livery is a commercial outdoor recreation use. Commercial outdoor recreation uses are not listed as principal or special land uses in the VC Zoning District. The only zoning district in the City that allows commercial outdoor recreation uses is the PP Public Park District. In order to keep the project moving forward, the staff has suggested the city initiate a text amendment to zoning ordinance, to allow commercial outdoor recreation uses as either a principal permitted or special use in the VC District (Article XV).
  - Now that City Council has discussed the proposed VC Zoning District and no objections were raised, staff requests the Planning Commission determine if the proposed commercial outdoor recreation use should be permitted by right or as a special land use, and then, conduct a public hearing at its December 5, 2016 meeting to consider the possible text amendment (attached to this memo).
- Site Plan and Special Land Use: The applicant requested the applications for site plan and special land use review be placed on the Planning Commission's November 7, 2016 agenda.

The property at 8180 Main Street is not located in the city, thus the city does not currently have zoning jurisdiction. Zoning jurisdiction is defined in PA 110 of 2006 (the Zoning Enabling Act), as amended, as **the area encompassed by the legal boundaries of a city**. Staff consulted with our planning consultant, Doug Lewan, and we both agree, at the very least, City Council must discuss the annexation request and provide some guidance regarding the requested VC zoning, before the Planning Commission can consider the site plan/special land use

requests. However, the Planning Commission should not/could not take action on the site plan and special land use requests until after City Council takes action on the annexation.

- o As stated above, City Council discussed the annexation request and proposed zoning classification at its October 24, 2016 meeting.
- o The plan shows a small portion of the rear of the proposed new building, where the proposed canoe/kayak livery would be housed, the dumpster enclosure, about a third of the parking lot; one of two kayak/canoe launches and all of the stormwater detention basin would be located on the Webster Township portion of the property. At the pre-app meeting, Webster Township Supervisor, John Kingsley did not agree to have the city be the reviewing municipality. Instead, he retained the right of the Township to review site plan for the proposed improvements that would be located in Webster Township.

Webster Township has zoned the property C, Commercial. According to the Webster Township Zoning Ordinance, both a tavern and indoor/outdoor recreation facilities are special land uses in the Commercial District.

The City will need to coordinate its site plan and special land use reviews with Webster Township, and vice versa. Staff has confirmed that the applicant submitted an application for preliminary site plan review to Webster Township. The applicant has not applied for special land use review as Webster Township. The applicant sent the following message regarding the special land use in Webster Township: "Webster Township is discussing whether a special land use application is required with their attorney. If it is they are fine with us proceeding with the site plan and doing the SLU at a later date."

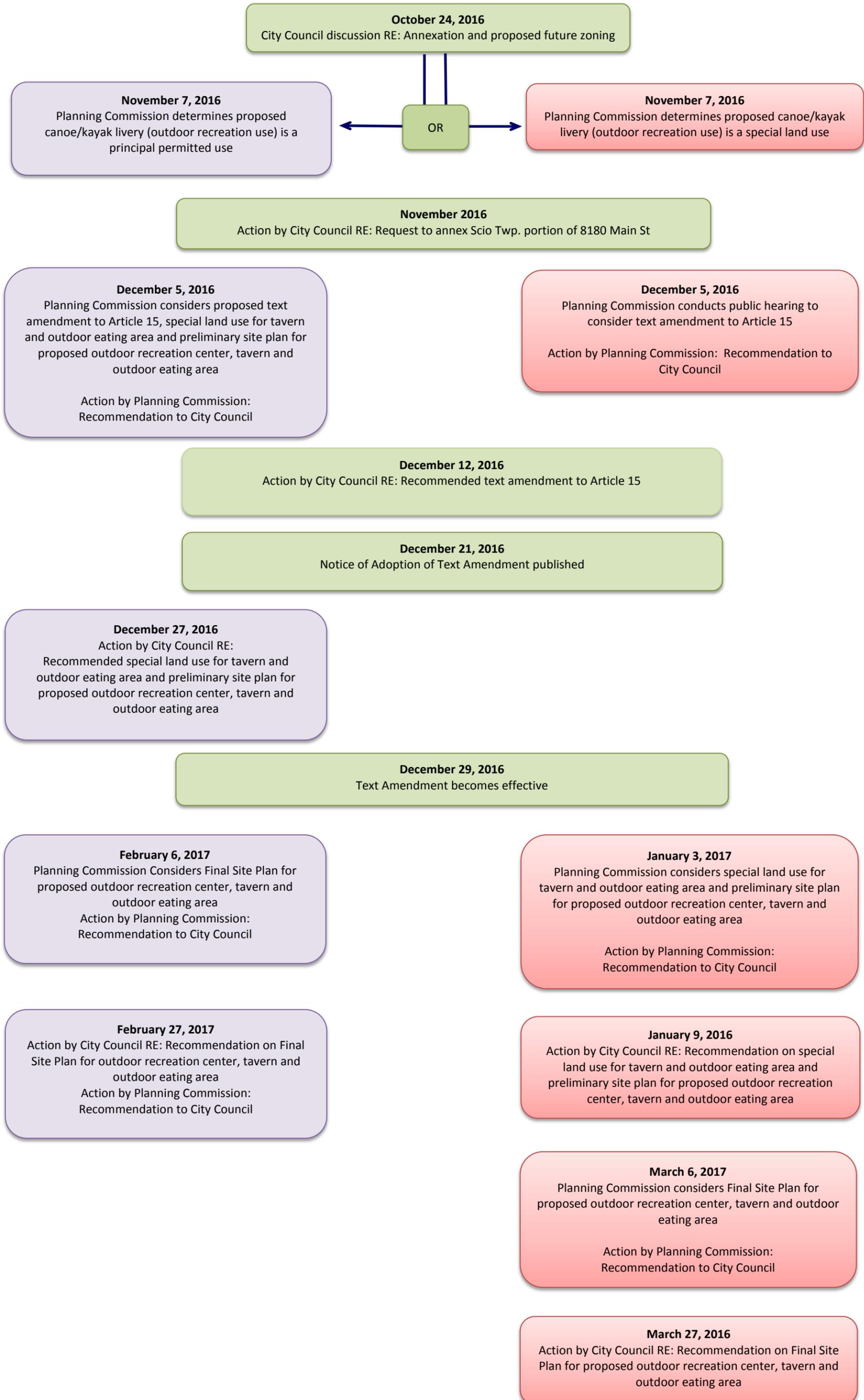
If the Planning Commission determines that commercial outdoor recreation uses, such as canoe/kayak liveries, should be a permitted use in the VC District, then the text amendment, the special land use review for the tavern and outdoor seating area (i.e. indoor/outdoor beer garden) and preliminary site plan for the tavern, outdoor seating area and the commercial outdoor recreation use (i.e. canoe/kayak livery) could be considered simultaneously at the December Planning Commission meeting. Any recommendation by the Planning Commission and possible action by Council would have to be subject to the text amendment being adopted.

However, if the Planning Commission determines that commercial outdoor recreation uses, such as canoe/kayak liveries, should be a special use in the VC District, then the text amendment would need to be effective before considering the special land use and preliminary site plan.

Staff has prepared the attached flowchart summarizing the information above and outlining the timeframe for consideration and action on the annexation, zoning designation, special land use and site plan review requests.

Please let me know if you have any questions or comments. Otherwise, I look forward to discussing this proposed project on Monday, November 7, 2016.

### 8180 Main Street Development Review Timeline (Anticipated)



Annexation fee 1000  
Escrow fee 1000  
\$2000  
#59460  
Planning Commission: 2016-11-07  
Page 70

# Mill Creek Outdoor Adventures



**NATHAN POUND**  
8180 MAIN ST.  
DEXTER, MI 48130

248-660-3711

POUNDNS@HOTMAIL.COM

**RECEIVED**

OCT - 6 2016

**CITY OF DEXTER**

Mayor Keough and Dexter City Council,

This past summer I purchased the former Mill Creek Sports Center located at 8180 Main Street in Dexter. I have been working with local General Contracting Company AR Brouwer on redevelopment concepts for the property, specifically, the creation of a Canoe and Kayak Livery and Beer Garden.

8180 Main Street is unique in that it straddles two jurisdictions, Scio Township and Webster Township, and is just outside the City of Dexter limits.

While developing the site plan and business concept, we met with numerous regulatory agencies to gather information on redevelopment. We discovered that redevelopment of the property has a number of hurdles. The most significant hurdle for redevelopment of the property is sewage treatment. The site is currently served by both a failed septic system and drinking-water well. A well location has been approved by the County Health Department; however, required septic field and reserve septic field size requirements would occupy the entire parcel leaving no room for parking and/or storm water management facilities.

