

G. NON-ARRANGED PARTICIPATION:

Non-arranged participation will include those in the audience not listed on the agenda that wish to speak. At the Village President's discretion, members of the audience may be called on to speak at any time. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Carlisle/Wortman – Holiday Contributions
3. Minutes from Scio Township & Dexter Village Council Joint Meeting
4. Comcast – Channel Update
5. Fire Hydrant Follow-up

Page# 7-18

I. REPORTS:

1. Community Development Manager – Allison Bishop
Second Quarter Report

Page# 19-26

2. Board, Commission, & Other Reports- “Bi-annual or as needed”
 - Arts, Culture & Heritage Committee Representative
 - Dexter Area Chamber
 - Dexter Area Fire Department Representative
 - Downtown Development Authority Chair
 - Farmers Market Representative
 - Gordon Hall Mgmt Team Representative
 - Huron River Watershed Council Representative
 - Library Board Representative
 - Parks & Recreation Commission Chair
 - Planning Commission Chair
 - Tree Board Chair
 - Washtenaw Area Transportation Study Policy Committee Rep.
 - Western Washtenaw Area Value Express Representative

3. Subcommittee Reports

4. Village Manager Report

Page# 27-28

“This meeting is open to all members of the public under Michigan Open Meetings Act.”

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5. President's Report

Page# 29-30

J. CONSENT AGENDA

Bills & Payroll will be a standing item under consent agenda. Discussion of the Budget and Financial matters will be covered under the Presidents Report as a standing item. Items under consent agenda are considered routine and will be acted upon in one motion. There will be no separate discussion of these items unless a Council Member so requests, and the item will be removed from Consent and added to the regular agenda at the end of New Business.

1. Consideration of: Bills & Payroll in the amount of: \$ 174,851.32

Page# 31-36

2. Consideration of: Appointment of Randy Hermann to the Parks & Recreation Commission

Page# 37-38

K. OLD BUSINESS- Consideration and Discussion of:

1. Discussion of: Main Street Bridge Project – Construction Updates
Phase 2 Funding Updates

2. Discussion of: Village Offices

Page# 39-40

L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Preliminary Engineering Services Agreement – Norfolk Southern Railway Company

Page# 41-42

2. Consideration of: Central Street Design Proposal

Page# 43-56

3. Consideration of: Gordon Hall Water/Sewer Use Resolution

Page# 57-62

4. Consideration of: ECT Scope of Services for Michigan Department of Environmental Quality Floodplain Permit for Mill Creek Park and Jeffords Street Project

Page # 63-72

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5. Consideration of: Zoning Ordinance Amendment – Article 15D Baker Road
Corridor Overlay Zoning District
Page# 73-92
6. Consideration of: Baker Road Corridor Overlay Zoning District Map Amendment
Page# 93-94
7. Consideration of: Zoning Ordinance Amendment – Article 14, C-1 General
Business District
Page# 95-112
8. Discussion of: Monument Park
Page# 113-146
9. Discussion of: Town Hall Meeting
Page# 147-148

M. COUNCIL COMMENTS

N. NON-ARRANGED PARTICIPATION

Same as item F. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.

O. ADJOURNMENT

**Town Hall Meeting Reminder
February 26th – 7 p.m. to 9 p.m. at the Senior Center
Topic: Village Emergency Services &
General Questions and Answers**

"This meeting is open to all members of the public under Michigan Open Meetings Act."

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DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, JANUARY 26, 2009

AGENDA 2-9-09

ITEM C-1

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 by President Keough in the Dexter Senior Center located at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

B. ROLL CALL: President Keough

J. Carson	P. Cousins
D. Fisher	J. Semifero
J. Smith	R. Tell

C. APPROVAL OF THE MINUTES

Regular Council Meeting Minutes- January 12, 2009 as presented.

Motion Tell; support Smith to approve the regular Council minutes of January 12, 2009.
Unanimous voice vote for approval

D. PREARRANGED PARTICIPATION

1. Arts Alliance: Tamara Real, President of Arts Alliance presented the Washtenaw County Cultural Master Plan concept and will be back in May for Council's approval.
2. Mill Creek Park Recreation Master Plan: Neil Billetdeaux of JJR presented the Mill Creek Park Recreation Master Plan for the Council's review.

