

VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING

***** 7720 Ann Arbor Street *****

Dexter Senior Center
TUESDAY, February 18, 7:00 pm

AGENDA

A. CALL TO ORDER

B. ROLL CALL - MEMBERS:

E. Bombery, Chair
S. Hansen
J. Rush

J. Carson – VC Rep.
D. Wilcox – PC Rep.
B. Stacey - Alternate
Vacant - Alternative

C. APPROVAL OF MINUTES – August 19, 2013 Regular meeting minutes

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION (Conduct on own)

F. PUBLIC HEARINGS

- 1. Public Hearing for Variance Request (ZBA Case #2014-01)
Applicant: Dexter Fastener Technologies
2110 Bishop Cr E/2103 Bishop Cr W, HD 08-07-125-543**

This Public Hearing is being held to hear public comment regarding the following request submitted by Dexter Fastener Technologies to waiver the following requirement:

Section 6.14D. – All existing trees identified on the site plan with an eight (8) inch or larger caliper to be removed must be replaced according to the following table. Replacement trees shall be in addition to all other landscaping requirements.

<u>D.B.H. of Removed Tree</u>	<u>Number of Trees Required to be Planted</u>
Landmark trees	5 trees of at least 2.5" caliper
23.9" or larger (non-native)	4 trees of at least 2.5" caliper
12" – 23.9"	3 trees of at least 2.5" caliper
8" – 11.9"	2 trees of at least 2.5" caliper

PROPOSAL - The applicant is proposing a reduced number of replacement trees than is required by the Zoning Ordinance.

Order for Public Hearings

- a. Staff presentation.
- b. Petitioner's presentation.
- c. ZBA member reports on conversations and site inspections.
- d. Public comment (State name and address).
- e. Rebuttal by petitioner (At chairman's discretion).
- f. Close the public comment portion of the public hearing

G. BUSINESS SESSION

1. CONSIDERATION OF: ZBA Case #2014-01

Variance Request for 2110 Bishop Cr E/2103 Bishop Cr W

Applicant: Dexter Fasteners Technologies

- 1) Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any.
* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.
- 2) Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- 3) Discussion on standards and requirements of the ordinance.
- 4) Action on the motion.

H. ADJOURNMENT

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Village Office at (734) 426-8303, at least forty-eight hours prior to the meeting. Village staff will be please to make the necessary arrangements.

**VILLAGE of DEXTER
ZONING BOARD OF APPEALS
August 19, 2013**

The meeting was called to order at 7:04 PM by Chair Bombery at the Dexter Senior Citizen Center, 7720 Ann Arbor Street.

Present: Hansen, Bombery, Carson, Rush
Absent: Wilcox

Approval of Minutes

-Moved Hansen, support Rush to approve the April 15, 2013, Regular Meeting minutes as presented.

Voice Vote: Unanimous Motion Carried

Approval of the Agenda

-Moved Bombery, support Carson to approve the agenda as presented.

Voice Vote: Unanimous Motion Carried

Site Inspections – conducted individually

Public Hearings

1. Variance Request-ZBA Case #2013-04 8080 Grand Street, HD-08-06-280-003

This Public Hearing is being held to hear public comment regarding a request submitted by Rebecca Dunlavy and Patricia and Clifford Blossom, for 8080 Grand Street. The applicant is requesting a waiver from the following section of the Village of Dexter Zoning Ordinance:

Section 5.06 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE - D. Adequate ingress and egress to the parking lot by means of clearly defined drives shall be provided for all vehicles. Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways. All driveways and parking lots shall have a concrete or asphalt surface in accordance with specifications of the Village of Dexter. The parking area shall be surfaced within one (1) year of the date the occupancy permit is issued.

PROPOSAL - The applicant is proposing a change of use from auto repair to fitness center which requires site plan review and conformance with the Village's current standards, including a paved parking lot. The applicant is proposing to improve the parking lot with gravel and bumper blocks in lieu of paving.

The public hearing was opened at 7:04 pm and staff presented the consultant review provided in the packet along with the application materials.