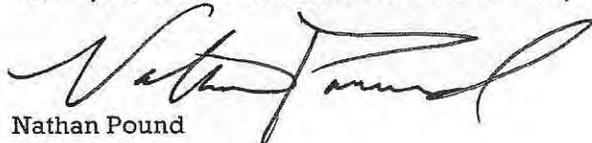
In addition to the sewage and well challenges, there are no available Liquor Licenses available in the City of Dexter or Scio Township. In September 2016, we presented our concept to Webster Township along with a request for a Michigan Liquor Control Commission (MLCC) Tavern License. Webster Township granted our request for a Tavern License and we are waiting on the State of Michigan's approval. Approval is anticipated in approximately 90 days. Please note that we are waiting on a determination from the MLCC on the jurisdictional requirements of the Tavern License granted by Webster Township and the legalities of its limitations at 8180 Main Street.

Due to the redevelopment limitations on the site, the parcel being in two jurisdictions, lack of available liquor licenses, and the City's available sanitary sewer, we would like to request that the City consider annexing the 0.89 acre, Scio Township Parcel H -08-08-200-001, in order to be able to connect to the public sanitary system. Sanitary sewer will be imperative to any commercial use at this location. Attached is a legal description and sketch of the request.

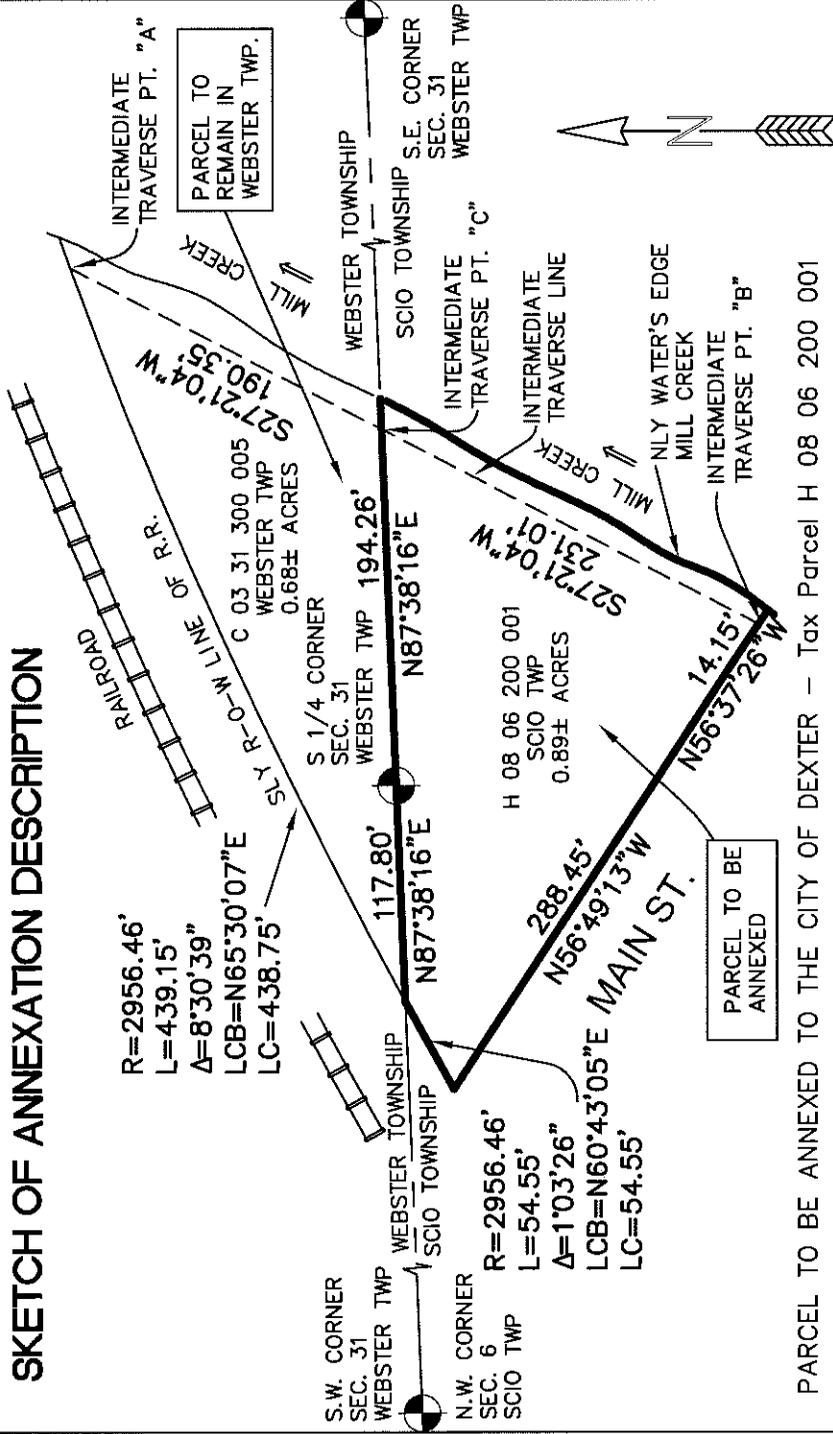
On October 6, 2016 we will submit a Preliminary Site Plan in accordance with the City's Site Plan Review Standards. In order for the City to review the site plan we are submitting the annexation request. We understand that the review process can take several weeks; therefore, we request that the City Council not take action on the annexation request until Final Site Plan approval.

Please let us know if you have any questions or require additional information.

Thank you. We are excited to work with the City to redevelop this unique and challenging property.

  
Nathan Pound

# SKETCH OF ANNEXATION DESCRIPTION



PARCEL TO BE ANNEXED TO THE CITY OF DEXTER — Tax Parcel H 08 06 200 001

Beginning at the South 1/4 Corner of Section 31, Township 1 South, Range 5 East, Webster Township, Washtenaw County, State of Michigan; thence N87°38'16"E 194.26 feet along the south line of said Section 31 (Township line) to a Intermediate Traverse Point "C"; thence continuing along said Township line 5 feet, more or less, to the northerly waters edge of Mill Creek; thence Southwesterly 231 feet, more or less, along said northerly waters edge of Mill Creek to a point bearing S56°37'26"E 5 feet, more or less, from Intermediate Traverse Point "B"; thence N56°37'26"W 5 feet, more or less, along the Northerly right-of-way line of Main Street to said Intermediate Traverse Point "B" which bears S27°21'04"W 231.01 feet from said Intermediate Traverse Point "C"; thence continuing along said Northerly right-of-way of Main Street the following two courses, N56°37'26"W 14.15 feet, N56°49'13"W 288.45 feet; thence non-tangentially 54.55 feet along the arc of said 2956.46 feet radius circular curve concave to the Southeast having a central angle of 01°03'26" and a chord bearing N60°43'05"E 54.55 feet along said southerly Michigan Central Railroad right-of-way; thence N87°38'16"E 117.80 feet along said Township line to the Place of Beginning. Being a part of the the North 1/2 of Section 6, Township 2 South, Range 5 East, Scio Township, Washtenaw County, State of Michigan an containing 0.89 acres of land, more or less.

REMAINDER OF PARCEL TO REMAIN IN WEBSTER TOWNSHIP — Tax Parcel C 03 31 300 005

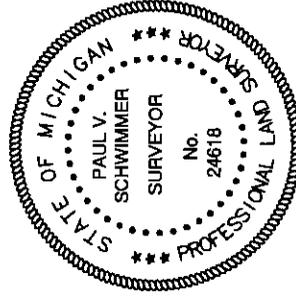
Beginning at the South 1/4 Corner of Section 31, Township 1 South, Range 5 East, Webster Township, Washtenaw County, State of Michigan; thence S87°38'16"W 117.80 feet along the south line of said Section 31 (Township line); thence non-tangentially 439.15 feet along the arc of a 2956.46 feet radius circular concave to the Southeast having a central angle of 08°30'39" and a chord bearing N65°30'07"E 438.75 feet along the southerly right-of-way line of the former Michigan Central Railroad to Intermediate Traverse Point "A"; thence continuing along said southerly railroad right-of-way 5 feet, more or less, to the northerly waters edge of Mill Creek; thence Southwesterly 190 feet, more or less, along said northerly waters edge of Mill Creek to a point on the Township line bearing N87°38'16"E 5 feet, more or less, from Intermediate Traverse Point "C"; thence along said Township line S87°38'16"W 5 feet, more or less to said Intermediate Traverse Point "C" which bears S27°21'04"W 190.35 feet from said Intermediate Traverse Point "A"; thence continuing S87°38'16"W 194.26 feet along said Township line to the Place of Beginning. Being a part of the South 1/2 of said Section 31, Township 1 South, Range 5 East, Webster Township, Washtenaw County, State of Michigan an containing 0.68 acres of land, more or less.