E. APPROVAL OF THE AGENDA

Motion Semifero; support Smith to approve the agenda as presented.
Unanimous voice vote for approval

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

1. Robert Murphy of 3713 Bristol Dr. spoke on the following: vote of confidence to the Village Manager for her handling of issues, hydrants are covered by snow and need to be cleared, and the village should consider a program for rental property inspection.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Washtenaw Area Transportation Study – Technical Meeting Updates
3. Village Notice Publication
4. Navigating Human Services in Troubled Times Meeting
5. American Recovery and Reinvestment Act of 2009

6. Letter from County Administrator Robert Guenzel
Council suggested inviting Mr. Guenzel to meet with Council at a work session.

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry
2nd Quarter 2008-2009
Ms. Sherry discussed the CEDARS legislation, village tax collection and delinquent taxes. Mr. Carson recommended updating and reviewing the 5 year projection on Village financials at a future Council meeting.

2. Board, Commission, & Other Reports-“Bi-annual or as needed”
 - a. Parks & Recreation Commission Chair – Alan Green
Mr. Green reported on the following: have one vacancy on the commission with three candidates and should have that position filled soon; the commission is collaborating with the U of M Graduate School on improvements in existing parks and another group looking at ecological restoration as well the Mill Creek Project for a master thesis; the commission is reviewing the CIP; and the Parks & Recreation Master Plan which will have a public hearing on February 17 at the scheduled monthly meeting and will then be presented to Village Council on February 23 for approval.
 - b. Western Washtenaw Area Value Express Representative – Jim Carson
No report at this time but will update at a future meeting on rider ship.

3. Subcommittee Reports
No affected reports

3. Village Manager Report
Mrs. Dettling submits her report as per packet. In addition the Village Manager reported on the following meeting dates: January 27 with Scio Township, works session on February 9 with SPARK and February 23 with Tom Traciak; there will be an update on the Gordon Hall Sewer issue at the February 9 meeting and also at that meeting will ask for a bid proposal for the Central Street Project that will include the last portion of Third St. but no road through Monument Park; no truth to the rumor about the Washtenaw County Building Dept; and request from a Hilary Swank movie for filming in Dexter.

4. President’s Report
Mr. Keough submits his report as per packet. In addition Mr. Keough spoke of meeting with DAFD Fire Board to present a vision of the DAFD from the Village’s standpoint; a request has come from a resident to discuss the fluoride issue; and February 4 is the new meeting date for CAPT / DART meeting at Dexter Township at 7 pm; and the Central Street Design Workshop on January 22 was a good meeting.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$134,757.98

Motion Fisher; support Semifero to approve the consent agenda as presented.
Unanimous voice vote for approval

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Main Street Bridge Project- Construction Updates
Phase 2 Funding Updates

Mrs. Dettling updated Council on the railroad agreement and suggested removing the county from the discussion and that the Village should work directly with the railroad.

2. Discussion of: Facilities Matrix

The Council met in a workshop prior to the meeting and would like to look at cost evaluations on the project at a future meeting. Mr. Smith made a motion to set the location of the current fire hall as the location of the future Village Hall and meeting space. Mr. Tell as the question if there was potential in the Schulz Building. Mr. Carson state his first preference is the Schulz Building as it is unknown as the cost of redoing the fire hall and how it will be financed. Mr. Cousins stated that there are many advantages to use the fire hall, not just financial reasons. Ms Fisher liked the fact that the Village owns the fire hall site. Mr. Semifero felt that the motion made was premature. Mr. Smith withdrew the motion at this time and will ask for consideration at a future meeting.

3. Consideration of: Resolution in support of the Huron-Clinton Metropolitan Authority's Phase 2 Trail

Motion Fisher; support Smith to support the Washtenaw County Parks and Recreation Commission Border to Border Trail and connection from Huron Clinton Metropolitan Authorities Hudson Mills Metropark to the Village of Dexter via a pathway and bridge connection over the Mill Creek.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough.

Nays: None

Motion carries

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Acceptance of Fiscal Year 2007-2008 Audit

Rana Emmons of Post, Smythe, Lutz and Ziel presented a review of the audit with no major issues. Included this year in the report are the DDA finances in more detail.

Motion Semifero; support Carson to accept the 2007-2008 Audit from Post, Smythe, Lutz and Ziel.

Ayes: Smith, Semifero, Tell, Carson, Fisher, Cousins and Keough

Nays: None

Motion carries

2. Consideration of: Recommendation to enroll in the Municipal Employees

Retirement System's Retiree Health Funding Vehicle

Motion Semifero; support Carson to approve the recommendation to enroll in the Municipal Employees Retirement System of Michigan's Retiree Health Funding Vehicle.