The applicant's representative, Cliff Blossom, made a few comments, including but not limited to: introducing the owners and the current and potential future tenant, provided a history of the building including the current owner possession since 1975, owner and staff's work over the last decade to clean up the previous auto use, removal/eviction of the auto use nuisance, building built near World War II, constructed to house a wood pallet manufacturer, owners review of the site utilities, 80 year old building being renovated and given a facelift until future development arrives, owners not interested in development of the site due to the amount of upgrades necessary to bring site into compliance, potential redevelopment of area and possible relocation of Broad Street, too many

variables/changes forthcoming to area to be worth a significant investment at this time, site engineering necessary, 7,000 square foot of decent leasable space in the interim until a developer arrives, likely 5-10 years maximum before redevelopment, requested waiver of additional requirements(staff explained current request and need to make an additional application for additional waivers).

The following public comment was provided:

Ray Tell, 3539 Hudson, asked questions about lot conditions, discussed consultants reviews, commented on redevelopment of area in near future, no sense to make significant investment when future redevelopment planned for area, substantial justice to property owner based on future redevelopment, discussed regional storm needs, discouraged piecemeal approach.

Keely Tammer, 4215 Cornwell, Whitmore Lake, potential future tenant explained about the proposed fitness center, studio setting, set class times, members only, private group training.

Cliff Blossom, 6550 Walsh Road, owner, requested clarification of the variance request and requirements for site plan review and approval. Staff explained the requested variance for a waiver of the paving requirements was the only action the ZBA could take action on, staff indicated that to applicant clearly during pre-application meetings, staff indicated that future requests could be made on different issues, following action by the ZBA a request for a waiver of the current request (Section 5.06D) could not be made within 12 months of 8/19/13 action.

Rebecca Dunlavy, 4535 Cornwell Lane, Whitmore Lake, owner, commented on interest in long term investment into the building, desire to improve the building, needs to get up and going so that they can get a tenant in for cash flow to make required improvements, will entertain future redevelopment collaboration.

The public hearing was closed at 7:46 pm.

Recess: none

Business Session

1. Variance Request-ZBA Case # 2013-04; 8080 Grand Street

The Board discussion included, but was not limited to: the rate of redevelopment could have a significant impact on the ZBA decision, doing functional improvements to get immediate change while redevelopment plans are made, challenge for applicant and village, \$1.3 million commitment to entire area, applicant timeline is in advance of the village's to complete upgrades, Ex Officio Carson provided update on DAPCO Redevelopment, including listing property, decision making meeting on August 27, fine tuning of vision necessary to attract developers, known infrastructure issues, Broad Street could be relocated, Village owns lots on both sides of Broad Street, multiple variables in the area, redevelopment will have a dramatic impact on area, master plan for area is redevelopment, last remaining area in the village prime for redevelopment, applicant will have one year to pave per the ordinance, village desires improvements, opportunity to wait to decide how and what, paving or lack of paving will not prevent opening of business, village could deny request and applicant could reapply in 12 months when there is more information on the redevelopment of the area and the infrastructure needs, need to be sensitive to current uncertainties in the area, need to be cognoscente of precedent and past, present and future requests for paving waivers, require buffers and improvement for all properties that go through site plan review, part of the elimination of non-conformities, age of the building and rehab is an interim, not long term solution, expectation that standards are followed,

ordinance is clear/standards must be met, redevelopment could take years, applicant has the options to withdraw to rethink application request, ZBA can deny or postpone, DDA's involvement in redevelopment, potential collaboration with parking lot and infrastructure needs, point of diminishing returns for a property owner, interest in seeing improvement, but village has obligation to enforce rules/regulations, request does not meet standards for approval.

Motion:

Moved Bombery, support Rush,

Based on the information provided by the applicant, Rebecca Dunlavy, Patricia and Clifford Blossom for 8080 Grand Street, HD-08-06-280-003, at the August 19, 2013 Zoning Board of Appeals meeting the Board determines that per Section 24.05 Standards for Variances and Appeals that the request to waive the following sections be DENIED:

Section 5.06 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE - D. Adequate ingress and egress to the parking lot by means of clearly defined drives shall be provided for all vehicles. Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways. All driveways and parking lots shall have a concrete or asphalt surface in accordance with specifications of the Village of Dexter. The parking area shall be surfaced within 18 months of the date the occupancy permit is issued.