CLIENT: A.R. BROUWER COMPANY

## ANNEXATION EASEMENT

OF A PARCEL OF LAND  
IN THE N 1/2 OF  
SECTION 6, T2S, R5E  
SCIO TOWNSHIP,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

SCALE: 1" = 100'



**Arbor Land Consultants, Inc.**  
Professional Land Surveyors

2936 S. Madrono  
Ann Arbor, MI 48103  
(734) 669-2960  
Fax 669-2961

www.arborlandinc.com



JOB NO: 08716 DATE: 9-29-2016

FLD. BOOK: REVISED:

SHEET OF BY: PVS



# *Mill Creek Outdoor Adventures*

**NATHAN POUND  
8180 MAIN ST.  
DEXTER, MI 48130**

**248-660-3711**

**POUNDNS@HOTMAIL.COM**

November 1, 2016

City of Dexter  
8140 Main Street  
Dexter, MI 48130

Dear City of Dexter,

After reviewing the options to develop and clean-up the commercial property at 8180 Main St., we have determined that the entire parcel can be annexed into the City of Dexter, however this will need to be completed in stages. Since approximately half of the site is in Scio Township and half is in Webster Township, two (2) sets of annexation requests to the Township Boards and the Dexter City Council are required. Our current plan is to submit the Scio Township request in November 2016. The Webster Township request will be submitted in the summer/fall of 2017 to comply with the Liquor Control Commission's requirements. Since the tavern license is currently under Webster Township's jurisdiction and a portion of the building must be in Webster Township at the time the license is approved, the annexation can only occur after the building has been constructed and their investigator has formally visited our facility and issued the tavern license.

Please review our request and let us know if you are willing to move forward as outlined above.

Thank you for your consideration.

Sincerely,

Nathan S. Pound  
Mill Creek Outdoor Adventures, LLC  
8180 Main St. Dexter, MI 48130



# *Mill Creek Outdoor Adventures*

**NATHAN POUND  
8180 MAIN ST.  
DEXTER, MI 48130**

**248-660-3711**

**POUNDNS@HOTMAIL.COM**

## Response Email from Carol Shepard:

1. It is my understanding that in order to be considered for final approval for a Tavern License at 8180 Main St., a portion of the proposed new building must lie in the Webster Township portion of the property, is this correct?

*According to 436.1531(1) - A public license shall not be granted for the sale of alcoholic liquor for consumption on the premises in excess of 1 license for each 1,500 of population or major fraction thereof. (Note: This is referring to "new" public licenses, this is not referring to DDA licenses, Resort licenses or transfers of licenses from other governmental units).*

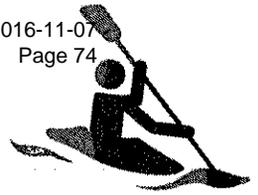
*Each governmental unit is allocated a number of liquor licenses based upon these quota numbers. It is my understanding, that Webster Township has a quota license available, and has provided a Resolution wherein it has approved the issuance of the quota license to Mill Creek Outdoor Adventures LLC at this location. In order to qualify for a quota license issued by Webster Township, the licensed business must be located within its governmental unit. The Commission MUST be convinced that the licensed business is located within Webster Township before it will issue the requested quota license. In fact, after the annexation of the portion of the property presently located in Scio Township, it would be in Mill Creek Outdoor Adventures LLC's best interest to have a Resolution from the City of Dexter supporting the issuance of the license by Webster Township, and acknowledging that the proposed licensed business is located within Webster Township.*

2. It is also my understanding that after the State Commission gives an approval for a Tavern License in Webster Township, it issues a Conditional Liquor License until a Final on-site building Inspection is conducted. This approval would be completed after new construction with the Webster portion of the property still remaining under their jurisdiction. Is this correct?

*The Commission does not issue a conditional liquor license in this situation. Rather, the Commission reviews the investigative report, and makes its determination whether to approve or disapprove of the license being issued to the applicant. The Commission issues an Order providing the details of its decision. One of the requirements in the Commission's Order will be a final inspection to ensure renovations have been completed, furniture, fixtures and equipment have been installed, and to ensure the establishment complies with MLCC Code and Administrative Rules. The actual license will not be issued until the documents/information contained in the Commission's Order have been fulfilled. Once again, the Commission will make its determination to issue the quota license based upon the proposed licensed business being located within Webster Township's governmental unit.*

3. After such on-site approval, the Webster portion can then be annexed into the City of Dexter. Is this correct?

*As previously stated, since this is a quota license, the Commission will only issue the license if the proposed licensed business is actually located within Webster Township's governmental unit. However, an existing liquor license may be transferred into another governmental unit within the same county.*



# *Mill Creek Outdoor Adventures*

**NATHAN POUND**

**248-660-3711**

**POUNDNS@HOTMAIL.COM**

**8180 MAIN ST.**

**DEXTER, MI 48130**

*I hope this answers your questions, and I cannot stress the importance of providing enough documentation to verify your entity's proposed licensed location is indeed Webster Township. If the Commission is not convinced that the proposed business is located within Webster Township, it will deny the issuance of this license.*

Carol Shepard, Investigator  
Michigan Liquor Control Commission  
517-242-7135

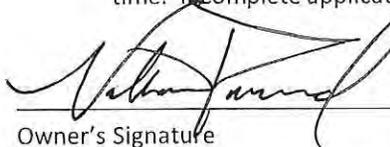


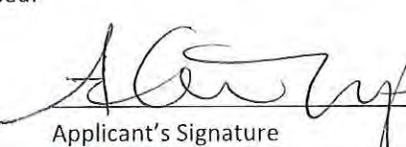
Special Use Form - Page 2

		Plan Submitted	Requirement
8.	Floor Area Ratio (7b/6)	9%	NA
9.	Total Paved Area (ft)	24,650 SF	NA
10.	Total Impervious Cov. (7a+9)/6	45%	NA
11.	Number of Parking Stalls	35	35
12.	Density (6/13)	NA	NA
13.	Number of Units (Residential)	NA	NA
14.	For Multi-Family:		
	Efficiency		
	1 Bedroom		
	2 Bedroom		

Additional required information for Special Use Permit:

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.  
*We intend to apply for SLU Approval for outdoor seating upon submission of the Final Site Plan, we do not have specific information required for application submission at this time.*
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.

 10/3/16  
 Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

 10/6/16  
 Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Staff Review: Fee: \_\_\_\_\_ Date Received: 10-6-16 Receipt # 59460

Planning Commission Review Date: \_\_\_\_\_ Council Review Date: \_\_\_\_\_

\_\_\_\_ Approved \_\_\_\_\_ Denied Reviewed by: \_\_\_\_\_

REASONS FOR DENIAL: \_\_\_\_\_

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: \_\_\_\_\_

APPROVAL STAMP:

600 App Fee  
 \$70 (1.4 X 50/AC)  
 670 total App Fee  
 +3000  
 3670 wirecron



**OFFICE OF COMMUNITY DEVELOPMENT**

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

**State & County Environmental Permits Checklist**

Name of Business: Mill Creek Outdoor Adventure Center

Mailing Address: 8180 Main Street, Dexter Mi 48130

Telephone: 248-660-3711 Fax: \_\_\_\_\_

Type of Business: Livery and Beer Garden Owner/Manager: Nathan Pound

Date: 10/6/16 Signature: see attached

**Note:** For assistance with permits and approvals from the Michigan Department of Environmental Quality (MDEQ), including permit coordination among MDEQ Divisions, contact the Permit Coordinator at 517-334-4235.

Check the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the City of Dexter as part of your site plan submittal – even if state and county approvals have not been obtained. An updated copy should be submitted prior to occupancy.

This list includes the most common permits and approvals related to waste, water quality and air quality.

Yes	No	Description
	X	Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? Contact MDEQ Division Permits Section: 517-373-8088.
	X	Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? Contact MDEQ Groundwater Program Section: 517-373-8148.
	X	Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact MDEQ Surface Water Quality Division, District Office: 571-780-7690. For facilities discharging to groundwater, contact the MDEQ Waste Management Division District Office: 517-780-7690.
	X	Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of oil substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact MDEQ Waste Management Division District Office: 517-780-7690.
	X	Will the project involve installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? Contact: MDEQ Storage Tank Division: 517-373-8168.
	X	Will the project involve liquefied petroleum gas storage tanks or container filling locations? Contact MDEQ Storage Tank Division: 517-373-8168.
	X	Will the project involve the installation of a compressed gas dispensing station with storage? Contact MDEQ Storage Tank Division: 517-373-8168.
	X	Will the project involve the generation of hazardous waste? Contact: MDEQ Waste Management Division District Office: 517-780-7690.

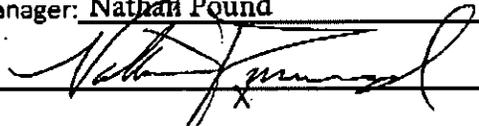
The City of


 Michigan  
 X

## OFFICE OF COMMUNITY DEVELOPMENT

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

## State &amp; County Environmental Permits Checklist

Name of Business: Mill Creek Outdoor Adventures LLCMailing Address: 8180 Main St., Dexter MI 48130Telephone: 248-660-3711 Fax: XType of Business: Livery and Beer Garden Owner/Manager: Nathan PoundDate: 10/6/16 Signature: 

**Note:** For assistance with permits and approvals from the Michigan Department of Environmental Quality (MDEQ), including permit coordination among MDEQ Divisions, contact the Permit Coordinator at 517-334-4235.