Ayes: Semifero, Tell, Fisher, Carson, Cousins, Smith and Keough

Nays: None

Motion carries

3. Consideration of: Recommendation from Mill Creek Planning Team to support and accept the Mill Creek Master Plan.
Comments from Mr. Cousins, would like to see a schedule of how the project will be funded and the public needs to see some progress in the park this year.

Motion Semifero; support Carson to approve the recommendation from the Mill Creek Planning Team to support and accept the Mill Creek Master Plan.

Ayes: Tell, Carson, Cousins, Smith, Fisher, Semifero and Keough

Nays: None

Motion carries

4. Consideration of: JJR Preliminary Grading Scope for Mill Creek Park

Motion Cousins; support Smith to accept the recommendation that the Scope of Work for JJR to complete a preliminary grading plan in an amount not to exceed \$8100.00.

Ayes: Carson, Cousins, Fisher, Smith, Semifero, Tell and Keough

Nays: None

Motion carries

5. Consideration of: Well Easement

Motion Semifero; support Carson to accept the Well/Water Main/Access Easement between Dexter Community School and the Village of Dexter.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

6. Consideration of: Liquor Control Commission Local Approval Notice - Request for transfer of ownership of a micro brewer license from Jolly Pumpkin Artisan Ales LLC to Northern United Brewing Company LLC and request for a new Small Wine Maker License and Small Distiller License located at 3115 Broad St., Suite A, Dexter, Michigan.

Motion Cousins; support Carson to approve the transfer of ownership of a micro

brewer license from Jolly Pumpkin Artisan Ales LLC to Northern United Brewing Company LLC and request for a new Small Wine Maker License and Small Distiller License located at 3115 Broad St., Suite A, Dexter, Michigan.

Ayes: Smith, Semifero, Tell, Carson, Fisher, Cousins and Keough

Nays: None

Motion carries

7. Consideration of: 2008-2009 Budget Amendments

Motion Tell; support Smith to approve the 2008-2009 Budget Amendments

Ayes: Semifero, Tell, Fisher, Carson, Cousins, Smith and Keough

Nays: None

Motion carries

8. Discussion of: Cityhood Process – Next Steps

Mrs. Dettling informed the Council that the boundary closes with sufficiency and thus the next step is petition circulation. President Keough felt the need to get information out about the process and steps by all means. Mr. Cousins inquired as to the time reference on the petitions which would be one to two months. Mr. Carson felt that the Village’s goal should be to obtain as many petition signers as possible.

Motion Carson; support Cousins to instruct the Village staff to move forward on cityhood process and initiate the petition process.

Ayes: Tell, Carson, Cousins, Semifero and Keough

Nays: Smith and Fisher

Motion carries

M. COUNCIL COMMENTS

Tell None

Fisher None

Smith None

Jones Reminder that Dexter Daze will begin meeting on February 2 at Wireless Giant on Main St.

Semifero None

Carson None

Cousins The Encore Theatre will hold its first performance on February 5. We are privileged to have this theater in our community.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Carson; support Fisher to adjourn at 9:50.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____