The determination was made based on the applicant's failure to meet Section 24.05 of the Village of Dexter Zoning Ordinance.

Ayes: Carson, Hansen, Rush, Bombery
Nays: None
Absent: Wilcox

Motion Carried 4-0

2. 2013-2014 Officer Elections

Moved Carson, support Bombery to elect the current slate of officer, Chair: Bombery; Vice Chair, Hansen; Secretary, Rush.

Motion Carried 4-0

Adjournment

-Moved Bombery, support Carson to adjourn the meeting at 8:37 pm

Motion Carried 4-0

Respectfully submitted,

Allison Bishop, AICP
Community Development Manager
Village of Dexter

Filing Approved



VILLAGE OF DEXTER

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

APPLICATION FOR ZONING BOARD OF APPEALS HEARING

Application is being made for: Appeal Variance

Property Address: 2110 Bishop Circle East / 2103 Bishop Circle West

Tax ID Number: HD-08-07-125-543

Property Owner Name: Dexter Fastener Technologies (Dextech) Phone: (734) 426-5200

Property Owner Address: 2110 Bishop Circle East

Applicant Name: Thomas Arehart Phone: (517) 262-3285

Applicant Address: 4930 Stonewood Creek Dr. Jackson, MI 49201

Type of Improvement Proposed: Plant Expansion

Reason Waiver is Requested (explain practical difficulty or hardship): Section 6.14D

The requirement, as written, creates practical difficulties and prevents Dextech from using the property for its permitted purpose

Application Procedure: Please check if the following information is being provided, and attach the required documents to this application.

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete, signed application form, with application fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A site plan, drawn to scale and fully dimensional, showing the entire lot; the location of all existing structures including buildings and signs; the proposed improvements; lot area calculations to show compliance with building coverage allowances for the zoning district; and land contours (if applicable).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	In the case of buildings, sketches or elevations. For additions, both the old and new structures must be included to show how the addition relates to the existing structure.
<input type="checkbox"/>	<input type="checkbox"/>	In case of appeals, a clear description of the order, requirement, decision, or determination for which the appeal is made and grounds for appeal (Please attach to this application).

General Information

At the public hearing, the applicant must present the Board with proof that there is a practical difficulty in carrying out the strict letter of the ordinance. By ordinance, the following four standards apply in determining whether practical difficulty is sufficient to warrant granting of the variance.

1. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such restrictions unnecessarily burdensome;
2. Granting the variance would do substantial justice to the applicant as well as other property owners in the district; or granting some portion of the variance would give substantial relief to the owner and be more consistent with justice to other property owners;
3. The plight of the land owner is due to unique circumstances of the property; and
4. The problem is not self-created.

The application and a site plan must be filed at least 4 weeks prior to the public hearing. Please call the Village Community Development Office at (734) 426-8303 x 15 for meeting dates and deadlines.

Daniel J. [Signature] 1/15/14
 Owner's Signature Date

[Signature] 1/15/2014
 Applicant's Signature Date

Staff Review: Fee: Residential \$250 Non-Residential \$350

Date Received: 1.16.14 Receipt # _____

Regulations (Ordinance Sections) to be waived: Section 6.14D - Tree Replacement

Code Requirement: _____

Proposal: _____

Zoning Board of Appeals Action: Approved Denied Date: 02.18.14
 Planning Commission Action: Approved Denied Date: _____
 Village Council Action: Approved Denied Date: _____

APPROVAL STAMP:



Dexter Fastener Technologies, Inc.

2110 Bishop Circle East ♦ Dexter, Michigan 48130 ♦ (734) 426-5200 ♦ Fax (734) 426-5870

January 17, 2014

Laura Kreps
Interim Community Development Manager
Village of Dexter
8140 Main Street
Dexter, MI 48130

Subject: Zoning Board of Appeals Hearing Application dated January 15, 2014

Dear Ms. Kreps,

Dexter Fastener Technologies, Inc. is seeking consideration and relief from the Village of Dexter Landscaping Standards Article VI, Section 6.14 - Replacement Tree Standards. We are seeking this relief on the grounds that the replacement standards as written, creates practical difficulties and prevents Dextech from using the property for its permitted and intended purpose.