Check the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the City of Dexter as part of your site plan submittal – even if state and county approvals have not been obtained. An updated copy should be submitted prior to occupancy.

This list includes the most common permits and approvals related to waste, water quality and air quality.

Yes	No	Description
		Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? Contact MDEQ Division Permits Section: 517-373-8088.
		Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? Contact MDEQ Groundwater Program Section: 517-373-8148.
		Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact MDEQ Surface Water Quality Division, District Office: 571-780-7690. For facilities discharging to groundwater, contact the MDEQ Waste Management Division District Office: 517-780-7690.
		Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of oil substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact MDEQ Waste Management Division District Office: 517-780-7690.
		Will the project involve installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? Contact: MDEQ Storage Tank Division: 517-373-8168.
		Will the project involve liquefied petroleum gas storage tanks or container filling locations? Contact MDEQ Storage Tank Division: 517-373-8168.
		Will the project involve the installation of a compressed gas dispensing station with storage? Contact MDEQ Storage Tank Division: 517-373-8168.
		Will the project involve the generation of hazardous waste? Contact: MDEQ Waste Management Division District Office: 517-780-7690.

*Environmental Checklist – Page 2*

Yes	No	Description
	X	Will the project involve the on-site treatment, storage or disposal of hazardous waste? Contact MDEQ Waste Management Division District Office: 517-373-9875.
	X	Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact MDEQ Waste Program Section: 517-373-9875.
	X	Will the project involve land filling, transferring or processing solid non-hazardous wastes on-site? Contact MDEQ Waste Management Division District Office: 517-780-7690.
	X	Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? Contact MDEQ Permit Section: 517-373-7023.
	X	Will the project or facility involve the storage, mixing or distribution of pesticides or fertilizers in bulk quantities? Contact Michigan Department of Agriculture, Pesticide and Plant Pest Management Division: 517-373-1087.
X		Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required. Contact Washtenaw County Drain Commissioner: 734-994-2525.
	X	Will the project involve the dredging, filling, or construction in, across or under (1) a river, stream, creek, ditch, drain, lake, pond or swamp (2) wetlands (3) floodplain (area that may have or ever had either standing or flowing water)? Contact MDEQ Land and Water Management Division: 517-373-9244.
	X	Will the project involve any dredging within 500 feet of a lake, river, stream creek or ditch? Contact MDEQ Permit Consolidation Unit, Land and Water Management Division: 517-373-9244.
X		Will the project involve any earth change activity within 500 feet of a lake or stream or will the project disturb an area greater than one acre in size? Contact MDEQ Soil Erosion and Sedimentation: 517-373-3178.
X		Will the project involve any construction or land alteration within 400 feet of a designated natural river or tributary? Contact MDEQ Land and Water Management Division, Soil Erosion and Sedimentation: 517-373-3178.
	X	Will the project involve dredging, filling, grading or other alterations of the soil, vegetation or natural drainage, or placement or permanent structures in a designated environmental area? Contact MDEQ Land and Water Management Division, Great Lakes Section: 517-373-1950.
	X	Will an on-site wastewater treatment system or septic system be installed? <ul style="list-style-type: none"> <li>➤ For sanitary sewage in quantities of 10,000 gallons per day or less: Contact Washtenaw County Environmental Health: 734-222-3800.</li> <li>➤ For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: MDEQ Waste Management Division: 517-373-8148.</li> <li>➤ For sanitary sewage in quantities of 6,000 to 10,000 per day: In addition to obtaining a construction permit from the county or district environmental health department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148.</li> <li>➤ For industrial or commercial wastewater in any quantity (other than sanitary wastewater) contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148.</li> </ul>
X		Will the project involve the construction of a water supply well or extension of a water supply service from an existing water system? Contact MDEQ Drinking Water Program, Washtenaw County Environmental Health: 734-222-3800.
X		Are there out-of-service wells, abandoned wells, or cisterns on the site? (Drinking water, irrigation & monitoring wells.) Contact Washtenaw County Environmental Health: 734-222-3800.
	X	Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: Washtenaw County Environmental Health: 734-222-3800.
	X	Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact MDEQ Waste Management Division Groundwater Program Section: 517-373-8148.
	X	Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a baseline environmental assessment (BEA) been completed for the property? Contact MDEQ Environmental Response Division 517-373-9893 and/or MDEQ Storage Tank Division: 517-373-8168.



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

**SITE PLAN REVIEW & SPECIAL USE APPLICATION**

File #: SLL 2016-04

Date Submitted: 10/6/16

**RECEIVED**

OCT 12 2016

**Application for (check box)**

- Preliminary PUD Site Plan Review
- Final PUD Site Plan Review
- Combined PUD Site Plan Review
- Special Land Use Review

**CITY OF DEXTER**

An application for Site Plan and/or Special Land Use Review must be submitted to the Office of Community Development at least thirty days prior to the Planning Commission/City Council meeting at which the proposal will be considered. The application must be accompanied by the application data requirements set forth in the City of Dexter Zoning Ordinance, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held the first Monday of the month at 7:00 pm. Regular meetings of the City Council are held the second and fourth Monday of the month at 7:30 pm. All meetings are held at the Dexter Senior Center, 7720 Ann Arbor Street, Dexter, MI 48130.

I (We), the undersigned, do hereby respectfully request consideration of our Planned Unit Development Application and provide the following information to assist in the review:

Project Name: Mill Creek Outdoor Adventure

Applicant: Nathan Pound

Mailing Address: 2243 S Main Street, Ann Arbor, MI 48103

Telephone (Office): \_\_\_\_\_

Telephone (mobile): 248-660-3711

Email Address: poundns@hotmail.com

Property Owner(s) (if different from Applicant): Mill Creek Outdoor Adventure, LLC

Mailing Address: 3770 Service Rd, Clinton, MI 49236

Telephone (Office): 248-660-3711

Telephone (mobile): \_\_\_\_\_

Email Address: poundns@hotmail.com

Applicant's Legal Interest in the Property: 100%- Single Member LLC

**Property Location:**

Address: 8180 Main Street, Dexter, MI 48130

Property ID Number: 08-08-06-200-001; C 03-31-300-005

**Application for Site Plan and/or Special Use- Page 2**

**Property Description:**

If all or part is a recorded plat, provide lot numbers and subdivision name. If all or part is a condominium, provide unit numbers and condominium name. If all or part of the property is not part of a recorded plat (i.e., acreage parcel), provide metes and bound description. Attach separate sheet, if necessary.

attached

Property Size (Acreage) 1.57 Square Feet: 68,389

Current Zoning: C-1 (Scio) and ~~unzoned~~ <sup>commercial</sup> (Webster) - Requesting annexation as VC Village Commercial

Current Use of Property Former Sporting Goods Retail and Gun Range

Proposed Use of Property (Specify number of acres to be allocated to each use):

Indoor/Outdoor Beer Garden (2000sf), Canoe/Kayak Livery (1320sf) and Storage (3000sf), associated parking and storm water management

Is the property located within a Wellhead Protection Area?  Yes  No

**Please provide the following information, as applicable to the proposal:**

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Residential	NA		
Attached Residential	NA		
Office	NA		
Commercial		6,320 SF	
Industrial			
Other			

Site Data	Required	Submitted
Lot Area (sq. ft.)	NA	68,389 SF
Lot Width (ft.)	NA	288.45'
Height (stories/ft.)	3 stories	1 story
Front Yard Setback (ft.)	15'	35'
Side Yard Setback (ft.)	5'	45'
Rear Yard Setback (ft.)	10'	NA
Lot Coverage (%)	80%	10%
Floor Area (per unit in sq. ft.)	NA	6,320 SF
Number of Units (Residential)	NA	NA
Multi-Family:		
Efficiency		
1 Bedroom		
2 Bedroom		
3 bedroom or more		
Parking	35	35

*Application for Site Plan and/or Special Use- Page 3*

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**Additional Information Required for Special Use Review:**

1. 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.
  2. 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.
- 

**Professionals who prepared the plans:**

A. Name: JJR Smith Group

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Mailing Address: 201 Depot Street, Second Floor, Ann Arbor, MI 48104

---

Telephone (Office): 734-662-4457

Telephone (mobile):

---

Email Address: Jackie.Young@smithgroupjjr.com

---

Design Responsibility (engineer, surveyor, architect, etc.): Engineer

---

B. Name: Wah Yee Associates

---

Mailing Address: 42400 Grand River Ave, Suite 200, Novi, MI 48375

---

Telephone (Office): 248-489-9160

Telephone (mobile):