2009 Upcoming Meetings

Board	Date	Time	Location	Website	Village Representative
Dexter Area Historical Society	2/5/2009	7:30 p.m.	Dexter Area Historical Museum	http://www.hvcn.org/info/dextermuseum/	
Scio Township Downtown Development Authority	2/9/2009	12:00 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Scio Township Planning	2/9/2009	7:30 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Chelsea City Council	2/10/2009	7:00 p.m.	Washington Street Education Center	http://www.city-chelsea.org/	
Dexter Township Planning	2/10/2009	7:00 p.m.	Dexter Township Hall	http://www.twp-dexter.org/	
Scio Township Board	2/10/2009	7:00 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Dexter Area Chamber of Commerce	2/11/2009	7:30 a.m.	Chamber Offices	http://www.dexterchamber.org/	Paul Cousins
Dexter Downtown Development Authority	2/12/2009	7:30 p.m.	Senior Center	http://www.villageofdexter.org	Shawn Keough
Dexter Community Schools Board of Education	2/17/2009	7:00 p.m.	Creekside Intermediate School	http://web.dexter.k12.mi.us/	
Dexter Township Board	2/17/2009	7:00 p.m.	Dexter Township Hall	http://www.twp-dexter.org/	
Dexter Village Parks Commission	2/17/2009	7:00 p.m.	Village Offices	http://www.villageofdexter.org	Joe Semifero
Washtenaw County Road Commission	2/17/2009	1:00 p.m.	Road Commission Offices	http://www.wcroads.org/	
Webster Township Board	2/17/2009	7:30 p.m.	Webster Township Hall	http://www.twp.webster.mi.us/	
Dexter Village Zoning Board of Appeals	2/18/2009	7:00 p.m.	Senior Center	http://www.villageofdexter.org	Ray Tell
Washtenaw Area Transportation Study-Policy	2/18/2009	9:30 a.m.	Scio Township Hall	http://www.miwats.org/	Jim Carson
Washtenaw County Board of Commissioners	2/18/2009	6:45 p.m.	Board Room, Admin Building	http://www.ewashtenaw.org/government/boc/	
Webster Township Planning	2/18/2009	7:30 p.m.	Webster Township Hall	http://www.twp.webster.mi.us/	
Dexter Area Fire Board	2/19/2009	6:30 p.m.	Dexter Township Hall	http://dexterareafire.org/	Joe Semifero
Healthy Community Walking Committee	2/19/2009	8:30 a.m.	Chelsea Hospital - White Oak Room		Paul Cousins

AGENDA 2-9-09

ITEM M-1

Due to the possibility of cancellations please verify the meeting date with the listed
website or the Village Representative



CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

AGENDA 2-9-09
ITEM H-2

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

January 2009

Donna Dettling Village Manager
Village of Dexter
8140 Main Street
Dexter, MI 48130

RE: Holiday Contributions

Dear Donna:

We want to thank you for your response to our 2008 holiday contributions program. We have honored a request in every community we represent that responded, and we appreciate the suggestion that you gave us in such a timely manner. Below are the organizations to which we contributed.

City of Alma - United Way of Gratiot County

Ann Arbor Twp. - Shelter Association of Washtenaw

Brandon Twp. - Ortonville Community Emergency Fund (OCEF)

Bridgewater Twp. - Manchester Community Resource Center

Bunker Hill Twp. - Meals on Wheels

Byron, Village of - Rauch Tower VFW

City of Center Line - Center Line Good Fellows

City of the Village of Clarkston - Lighthouse Clarkston

Clinton County - Capital Area Community Services

Village of Clinton - Clinton Ministerial Association

Village of Dexter - Dexter Senior Center

Village of Dundee - Dundee Volunteer Fire Department

City of East Tawas - Tawas-Whitmore-Hale Area United Way

Green Oak Township - American Red Cross - Livingston County Chapter

City of Grosse Pointe Woods - SOC - Services for Older Citizens

Handy Twp. - Fowlerville Senior Center

Highland Twp. - Highland Good Fellows

Holly Twp. - Lighthouse

Richard K. Carlisle, *President* R. Donald Wortman, *Vice President* Douglas J. Lewan, *Principal* John L. Enos, *Principal*
Jennifer L. Coe, *Associate* Sally M. Elmiger, *Associate* David Scurto, *Associate* Brian Oppmann, *Associate* Zak Branigan, *Associate*

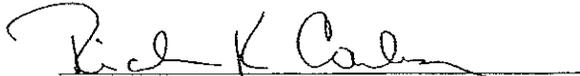
City of Howell - American Red Cross - Livingston County Chapter
Huron Township - Huron Township Rotary Club Good Fellows
Ida Township - Ida Public Schools (Give a Kid a Christmas)
Independence Township - Clarkston Area Youth Assistance
Iosco Township - Fowlerville Family Impact Center
City of Keego Harbor - Parks and Recreation Committee
City of Lake Angelus - Bob and Barbara Lake Memorial Fund
Lexington Township - Project Blessings
Lima Township - Chelsea Senior Center
City of Linden - FISH
Lodi Township - Salvation Army
Village of Manchester - Manchester Family Services
Marion Township - LA CASA
City of Milan - Aid in Milan
City of Monroe - Community of Need Meal
Northfield Township - Northfield Human Services
City of Northville - Mill Race General Store
Orion Township - FISH - Orion / Oxford
Oxford Township - FISH - Orion / Oxford
City of Petersburg - The Lions Club
Pinckney, Village of - Warm the Children
City of Plymouth - Huron Valley Ambulance
City of Saline - Saline Social Services
Sandstone Township - North Parma Church Food Pantry
Scio Township - Habitat for Humanity
Springfield Township - Neighbor to Neighbor
Stockbridge Township & Village of Stockbridge - Stockbridge Community Outreach
City of St. Clair - Ecumenical Food Pantry
City of St. Clair Shores - Cops for Kids
City of Troy - Troy Boys & Girls Club
Village of Westphalia - Austin's House
Wolverine Lake, Village of - Hospitality House in Commerce

January 2009

Page 3

This is an on-going program for Carlisle/Wortman Associates and we will contact you again the end of next year for your suggestions.