After review and consideration of the replacement standards for the removal of mature trees required for the proposed area of expansion in the Dexter Industrial Park; we have determined that 232 trees of 8 inch diameter or greater were removed. Additionally, 47 trees of 4 inches to 7.9 inches were removed, resulting a total of 279 established trees removed.

With the current replacement factors applied to 232 mature trees removed for our expansion; the ordinance calls for the replacement of 636 trees. We find this to be unpractical to replace this quantity of trees in site for the following reasons:

1. Property in the Industrial Park is intended and designed for industrial commercial development, established prior to the current standards. Purchase of property in the Industrial park comes with an expectation the land is developable and would accommodate expansion. Current tree replacement requirements present a disproportionate obstacle to the business owner's expansion.
2. Planting replacement trees that may at a later date need to be removed for additional expansion is not a practice we consider reasonable.
3. Providing and placing a large quantity of trees for placement on public land does not seem to be a project that the Village ready to take on at this time.
4. We understand that past arrangements with organizations have resulted in contributions being made to the Village's Tree Replacement Program. For larger tree counts, the negotiated value of a replacement tree was in the range of \$120 per replacement tree.

Dexter Fastener Technologies, Inc. made a concerted effort to meet the desired intent and function of the landscaping standards, while considering the topography and existing conditions on site. We are mindful of the desire to provide adequate plantings to provide buffer areas and improve the overall aesthetics of the site. In keeping with this effort, our current plan calls for a mix of 216 trees of various approved species or hardwoods and evergreens. We are asking the Zoning Board of Appeals to grant relief of the existing tree replacement requirements by accepting the following proposal:

Dexter Fastener Technologies, Inc. proposes a: One for One tree replacement based on the count of established trees removed; with credit received for all trees placed along the south property line and all additional trees placed in addition to current screening requirements.

We have determined the number of established trees removed with a diameter of 4 inches or greater to equal 279.

- a. Credit is requested for the 139 trees planned for the south property line.
- b. Credit is requested for 26 trees planted near land banked future parking areas.
- c. Credit is requested for 24 Yoshino Cherry trees being considered along areas adjacent to Bishop Circle.
- d. Credit is requested for any additional trees placed on the owner's property to improve screening or aesthetics.
- e. We request a reconciliation of the final tree replacement factor at the time of final occupancy permit. At that time Dexter Fastener Technologies, Inc. will provide a donation payment to the Village Tree Fund in an amount equal to a value of \$120 per tree remaining after the above credits are taken in to consideration.

We hope this proposal is received as a good faith effort to meet the intent of the standards while addressing the practical consideration identified above. I remain available to discuss this proposal, provide clarification, or receive your comments.

Best Regards,

A handwritten signature in black ink, appearing to read "Thomas C. Arehart".

Thomas C. Arehart
Owner Representative
(517) 262-3285

Dexter Fastener Technologies, Inc.
Land Scape Plan Submitted January 16, 2014
Schedule of Trees Identified on Plan

Located Plantings:

Austrian Pine	1
Eastern White Pine	28
White Spruce	23
Norway Spruce	16
Eastern Red Cedar	20
Greenspire Littleleaf Linden	2
October Glory Read Maple	12
Legacy Sugar Maple	12
White Oak	13
Pin Oak	3
Northern Red Oak	16
Moraine Sweet Gum	12
Autumn Brilliance Apple Serviceberry	8
Cleveland Select Flowering Pear	5
Yoshino Cherry	15
Winter King Hawthorn	8
Spring Snow Crabapple	8
Royalty Crabapple	9
Sargent Crabapple	5
	<hr/>
	216

Additional Proposed by Owner:

Yoshino Cherry	24
	<hr/>
	24

Total of Current Plan:

	<hr/>
	240
	<hr/>



CARLISLE

WORTMAN
associates, inc.