---

Email Address: mniles@wahyeeassoc.com

---

Design Responsibility (engineer, surveyor, architect, etc.): Architect

---

C. Name:

---

Mailing Address:

---

Telephone (Office):

Telephone (mobile):

---

Email Address:

---

Design Responsibility (engineer, surveyor, architect, etc.):

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Application for Site Plan and/or Special Use- Page 4

**Submit the Following:**

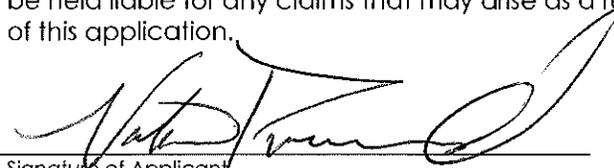
1. Sixteen (16) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, landscape architect, or community planner, plus one (1) 11" x 17" copy of the site plans.
2. Sixteen (16) 11" x 17" copies of color renderings of building elevations, if applicable, and floor plans.
3. A PDF file of the site plan, including building elevations and floor plans.
4. A written description of the proposed use with an explanation of how approval of the Planned Unit Development will produce exception benefits for the community.
5. Proof of ownership (title insurance policy or registered deed with County stamp)/
6. Review comments or approval received from County, state, or federal agencies that have jurisdiction over the project, including, but not limited to:

Washtenaw County Road Commission	Washtenaw County Environmental Health Division
Washtenaw County Water Resources Commission	Michigan Dept. of Natural Resources
Michigan Dept. of Environmental Quality	Michigan Dept. of Transportation

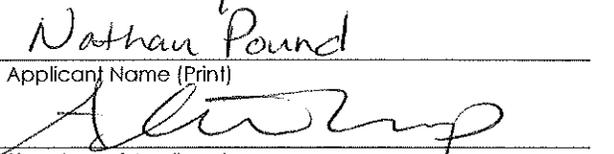
**Please note:** The applicant, or a designated representative **MUST BE PRESENT** at all scheduled meetings, or the case may be postponed due to lack of representation. Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Planned Unit Development application or to revoke any permits granted subsequent to the site plan approval.

**Applicant's Endorsement:**

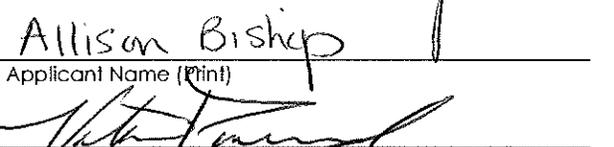
All information contained herein is true and accurate to the best of my knowledge. I acknowledge that my application will not be reviewed unless all required information for this application has been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

  
 \_\_\_\_\_  
 Signature of Applicant

10/11/16  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Applicant Name (Print)

10/11/16  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Property Owner Authorizing Application

10/11/16  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Property Owner Name (Print)

*Application for Site Plan and/or Special Use- Page 5*

For Office Use Only

	Non-Refundable Fee	Review Escrow	Amt. /Date Pd. /Receipt #
Area Plan Petition	\$1,000 + \$50/ac	\$3,000	
Preliminary Site Plan Review	\$600 + \$50/ac	\$3,000	
Final Site Plan Review	\$900 + \$50/ac	\$3,000	
Combined Site Plan Review	\$1,100 + \$50/ac	\$3,000	

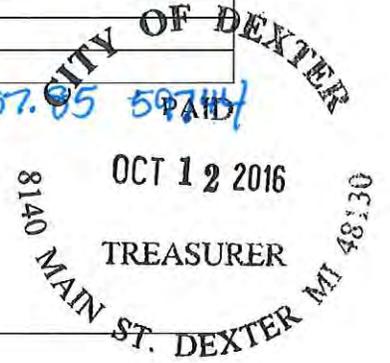
*Special Land Use \$350 + \$5/ac*

*\$357.95 PAID 597117*

Public Hearing \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission Action \_\_\_\_\_ Date: \_\_\_\_\_

City Council Action \_\_\_\_\_ Date: \_\_\_\_\_



CONDITIONS OF APPROVAL: \_\_\_\_\_

REASONS FOR DENIAL: \_\_\_\_\_

APPROVAL STAMP



# *Mill Creek Outdoor Adventures*

**NATHAN POUND**

**248-660-3711**

**POUNDNS@HOTMAIL.COM**

**8180 MAIN ST.**

**DEXTER, MI 48130**

October 10, 2017

City of Dexter

8140 Main Street

Dexter, MI 48130

RE: Special Land Use Approval – [8180 Main Street, Dexter, MI 48130](#)

Per Section 15.03 of the City of Dexter Zoning Ordinance a Special Land Use Permit is required for a Tavern and Outdoor Seating in the Village Commercial VC District.

Mill Creek Outdoor Adventure is proposing a Beer Garden at 8180 Main Street in Dexter. The Beer Garden will include indoor and outdoor seating in the 2000 SF front of the building and surrounding outdoor seating area.

Per the Special Land Use considerations, we have provided the following:

In accordance with the Special Land Use Requirements Mill Creek Outdoor Adventure is proposing to highlight the unique environment and location along the Mill Creek in Downtown Dexter. The location was selected based on its proximity to the creek and the vision of creating a unique outdoor venue for the enjoyment of artisan beer and wine only.

**Pedestrian Circulation** - A sidewalk has been proposed to bring pedestrians from the downtown area across the Main Street Bridge to the location. Outdoor seating is proposed on private property and will not impact the public sidewalk or pedestrian/vehicle circulation.

**Enclosure** – As required by the State of Michigan Liquor Control Commission an enclosure will be provided around the exterior beer garden. A combination of enclosure types will be used, including, but not limited to planters, posts, ropes, fencing.

**Canopies, Umbrellas** – We propose to create an urban rustic ambiance and will select umbrellas, awning, etc. to match the building façade. Examples will be provided at the public hearing.

**Tables, Chairs, Furnishings** – We propose to create an urban rustic ambiance and will select site furnishings, etc. to match the building façade and interior. Examples will be provided at the public hearing.

**Signage** – We understand no additional building or ground signage will be permitted above what the ordinance permits.

**Nathan Pound**

# *Mill Creek Outdoor Adventures*



**NATHAN POUND**  
**8180 MAIN ST.**  
**DEXTER, MI 48130**

**248-660-3711**

**POUNDNS@HOTMAIL.COM**

Cleanliness – We are committed to maintaining a clean outdoor eating area.

Hours – We are proposing that the Beer Garden hours be noon to midnight, but will be non-overlapping with the Kayak livery operation. We may have special events that expand these hours. There are no residential properties immediately adjacent to the Beer Garden location. We are proposing to leave the outdoor seating outdoors over night because it is not being placed on the public sidewalk.

Weight – The selected furniture will not be plastic and will be of substantial weight to eliminate the threat of weather.

Insurance – Insurance should not be required given that the seating is on private property.

Renewal – We acknowledge that the outdoor seating permit will require annual renewal.

Please let us know if you have any questions or require additional information.

We look forward to providing the residents and visitors of Dexter with an alternative gathering location that provides access to Mill Creek and its surroundings.

Thank you.

A handwritten signature in black ink, appearing to read "Nathan Pound", located below the "Thank you." text.

**Nathan Pound**



# ***Mill Creek Outdoor Adventures***

**NATHAN POUND  
8180 MAIN ST.  
DEXTER, MI 48130**

**248-660-3711**

**POUNDNS@HOTMAIL.COM**

November 1, 2016

City of Dexter  
8140 Main Street  
Dexter, MI 48130

Dear City of Dexter,

Our business plan consists of utilizing the property as an Adventure Center-- Kayak livery, bicycle rentals, etc., from 8:00am to 6:00pm, 7 days/week, seasonally from Spring to Fall except for a possible Special events in the Winter. This area will include a Kayak Livery and Check-in area, indoor equipment storage, small retail area and restroom facilities. In the evenings, we would open the Beer Tavern/Garden, serving artisan and domestic beers and wine from 5:00pm to 12:00pm, 5-7 days/week (5 days in the winter, 7 days Spring through Fall), which will be open year-round (hours may be extended for special events and dependent on the season).

The business plan includes creating 20-25 part-time, seasonal employees for the Kayak Livery and Bicycle rental, and 2-4 part-time employees for the Beer Garden. MCOA will hire 1 general manager who will be dynamically involved in community promotion and special events. I will also sustain oversight and be actively engaged in managing this business.

We will offer minor concessions including bottled beverages, Slushies, and packaged food items/snacks (popcorn, hot dogs, ice cream). We are currently exploring minor food preparation as well as the use of food trucks. We are not planning on opening a full-scale restaurant.

Future potential events that MCOA looks to incorporate include seasonal kayak tours, seasonal social events, running and bicycle events on B2B Trail, various camps, and much more.