Sincerely,


CARLISLE/WORTMAN ASSOCIATES, INC.
Richard K. Carlisle, AICP, PCP
President


CARLISLE/WORTMAN ASSOCIATES, INC.
R. Donald Wortman, RLA, PCP, AICP
Vice-President


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


CARLISLE/WORTMAN ASSOCIATES, INC.
John L. Enos, AICP
Principal

AGENDA 2-9-09
ITEM H-3

**SPECIAL SCIO TOWNSHIP BOARD OF TRUSTEES
And DEXTER VILLAGE COUNCIL
JOINT MEETING
Scio Township Hall
827 N. Zeeb Road
Ann Arbor, MI 48103
January 27, 2008 6:00 PM**

I) CALL TO ORDER

TIME: 6:04

II) INTRODUCTION OF MEMBERS

Jim Carson, Paul Cousins, Tom Hanson, Nancy Hedberg, Spaulding Clark, Raymond Tell, Richard DeLong, Jack Knowles, Christine Green, Joe Semifero, Shawn, Keough.

Others present: Donna Dettling, Village Manager; Darrell Fecho, Township Manager, and Mark Ouimet, County Board of Commissioners.

III) GENERAL DISCUSSION ON ISSUES OF MUTUAL CONCERN

Items discussed:

- Scio's proposed updated Master Plan, the many comments received, and consideration of Dexter's Baker Road Corridor.
- Connectivity of Dexter's proposed Mill Creek Park to the Sloan property that Scio hopes to incorporate into the Land Preservation program for the Township
- 1981 Promulgation Agreement between Dexter Village & Scio Township
- Questions about Scio DDA boundaries and utility expansion
- Dexter's petition for city-hood and boundaries
- Cooperation on services delivery
- Status of Gordon Hall
- Bridge over Mill Creek at Shield Road
- Transit via WAVE & People's Express

IV) PUBLIC COMMENT

Mark Roberts, 8415 Sandfield Court, Dexter, MI 48130. Looks forward to the two groups working together.

V) ADJOURNMENT

7:00 p.m.



AGENDA 2-9-09
ITEM H-4

January 26, 2008

Donna Dettling, Manager
Village of Dexter
8140 Main St.
Dexter, MI 48130

Dear Ms. Dettling:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you of an addition to the channel lineup effective February 28, 2009. Customers will be notified of this addition via a newspaper advertisement.

We are pleased to announce the addition of Retirement Living Television to our Digital Classic service, channel 125. "Retirement Living TV (RLTV) is the only cable network dedicated to serving the needs of adults 50+ with information and entertainment that inspires and changes the perception of aging." RLTV will be available for a preview beginning on January 28, 2009.

Please direct any customer calls about Comcast products, services and prices to 1-888-COMCAST. Our Customer Account Executives are available 24 hours a day, 7 days a week. As always, feel free to contact me directly at 734-254-1888 with any questions you may have.

Sincerely,

Frederick G. Eaton
Government Affairs Manager
Comcast, Michigan Region
41112 Concept Drive
Plymouth, MI 48170

AGENDA 2-9-09
ITEM H-5

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@villageofdexter.org

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: Chief Yates
From: Donna Dettling, Village Manager
Date: January 30, 2009
Re: Fire Hydrants- Snow Covered

At Monday night's Council meeting a concerned citizen asked that efforts to remove snow from fire hydrants be undertaken. The village is requesting the Dexter Area Fire Department cooperation in this worthwhile effort to protect the safety and welfare of Dexter citizens. Please work with your staff to identify hydrant locations and coordinate snow removal on hydrants as work schedules permit.

Village staff will be assisting in this effort and we will also make an appeal to residents through the email list to help as well. The Village is looking into purchasing hydrant identifier flags, and will seek assistance from the Fire Department to install these flags.