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

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

VARIANCE ANALYSIS

Village of Dexter

February 4, 2014

APPLICANT INFORMATION

Applicant: Tom Arehart

Property Address: 2110 Bishop Circle West/2103 Bishop Circle West

Property I.D. #: HD-08-06-458-501

Zoning: RD, Research and Development

VARIANCE REQUESTED

1. To allow a reduction in the number of replacement trees required.

Section 6.14D. All existing trees identified on the site plan with an eight (8) inch or larger caliper to be removed must be replaced according to the following table. Replacement trees shall be in addition to all other landscaping requirements.

<u>D.B.H.* of Removed Tree</u>	<u>Number of Trees Required to be Planted</u>
Landmark Trees **	5 trees of at least 2.5" caliper
23.9" or larger (non-native)	4 trees of at least 2.5" caliper
12"-23.9"	3 trees of at least 2.5" caliper
8"-11.9"	2 trees of at least 2.5" caliper

**D.B.H. is the diameter measured at a height of four and one-half (4.5) feet above the natural grade. (Diameter at Breast Height, D.B.H.)*

***Landmark Tree. Any native species tree of 24" D.B.H. or greater that has a health and condition standard factor over 50 percent based on the standards established by the International Society of Arboriculture. These standards consider the soundness of the trunk, the growth rate, the structure of the tree, the presence of insects or disease, the crown development, and the life expectancy.*

SUMMARY

The applicant is seeking consideration and relief from the Village of Dexter Landscaping Standards Article VI, Section 6.14 Replacement Tree Standards. The applicant has noted as provided in their application materials, *the tree replacement standards create practical difficulties and prevents Dextech from using the property for its permitted and intended purpose.* Specifically, their application narrative states:

After review and consideration of the replacement standards for the removal of mature trees required for the proposed area of expansion in the Dexter Industrial Park; we have determined that 232 trees of 8 inch diameter or greater were removed. Additionally, 47 trees of 4 inches to 7.9 inch (diameter) were removed, resulting a total of 279 established trees removed.

With current replacement factors applied to 232 mature trees removed for our expansion; the ordinance calls for the replacement of 636 trees. We find this to be unpractical to replace this quantity of trees in the site for the following reasons:

- 1. Property in the Industrial Park is intended and designed for industrial commercial development, established prior to the current standards. Purchase of property in the Industrial Park comes with an expectation the land is developable and would accommodate expansion. Current tree replacement requirements present a disproportionate obstacle to the business owner's expansion.*
- 2. Planting replacement trees that may at a later date need to be removed for additional expansion is not a practice we consider reasonable.*
- 3. Providing and placing a large quantity of trees for placement on public land does not seem to be a project that the Village (is) ready to take on at this time.*
- 4. We understand that past arrangements with organizations have resulted in contributions being made to the Village's Tree Replacement Program. For larger tree counts, the negotiated value of a replacement tree was in the range of \$120 per replacement tree.*

Dexter Fastener Technologies, Inc. made a concerted effort to meet the desired intent and function of the landscaping standards, while considering the topography and existing conditions on site. We are mindful of the desire to provide adequate plantings to provide buffer areas and improve the overall aesthetics of the site. In keeping with this effort, our current plan calls for a mix of 216 trees of various approved species (of) hardwoods or evergreens. We are asking the Zoning Board of Appeals to grant relief of the existing tree replacement requirements by accepting the following proposal:

Dexter Fastener Technologies, Inc. proposes a one for one tree replacement based on the count of established trees removed; with credit received for all trees placed along the south property line and all additional trees placed in addition to current screening requirements.

We have determined the number of established trees removed with a diameter of 4 inches or greater to equal 279.