Thank you for your consideration,

Nathan S. Pound

Nathan Pound

# MILL CREEK OUTDOOR ADVENTURE CENTER

## DEXTER, MI

OCTOBER 5, 2016  
PRELIMINARY SITE PLANS

SGJJR PROJ #: 21589.000

### SHEET INDEX

- V-1.0 BOUNDARY SURVEY
- C-1.0 PRELIMINARY SITE PLAN
- C-2.0 UTILITY AND GRADING PLAN
- P2.1 PRELIMINARY FLOOR PLAN
- P4.1 BUILDING ELEVATION

Prepared for:

**A.R. BROUWER**

7444 DEXTER-ANN ARBOR RD, SUITE F  
DEXTER, MI 48160

Prepared by:

**SMITHGROUP JJR**

201 DEPOT STREET  
SECOND FLOOR  
ANN ARBOR, MI 48104  
734.662.4457  
www.smithgroupjir.com



PROJECT VICINITY MAP

### PROJECT DATA TABLE

Property Address	8180 MAIN ST, Dexter MI 48130
Legal Description (City of Dexter)	Tax Parcel H 08 06 200 001 Beginning at the South 1/4 Corner of Section 31, Township 1 South, Range 5 East, Webster Township, Washtenaw County, State of Michigan; thence N87°38'16"E 194.26 feet along the south line of said Section 31 (Township line) to an Intermediate Traverse Point "C"; thence continuing along said Township line 5 feet, more or less, to the northerly waters edge of Mill Creek; thence Southwesterly 231 feet, more or less, along said northerly waters edge of Mill Creek to a point bearing S56°37'26"E 5 feet, more or less, from Intermediate Traverse Point "B"; thence N56°37'26"W 5 feet, more or less, along the Northerly right-of-way line of Main Street to said Intermediate Traverse Point "B" which bears S27°21'04"W 231.0 feet from said Intermediate Traverse Point "C"; thence continuing along said Northerly right-of-way of Main Street the following two courses, N56°37'26"W 14.15 feet, N56°49'13"W 288.45 feet; thence non-tangentially 54.55 feet along the arc of said 2956.46 foot radius circular curve concave to the Southeast having a central angle of 01°03'26" and a chord bearing N60°43'05"E 54.55 feet along said southerly Michigan Central Railroad right-of-way; thence N87°38'16"E 117.80 along said Township line to the Place of Beginning. Being a part of the North 1/2 of Section 6, Township 2 South, Range 5 East, Scio Township, Washtenaw County, State of Michigan and containing 0.89 acres of land, more or less.
Legal Description (Webster Township)	Tax Parcel C 09 31 300 005 Beginning at the South 1/4 Corner of Section 31, Township 1 South, Range 5 East, Webster Township, Washtenaw County, State of Michigan; thence S87°38'16"W 117.80 feet along the south line of said Section 31 (Township line); thence non-tangentially 439.15 feet along the arc of a 2956.46 foot radius circular concave to the Southeast having a central angle of 08°30'39" and a chord bearing N65°30'07"E 438.75 feet along the southerly right-of-way line of the former Michigan Central Railroad to Intermediate Traverse Point "A"; thence continuing along said southerly railroad right-of-way 5 feet, more or less, to the northerly waters edge of Mill Creek; thence Southwesterly 190 feet, more or less, along said northerly waters edge of Mill Creek to a point on the Township line bearing N87°38'16"E 5 feet, more or less, from said Intermediate Traverse Point "C"; thence along said Township line S87°38'16"W 5 feet, more or less to said Intermediate Traverse Point "C" which bears S27°21'04"W 190.35 feet from said Intermediate Traverse Point "A"; thence continuing S87°38'16"W 194.26 feet along said Township line to the Place of Beginning. Being a part of the South 1/2 of said Section 31, Township 1 South, Range 5 East, Webster Township, Washtenaw County, State of Michigan and containing 0.68 acres of land, more or less.
Site Soil Type	FoB - Fox sandy loam; So - Sloan silt loam
Existing Zoning	Scio Township, C-1, Neighborhood Commercial; Webster Township C, Commercial
Proposed Zoning	Dexter, VC Village Commercial; Webster Township C, Commercial
Adjacent Land Uses/Zoning	Commercial
Adjacent Property Owned by Applicant/Owner	None
Outdoor Storage Area	N/A.
Required number of parking spaces	35 spaces (24 spaces - 2000 sf restaurant @ 12 spaces/1000 sf; 6 spaces - 1320 sf public rec (livery) @ 6/1000 sf; 2 spaces - warehouse, corporate vehicles; 3 spaces - outdoor seating)
Proposed parking spaces	35
Site Area	Total: 1.57 acres (City of Dexter: 0.89 acres, Webster Township: 0.68 acres)
Proposed Paved Area	24650 SF
Proposed Building Use	Mixed Use - Restaurant & Warehouse/Storage
Proposed Building Floor Area	6320 SF (2,000 sf Retail; 3,000 Warehouse; 1,320 Kayak Livery)
Proposed Building Number of Floors	1 story
Minimum Building Setback (VC)	Front: 15' max, Side: 5' (min. one), 10' (min. both), Rear: 10'
Proposed Building Setback (VC)	Front: 35' (existing front façade to remain); Side: 45'; Rear: N/A
Maximum Lot Coverage by buildings (VC)	80%
Proposed Lot Coverage by buildings	10%

### Project Location



PROJECT LOCATION MAP



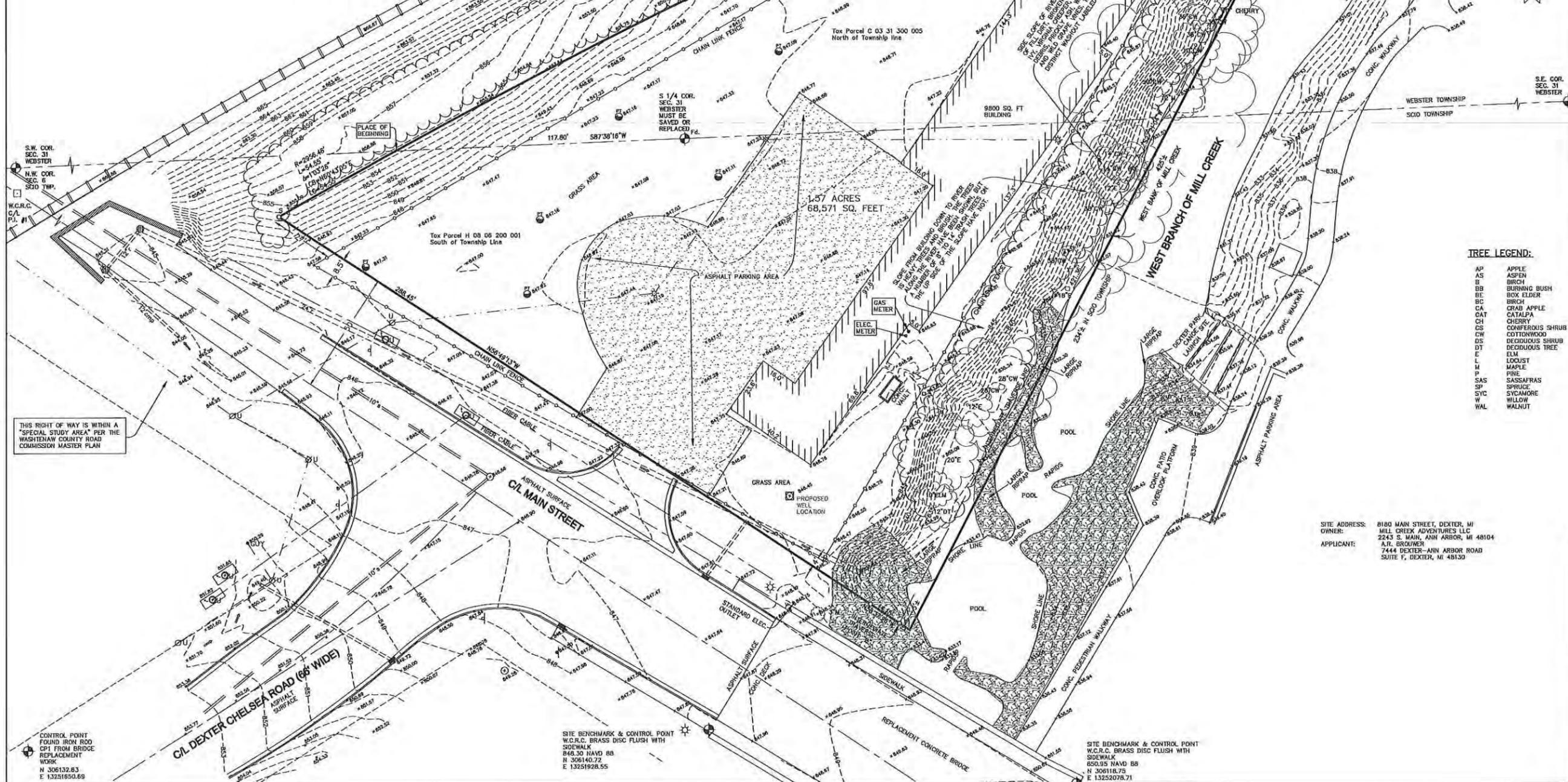
**WAH YEE ASSOCIATES**  
Architecture • Planning • Interior Design