Please contact me at your earliest convenience to discuss any concerns you may have with this matter.

cc: Village Council
Ed Lobdell, DPS Superintendent



MEMORANDUM

TO: Village Council / Planning Commission
Donna Dettling, Village Manager
FROM: Allison Bishop, AICP, Community Development Manager
SUBJECT: 2nd Quarter Board and Commission Update FY 08-09
DATE: February 2, 2009

Attached you will find the FY 08-09 2nd quarter Board and Commission update, Zoning/Ordinance Activity report, and Project Summary. You will also find an update on current Village projects and a summary of ongoing projects and activity from the Community Development Office.

Parks and Recreation Commission

Ryan Drive – Bids for the traffic calming and parking improvement project are due February 10th.

Mill Creek Park Planning Team - The committee recommended approval of the Mill Creek Park Master Plan prepared by consulting team JJR/ECT on January 21, 2009. The Village Council approved the master plan on January 26, 2009. The Parks Commission will include the plan in the Parks and Recreation Master Plan set for public hearing and approval on February 17, 2009. The documents will be used to apply for grant funding to implement the plans. Based on the funding sources timeline the project will likely be constructed in 2010 if funding is awarded. The Village should be informed of an award in December 2009.

Mill Creek Park Property - I have continued meeting with the representatives from the Forest Lawn Cemetery and should have a proposal before the Village Council to acquire the property or an easement in February 2009.

Mill Creek Park Grant Application –An application for \$500,000 will be submitted to the Michigan Department of Natural Resources Michigan Natural Resources Trust Fund on April 1, 2009. Funding is being requested to implement the plans for the Mill Creek Park.

Parks and Recreation Plan –A public hearing is set for February 17, 2009. Following approval of the plan by the Parks and Recreation Commission and Council the plan will be forwarded to the Michigan Department of Natural Resources for approval. The plan must be on file by April 1 to be eligible for funding.

Regional Trail Update – The Parks and Recreation Commission (and Council) adopted a resolution of support for the HCMA Hike Bike Trail from Hudson Mills Golf Course to the Village of Dexter. The trail could be constructed in 2010. County Parks will select a consultant to do a feasibility study on the Mill Creek crossing. The study should be completed in March. The project is being funded by a number of different sources, including grants. Grant announcements should be made by December 2009.

Universities of Michigan Projects – Two projects were initiated with the U of M School of Natural Resources.

The first project was submitting the Mill Creek Park project to the Master's Project List. Since the Mill Creek Park will need additional study with habitat restoration, enhancement and management, stormwater management, environmental education, public partnership development and funding, the Village submitted the project to master's students as potential thesis projects. The submitted projects go through a series cuts before being selected. The Mill Creek Park project has made the first cut and final project selections will be made February 19th.

The second project was to work with second year landscape architecture students to develop park improvement plans for the Village's entrance parks (Peace, Lions and Monument). The students came up with some great ideas for landscaping additions and removals, lighting, and other amenity enhancements and presented them to the Village. We are trying to get copies of the student proposals and will try to incorporate some of the student ideas in the enhancement of the parks.

Planning Commission

Baker Road Corridor subcommittee – The subcommittee recommendations were taken to the Planning Commission for public hearings. The recommendations included amendments to Article 14, C-1, creation of Article 15D, Baker Road Corridor Ordinance Overlay, rezoning of the PILOT property and creating the Baker Road Corridor Overlay zoning district. The Planning Commission made recommendations to adopt all the recommendations except the rezoning of the PILOT property. Based on provisions in the Master Plan, property owner input, highest and best use of the property at the current time and economic conditions the rezoning. The Planning Commission did acknowledge that the vision for the Baker Road Corridor does include rezoning of the property and that it should be considered again in the future.

SGRAT – The Planning Commission continues to evaluate the results of the SGRAT workshop. The next steps include review of the recommendations and preparing a staff recommendation on how to proceed. Step one will be action on recommendations that we can implement immediately and step two will be goals and objectives that will be incorporated into the master plan.

CIP – The Planning Commission started the annual CIP review at their February 2, 2009 meeting. Additional review will take place at the March and April meetings with a public hearing and adoption at the April meeting.

Scio Township Master Plan Review – The Planning Commission engaged in a thorough review of the Scio Township Master Plan Update and a report was submitted to Scio Township's Planning Commission. The largest area of concern was the area south of the Village along Baker Road. As proposed Scio Township planned to show this area as industrial on the future land use map. Based on feedback from Scio's consultant it is our understanding that this area will now be future land use mapped as residential as it is currently in the Master Plan.