- a. Credit is requested for the 139 trees planned for the south property line.
- b. Credit is requested for 26 trees planted near land banded future parking areas.
- c. Credit is requested for 24 Yoshino Cherry trees being considered along areas adjacent to Bishop Circle.
- d. Credit is requested for any additional trees placed on the owner's property to improve screening or aesthetics.
- e. We request a reconciliation of the final tree replacement factor at the time of final occupancy permit. At that time Dexter Fastener Technologies, Inc. will provide a donation payment to the Village Tree Fund in an amount equal to a value of \$120 per tree remaining after the above credits are taken into consideration. (The donation payment would be based upon the difference of trees planted against the one to one replacement of 279 trees. Based upon the calculations provided 39 trees would be funded at \$120/tree unless additional trees are provided and documented at the time of final zoning compliance).

VARIANCE CONSIDERATIONS

Section 24.05 A. outlines the criteria applicable to variance considerations. Variances shall be granted only in accordance with the Michigan Public Act 110 of 2006, as amended and based on the findings set forth below. The extent to which the following criteria apply to a specific case shall be determined by the BZA; however, at least one (1) of the applicable criteria must be found by the BZA for each variance request.

1. **Practical Difficulties:** *Compliance with the strict letter of the restriction governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create practical difficulties, unreasonable prevent the use of the property for a permitted purpose, or render conformity with such restrictions unnecessarily burdensome. The showing of mere inconvenience is insufficient to justify a variance.*

A practical difficulty is measured by answers associated with the following questions:

- Would enforcement of the Ordinance unreasonably prevent the owner from using the property for a permitted use? Would conforming to the Ordinance be unnecessarily burdensome?
- Does the variance do substantial justice to the applicant and to other property owners in the district?
- Is the situation causing the need for the variance due to unique circumstances related to the property?

CWA COMMENTS: We believe adherence of the ordinance in this particular instance would prove unreasonable, and results in a practical difficulty. The applicant has stated that even if

replacement trees were provided to meet the standards outlined in the Ordinance it is likely they would be removed to accommodate additional expansion of the facility at a later date. Additionally, this is a unique circumstance related to the physical condition of the property that is not shared with similar properties within the same zoning district.

- 2. Substantial Justice:** *Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.*

CWA COMMENTS: The applicant is suggesting a reduction in the tree replacement standard as part of their variance request. We consider the one-for-one replacement calculation is a fair alternative when considering the subject site is an industrial zoned property intended to be developed in such a manner that would accommodate new and expanding businesses. There are no other properties within the industrial park where similar tree replacement would become problematic.

- 3. Public Safety and Welfare:** *The requested variance can be granted in such fashion that the spirit of these regulations will be observed and public safety and welfare secured.*

CWA COMMENTS: In granting the requested tree replacement variance the public safety and welfare will not be compromised.

- 4. Extraordinary Circumstances:** *There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or other similar uses in the same zoning district. The conditions resulting in a variance request cannot be self-created.*

CWA COMMENTS: As stated previously, this is a unique circumstance related to the physical condition of a single property within the industrial park. The conditions resulting in the requested variance (wooded area within an industrial zoned area) are not a result of the applicant's actions, and is therefore not self-created.

- 5. No Safety Hazard or Nuisance:** *The granting of a variance will not increase the hazard of fire or otherwise endanger public safety or create a public nuisance.*

CWA COMMENTS: The proposed variance will not increase the hazard of fire or otherwise endanger public safety or create a public nuisance.

- 6. Relationship to Adjacent Land Uses:** *The development permitted upon granting of a variance shall relate harmoniously in a physical and economic sense with adjacent land uses and will not alter the essential character of the neighborhood. In evaluating this criterion, consideration shall be give to prevailing shopping patterns, convenience of access for*

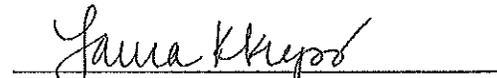
patrons, continuity of development, and the need for particular services and facilities in specific areas of the Village.

CWA COMMENTS: The applicant has taken much consideration in the placement of perimeter plantings along the southern property line to screen the industrial use from the adjacent uses to the south and west, as well as, supplemental plantings to enhance the aesthetics throughout the site. Further, the expansion of this type of use is expected to occur in the industrial park.