42400 GRAND RIVER AVE, SUITE 200  
NOVI, MI 48375  
248.489.9160

**Historic Legal Description:**  
 A parcel of land bounded on the Northwest by the South line of the Michigan Central Railroad Company; on the Southwest by the public highway leading across Mill Creek from the Village of Dexter to the Township of Dexter; and on the East by the West bank of the West branch of Mill Creek, which parcel of land is more particularly described as:  
 All that part of the following described parcel of land lying West of the West Branch of Mill Creek and North of the public highway leading across Mill Creek from the Village of Dexter to the Township of Dexter, to-wit: Commencing in the center of A Street in the Village of Dexter at its intersection with C Street or the Ann Arbor Road; running thence N18°15'E along the center of A Street 5 chains and 63 links to a stake; thence N70°45'W at right angles with A Street 2 chains and 21 links; thence N18°15'E parallel with A Street 1 chain and 80 links to the line of a piece of land sold by S.W. Dexter to Julia Ranney thence N45°W to the South boundary of the land of the Michigan Central Railroad Company; thence westerly along said railroad crossing Mill Creek to the Southwest boundary of the public highway leading across Mill Creek from the Village of Dexter to the Township of Dexter; thence along the Southwest boundary of the highway southeasterly to a point 3 feet from the high water mark of the mill pond; thence South along the bank of the mill pond and 3 feet from the high water mark to its intersection with the line running S69°25'E 2 chains and 58 links to the mill pond in a deed from Martin E. Exerts to Thomas Birkett recorded in Liber 115 of Deeds, Page 268, Washtenaw County Records; thence easterly to the mill pond; thence easterly across the mill pond to a white oak stump on the Southeast bank thereof 8 inches in diameter; thence N05°E 1 chain 75 links to a post; thence N25°30'E 2 chains 98 links to a stake on the South boundary of C Street or the Ann Arbor Road; thence to the Place of Beginning, excepting and reserving the following described land: A strip of land 2 rods wide, the centerline of which is described as follows: Commencing on the easterly line of land conveyed by Helen M. Burr to William A. Boland, being the second description in a deed given by Burr to William A. Boland on July 5, 1901, and at a point South 18 1/4°W 43 1/2 feet measured along the easterly line of said land so conveyed from a point in the center of Main Street; thence from thence S58°10'E 345 feet to the center of Main Street, excepting therefrom so much of the same as lies within the limits of Main Street, intending to describe a strip of land as conveyed by Thomas Birkett to William A. Boland by Quitclaim Deed dated July 30, 1901, and recorded in Liber 147 of Deeds, Page 15, all of said land being what is known as the Dexter Mill property and being part of Section 6, Sola Township and Section 31, Webster Township, Washtenaw County, Michigan, together with all fixtures rights to said property; and also excepting and reserving therefrom land conveyed by Michigan State Highway Department by Quitclaim Deed recorded May 13, 1933, in Liber 309 of Deeds, Page 73, Washtenaw County Records.

**More recently described as:**  
 Commencing at the South 1/4 Corner of Section 31, Township 1 South, Range 5 East, Webster Township, Washtenaw County, State of Michigan; thence S87°38'16"W 117.80 feet along the south line of said Section 31 to the Place of Beginning; thence non-parallelly 435.15 feet along the arc of a 2958.46 feet radius circular concave to the Southeast having a central angle of 08°30'30" and a chord bearing N65°30'07"E 438.78 feet along the southerly right-of-way line of the former Michigan Central Railroad to Intermediate Traverse Point "A"; thence continuing along said southerly railroad right-of-way 5 feet, more or less, to the northerly water edge of Mill Creek; thence Southwesterly 425 feet, more or less, along said northerly water edge of Mill Creek to a point bearing S56°37'28"E 5 feet, more or less, from Intermediate Traverse Point "B"; thence N58°37'28"W 5 feet, more or less, along the Northerly right-of-way line of Main Street to said Intermediate Traverse Point "B" which bears S27°21'04"W 421.36 feet from said Intermediate Traverse Point "A"; thence continuing along said Northerly right-of-way of Main Street the following two courses, N58°37'28"W 14.15 feet, N56°49'13"W 288.45 feet; thence non-parallelly 54.55 feet along the arc of said 2856.46 feet radius circular concave to the Southeast having a central angle of 01°03'28" and a chord bearing N63°03'E 54.55 feet along said southerly Michigan Central Railroad right-of-way to the Place of Beginning. Being a part of the South 1/2 of said Section 31, Township 1 South, Range 5 East, Webster Township, and the North 1/2 of Section 6, Township 2 South, Range 5 East, Sola Township, Washtenaw County, State of Michigan containing 1.57 acres of land, more or less.

Tax Parcel H 08 06 200 001 & C 03 31 300 005



**Arbor Land Consultants, Inc.**  
 Professional Land Surveyors  
 2936 S. Main Street  
 Ann Arbor, MI 48104  
 Phone: 734.662.2261  
 Fax: 734.662.2261  
 www.arborlandinc.com



CLIENT: R.A. BROUWER COMPANY  
**BOUNDARY SURVEY**  
 PART OF THE SOUTH 1/2 OF SEC. 31,  
 WEBSTER TOWNSHIP AND THE NORTH  
 1/2 OF SECTION 6, SOLA TOWNSHIP,  
 WASHTENAW COUNTY, MICHIGAN

- TREE LEGEND:**
- AP APPLE
  - AS ASPEN
  - B BIRCH
  - BB BURNING BUSH
  - BE BOX ELDER
  - BC BRUSH
  - CA CRAB APPLE
  - CAT CATALPA
  - CH CHERRY
  - CO CONIFEROUS SHRUB
  - CT COTTONWOOD
  - DS DECIDUOUS SHRUB
  - DT DECIDUOUS TREE
  - E ELM
  - L LOUCST
  - M MAPLE
  - P PINE
  - S SASSAFRAS
  - SP SPRUCE
  - SY SYCAMORE
  - W WILLOW
  - WAL WALNUT

- UTILITY NOTE:**
- FOUND IRON ROD
  - FOUND IRON PIPE
  - SET IRON PIPE
  - SET IRON NAIL
  - FOUND MAG NAIL
  - SET WOOD LATH
  - MEASURED DIMENSION
  - RECORDED DIMENSION
  - SURFACE FLOW

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE LOCATION OF UTILITIES SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES ACCURATELY INDICATE THE POSSIBLE LOCATION. INFORMATION AVAILABLE TO THE SURVEYOR FROM FIELD SURVEY AND FROM THE UNDERGROUND UTILITIES LOCATED. THE STRUCTURE INVENTORY SHOWN HEREON.

**811**  
 Know what's below.  
 Call before you dig.

SITE ADDRESS: 8180 MAIN STREET, DEXTER, MI  
 OWNER: MILL CREEK ADVENTURES LLC  
 2245 S. MAIN, ANN ARBOR, MI 48104  
 APPLICANT: A.R. BROUWER  
 7444 DEXTER-ANN ARBOR ROAD  
 SUITE F, DEXTER, MI 48139

THIS RIGHT OF WAY IS WITHIN A "SPECIAL STUDY AREA" OF THE WASHTENAW COUNTY ROAD COMMISSION MASTER PLAN

CONTROL POINT  
 FOUND IRON ROD  
 CPI FROM BRIDGE  
 REPLACEMENT  
 WORK  
 N 306132.83  
 E 13281650.69

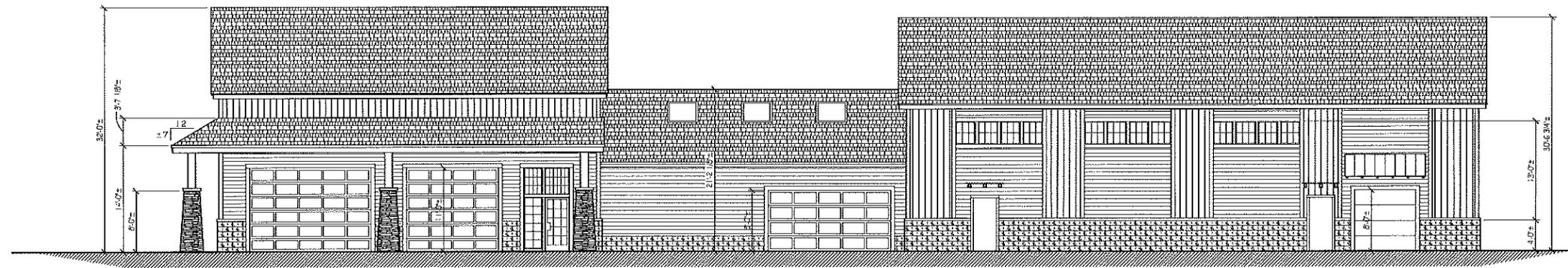
SITE BENCHMARK & CONTROL POINT  
 W.C.R.C. BRASS DISC FLUSH WITH  
 SIDEWALK  
 846.30 NAVD 88  
 N 306140.72  
 E 13251928.55