Tree Board

Tree Board Management Plan – The Tree Board has not met since December however will make final changes to the management plan and forward it to Council in February.

Spring Tree Planting – The Tree Board included the 2009 spring order form in the February newsletter. Priority plans are to plant trees along Dexter Ann Arbor Road adjacent to the construction project area. There are also plans to replace trees that have been removed during trimming maintenance.

Arbor Day – The Tree Board will start planning for the Arbor Day Celebration in February. This year's Arbor Day Celebration will be April 24th. Please mark your calendars.

Other Projects

Wellhead Protection Program –The Village was awarded \$13,675.72 for the Wellhead Protection Program. The team continues to meet and develop ways to educate the public on the importance of protecting our drinking water.

Westside Connector/Regional Trail Update – see Parks and Recreation Commission.

DDA Project Coordination – I have been diligently working with the DDA, BRI, OHM, JJR and ECT to try to coordinate the Mill Creek Park Project. Coordination is key to the success of the project because of numerous funding sources, timeline, permitting and project phasing.

Snow Ordinance Enforcement – Sidewalk snow ordinance enforcement was initiated this quarter. Most residents and business owners appear to be complying with the rules, with the exception of a few. Education over the past few years appears to be paying off.

Mobil Sign – The Mobil Gas Station sign was removed from the right-of-way and replaced with a safer sign outside of the clear vision zone. To date the owner appears to be satisfied with the new sign.

Development Review Worksheet – I created a Development Review Worksheet for the Planning Commission which includes a list of all the goals and objectives from the Master Plan, the DDA Development Plan and the Parks and Recreation Master Plan. Due to the length of all the planning documents I thought it would be beneficial to have one concise document that can be referenced when reviewing development proposals within the Village.

Brochures – I have created a site plan review brochure to help walk petitioners through the site plan review process. As recommended by the Development Ready Communities Initiative having information available to petitioners to explain your communities application processes helps streamline the development process and attract developers to your community.

Permits and Applications – Permits and applications are reviewed regularly and updated as needed. New information, applications or permits are also added to the website as necessary.

GIS Data Updates – Regular GIS data updates have been coordinated and scheduled with Scio Township in an additional effort to keep our GIS records as current as possible.

Newsletter – Contributions to the newsletter to inform the public about trees, water quality and conservation, parks and other projects occurs quarterly.

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

Village of Dexter
2nd Quarter Report 2008-09
October 1 - December 30, 2008

1st Quarter Activity Jan - Sept, 2008	1st Qtr. July - Sept	2nd Qtr. Oct - Dec	3rd Qtr. Jan - March	4th Qtr. April - June	08-09 YTD Total	07-08 YTD Total	06-07 YTD Total	2005 YTD Total	2004 YTD Total	2003 YTD Total
Land Division / Combination	0	1			1	4	2	0	3	2
Ordinance Amendments	1	0			1	15	11	9	11	6
Rezoning or Conditional Rezoning	0	0			0	0	1	0	1	0
Special Use Permits	0	0			0	0	8	6	1	3
Preliminary Site Plan Approvals	0	0			0	1	4	3	0	1
Final Site Plan Approvals	0	0			0	2	4	3	0	2
Combined Site Plan Approvals	0	0			0	3	1	2	0	1
PUD Area Plan	0	0			0	0	1	0	0	2
Prelim. Zoning Compl. Permits	7	6			13	32	98	67	211	161
(New Construction)	0	0			0	2	11	12	107	75
(Condominiums)	0	0			0	2	0	1	21	2
(Commercial/Office) (Build-outs)	0	1			1	5	30	8	3	
(Additions/Remodels)	2	4			6	10	21	5	5	3
(Fences)	0	1			1	2	8	2	5	11
(Accessory structure)	0	0			0	1	4	1	5	3
(Decks)	5	0			5	10	24	38	65	65
Final Zoning Compl. Permits	6	7			13	44	58	188	157	122
(New Construction)	1	0			1	10	9	38	85	78
(Additions/Remodels)	2	5			7	10	4	19	6	1
(Fences/decks)	0	0			0	13	25	121	58	43
(Accessory structure)	0	0			0	2	0	2	1	0
(Commercial/Office) (Build-outs)	3	2			5	6	19			
(Condominiums)	0	0			0	3	0	8	7	0
(Temporary Uses/Structures)	0	0			0	6	7	11	7	0
(Sign Permits)	1	4			5	12	21	13	11	14
(Temporary Signs/Sandwich)	4	0			4	21	37	21	14	
Outdoor Seating Permits	4	0			4	2	5	6		
(ZBA Cases) Non-Residential	1	0			1	1	2	3	5	3
(ZBA Cases) Residential	0	0			0	2	4	4	3	2
Variances Granted	0	0			0	2	5	7	7	5
Demolition Permits	0	1			1	2	6	5	2	4
Right-of-way permits	0	0			0	2	0	4	3	
Park Use	4	0			4	6	7	4		
Home Occupation Permits	0	0			0	2	3	2	2	1
Freedom of Information Requests	0	0			0	1	1	1	8	4
Hawkers & Peddlers Permits	2	0			2	9	12	10	7	4
Requests for service/Correspondence	1	3			4	9	28	15	33	
Resident/Merchant/Business Communic.	2				2	24	48	38		
Enforcement	22	21			53	200	0			
Initial Notice	21	28			49	181	123	83	155	113
Second Notice	1	3			4	11	8	10	11	20