CONCLUSION

Based upon the review criteria and the information provided from the applicant, we find that adherence to the standards of the Ordinance in this case would result in a practical difficulty. In addition, complying with the Ordinance would prove unreasonable. The applicant has indicated it is probable that replacement trees provided to fulfill ordinance requirements at this time may have to be removed in the future for additional expansion. Additionally, this is a unique circumstance related to the physical condition of the property, and is not a self-created hardship. The proposed variance will not pose a hazard to public safety or welfare and will not constitute a public nuisance.


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


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

Friends and Neighbors,

The Village of Dexter has always taken pride in being just that; a village. It was in the spirit of this pride, that Dexter was the location I chose to start my life and raise my family. Baker Rd. is the main entrance to our village and my home. By adding another industrial park entrance it cheapens what this village represents.

For those of you who haven't been down Baker Rd. lately there is a tremendous amount of traffic. To support that amount of increased automotive volume, reasonable measures must be taken to insure the safety of not only our motorists, but our school children as well. This adds up to the expenditure of our tax payer money simply to line the pockets of yet another larger company.

Baker Rd. is not only the main entrance into our beloved homes, its the street address to many that we call neighbors and friends. Changes of this nature will without a doubt lower the aesthetics and monetary value of their property. After all, we have chosen to live in the *village* of Dexter for the same reasons. Dexter is and should always remain a safe and beautiful small town we can all be proud to live in and raise our families. By adding this entrance off Baker Rd. and creating yet another industrial park we are creating that in which we all chose to escape by moving to such a beautiful and quaint place.

Steve and Megan Jarvis

Residents and Dexter High School Class of 2001/2003.

Michelle Aniol

From: Donna Dettling <ddettling@dextermi.gov>
Sent: Friday, February 14, 2014 10:51 AM
To: Michelle Aniol
Subject: FW: Dextech Site Plan - Landscaping

Michelle,
FYI

-----Original Message-----

From: tomcarehart@juno.com [<mailto:tomcarehart@juno.com>]
Sent: Friday, February 14, 2014 10:31 AM
To: mpargoff@gmail.com; c_pargoff@hotmail.com
Subject: Dextech Site Plan - Landscaping

Hello Mr. Pargoff,

I am Tom Arehart working with Dextech as there Owners Representative on the Building Expansions. We meet on site one day last summer - early fall as the clearing work was in progress.

Donna Dettling contacted us and conveyed your concern over the lack of screening south of berm along the east property line as identified on the approved Landscape plan.

We have identified the same area as needing additional plantings for screening and appearance. The Landscape Designer is currently preparing a revised plan identifying were additional trees are to be placed.

In the area south of the berm along the east property line there is an additional two rows of evergreens. At the south end of the berm there are three mature trees (an Oak and two Hickory). The first row of evergreens will start south of the three trees and continue parallel with the property line, and the second row of evergreens will be parallel with the first row, but staggered to provide the best screening for both parties. I will forward a copy of the revised drawing to you as soon as it is received within the next couple of days.

I tried to reach you by phone at the following number (248) 982-9857; however this number was reported as out of service. Should you like to call me, I may be contacted at (517) 262-3285, or at the following e-mail address: tomcarehart@juno.com

I look forward to visiting with you at the meeting next week, of sooner if your schedule allows.

Best Regards,

Tom Arehart
Owners Representative
Dexter Fastener Technologies

Mathew Pargoff
509 Coventry Circle
Dexter, MI 48130
mpargoff@gmail.com

February 10, 2014

Village of Dexter Zoning Board of Appeals
8123 Main Street
Dexter, Michigan 48130

To whom it may concern,

I would like to ask that Dexter Fastener Technologies be required to fulfill all of its tree planting commitments as stipulated by the Village of Dexter Zoning Ordinance. I will speak further on this matter at the public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Mathew Pargoff", with a long horizontal flourish extending to the right.