SITE BENCHMARK & CONTROL POINT  
 W.C.R.C. BRASS DISC FLUSH WITH  
 SIDEWALK  
 850.95 NAVD 88  
 N 306118.73  
 E 13252078.71

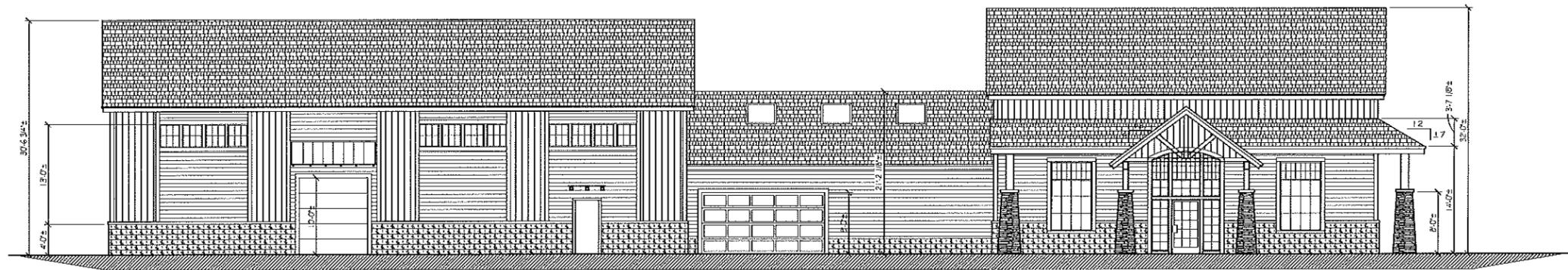
DATE: 8-12-2016  
 REVISION: 9-28-2016  
 JOB NO.: 08716/05916  
 SHEET: 1 OF 1  
 SCALE: 1 INCH = 20 FEET



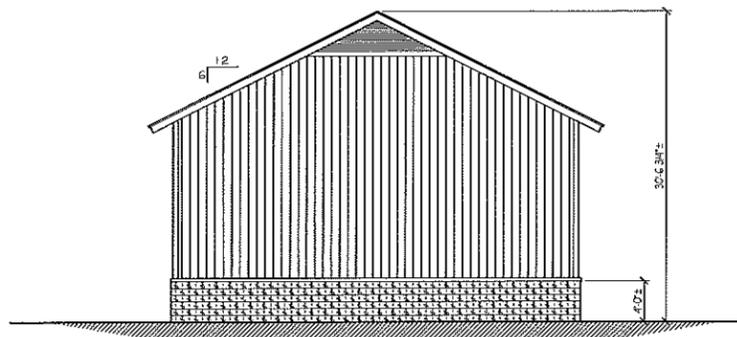




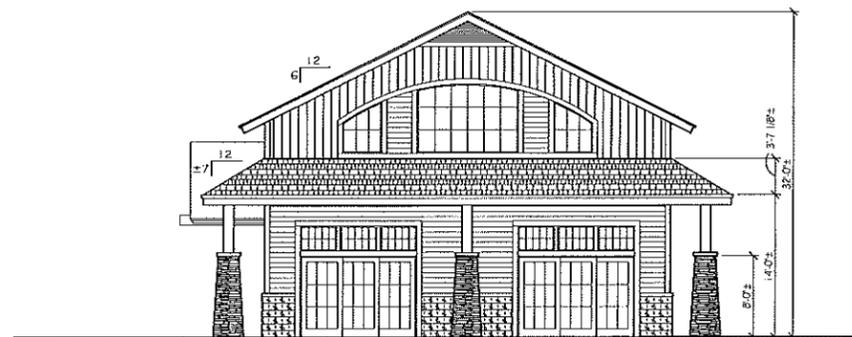
CREEK SIDE (SOUTHEAST) ELEVATION  
SCALE: 1/8" = 1'-0"



PARKING SIDE (NORTHWEST) ELEVATION  
SCALE: 1/8" = 1'-0"



REAR (NORTHEAST) ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT (SOUTHWEST) ELEVATION  
SCALE: 1/8" = 1'-0"

# MILL CREEK OUTDOOR ADVENTURES

SCIO TOWNSHIP,

MICHIGAN

OWNER/DEVELOPER:

A.R. BROUWER COMPANY  
7444 DEXTER-ANN ARBOR ROAD, SUITE F  
DEXTER, MICHIGAN 48130



WAH YEE ASSOCIATES  
ARCHITECTS & PLANNERS

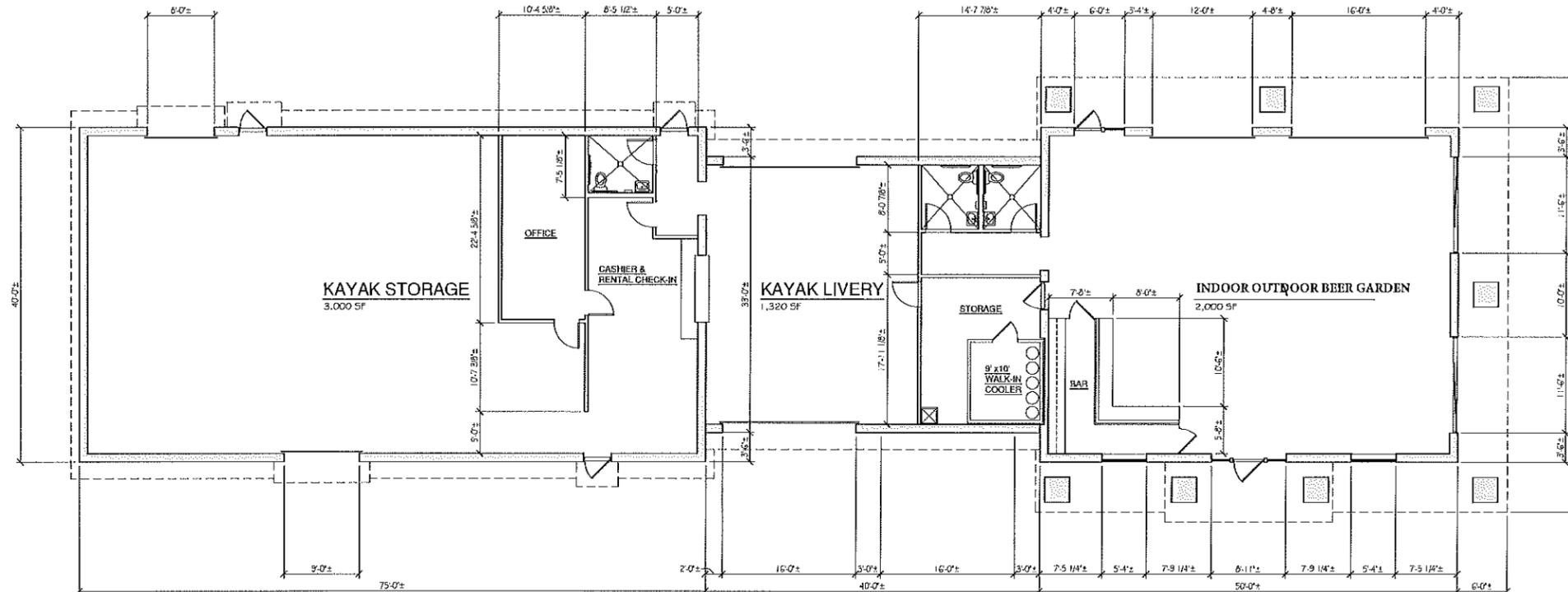
42400 GRAND RIVER AVENUE, SUITE 200  
NOVI, MICHIGAN 48375  
PHONE 248.489.9160  
PROJECT NO. 4902

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October 3, 2016  
August 31, 2016  
August 29, 2016  
August 26, 2016  
August 17, 2016

PRELIMINARY  
NOT FOR CONSTRUCTION

P4.1



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



# MILL CREEK OUTDOOR ADVENTURES

SCIO TOWNSHIP,

MICHIGAN

OWNER/DEVELOPER:

A.R. BROUWER COMPANY  
7444 DEXTER-ANN ARBOR ROAD, SUITE F  
DEXTER, MICHIGAN 48130



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NOVI, MICHIGAN 48375  
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October 3, 2016  
August 31, 2016  
August 29, 2016  
August 26, 2016  
August 17, 2016

PRELIMINARY  
NOT FOR CONSTRUCTION

P2.1

CAD DWG 4902P21\_10-3-16.DWG