Mathew Pargoff



VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE

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

Memorandum

To: Zoning Board of Appeals
From: Michelle Aniol, Community Development Manager
Re: REPORT
Date: February 14, 2014

ZBA Training Workshop

Last year the Village participated in a joint training session for Planning and Zoning Basics with other Washtenaw County communities. The Michigan Association of Planning (MAP) conducted the training. Because it is always good to learn more the communities would like to bring MAP back for another training session this year. This year's focus will be on ZBA training. Here are the details:

- Date/Time:
Monday, February 24th at 6:00 pm
- Food:
Dexter Township will be providing pizza and pop. (No cost.) Please let me know if you have any special dietary considerations. If you wanted to bring cookies or brownies for desert, you are welcome to do so.
- Location:
Dexter Township Hall
6880 Dexter Pinckney Rd
Dexter, MI 48130.
Here is a link for directions: <http://goo.gl/maps/LXy3F>
- RSVP:
If you haven't let me know of your interest/intent to attend, please do so by Wednesday, February 19th. **The Village will register you and pay all registration fees.**

Planning and Zoning Essentials Workshop

For those of you who are interested in the above referenced ZBA training being offered in February, but had scheduling conflicts, the Michigan Association of Planning (MAP) is providing an alternative: Planning and Zoning Essentials on Wednesday, March 5th at the Washtenaw Intermediate School District Building. Enclosed with this memo you will find additional information and details.

- Date/Time:
Wednesday, March 5th from 4:00-7:00 pm (both Planning Commission and ZBA Essential workshops)
 - Planning Commission Essential Workshop is 4-7 pm
 - ZBA Essentials Workshop is 6-9 pm.
 - Dinner will be provided
- RSVP:
If you haven't let me know of your interest/intent to attend, please do so by Wednesday, February 19th. **The Village will register you and pay all registration fees.**

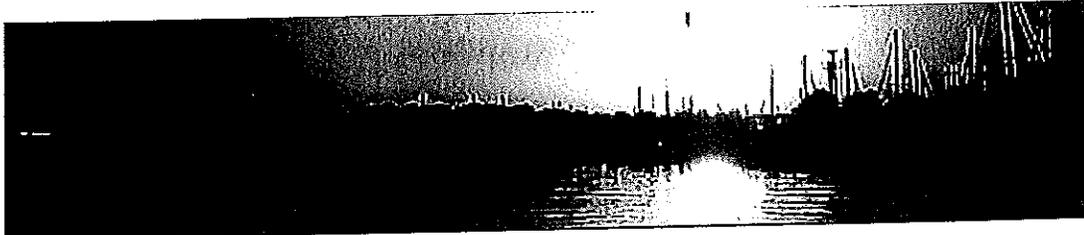


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Training for Planning Commissioners, Zoning Board of Appeals and Elected Officials

February 26 | Grand Rapids Area (Plainfield Township Hall)

March 5 | Ann Arbor (Washtenaw Intermediate School District Building)

May 2014 | Marquette & Sault Ste. Marie

Register Today!

(Print off the brochure, fill it out, and return via mail, fax, or email to showard@planningmi.org)

Member rates:* (All rates include a light dinner)

- \$85 Full Program, 4-9 p.m.
- \$75 Planning Commission Essentials, 4-7 p.m.
- \$75 Zoning Board of Appeals Essentials, 6-9 p.m.

Non-member rates:*

- \$115 Full program, 4-9 p.m.
- \$105 Planning Commission Essentials, 4-7 p.m.
- \$105 Zoning Board of Appeals, 6-9 p.m.

*Rates increase \$20 for GR and AA workshops on Friday, February 21.

What can the MAP's Planning and Zoning Essentials workshop do for you?

- Clarify the expectations and limitations of your position.
- Help you recognize when there's a conflict of interest.
- Equip you with the best planning and zoning practices to sharpen your decision-making skills.
- Boost your confidence as an elected official, planning commissioner, or zoning board of appeals member during meetings.

MAP's popular workshop, Planning and Zoning Essentials, is designed for anyone who deals with planning and zoning issues in your community. This information-packed program is ideal for introducing new planning commissioners and zoning board of appeals members to their roles and responsibilities, and also for more experienced officials looking to refresh their skills and build upon existing knowledge.

Roles and responsibilities, site plan review, comprehensive planning, zoning ordinances, variances, how to determine practical difficulty, and standards for decision-making are all presented in this comprehensive workshop.

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