* General Code Amendment :

* Zoning Ordinance Amendment Pending: Baker Road Corridor

* Zoning Ordinance Amendments:

* Site Plans : None

* Sign Permits: Edward Jones, Busy Hands Learning Center, Broad Street Dental, Dreamway Homes

* Special Use Permits: None

* Resolutions : HCMA Regional Trail Support and Mill Creek Park Master Plan Adoption (January)

* Enforcement : 1) 1 tree removal 2) 19 basketball hoops in row 3) 23 sign/zonign compliance 4) 3 property maintenance 5) 2 Home Occupantion 6) 1 Noxious weeds

* ZBA :

* Modification requests:

YTD Revenue -
Through December 30, 2008

Zoning Compliance Permits: \$125
Site Plan Review Fees: \$-
Misc. Planning Fees: \$350

Village of Dexter
2nd Quarter Update 2008-09
October 1, 2008 – December 31, 2008

Dexter Crossing – Blackhawk Development / Signature Home Traditions

Victoria Condominiums

Preliminary Zoning Compliance	0
Final Zoning Compliance	1
Units Not Sold (Total Units)	98(114)
Single Family Homes Final Zoning Compliance	0

CONDOS

- Construction on the condominiums is now permitted to proceed due to the dedication of Phases 1-5A.
- A maximum of five buildings may be under construction at any one time.
- Homestead exemption forms will be required for each Final Zoning Compliance request.

SINGLE FAMILY

- 8 vacant single-family home sites remain in Dexter Crossing under BHD control; however they have been put up for sale. All home plans must have Home Owners Association approval prior to requesting Zoning Compliance to ensure compliance with Home Owners Association bylaws.

COMMERCIAL

- Dexter Crossing Strip Mall: occupancy remains at fifteen (15) or 64% based on units, and at 61% occupied based on square footage.
- No additional information has been provided by Blackhawk Development regarding potential new tenants. Edward Jones will be occupying space vacated by Movie and Tanning.
- Blackhawk must still dedicate underground utilities within the commercial phase; above ground utilities are not public.

Dexter Crossing (Phases 6-8) - Peters Building Company

Preliminary Zoning Compliance	0
Final Zoning Compliance	1
Units Remaining (ready for occupancy, not sold)	4
Vacant Lots	57

- One spec home has been completed and is being leased by Peters Building. No other sales information this quarter.
- The final punch list walk through was conducted in October 2006. Due to the time lapse further inspection will be necessary upon the developers request to dedicate.

West Ridge of Dexter – JR Homes/Mancuso Homes/Hazel Ravine Partnership

Preliminary Zoning Compliance	0
Final Zoning Compliance	0
Units Remaining (ready for occupancy, not sold)	4
Vacant Lots	84

- Mancuso Homes was a partner with JR Homes; however the 36 lots controlled by Mancuso are in foreclosure. Foreclosure has a redemption period of 6-12 months at which time the lots will likely be sold.
- Hazel Ravine Partnership has contacted the Village and indicated that they control 24 lots within West Ridge (4 partially completed homes and 14 vacant lots).
- Westridge of Dexter (Peters Building) controls 34 vacant lots within Westridge.
- Coordination with HCMA, County Parks and the Home Owners Association will start once design for the regional trail and connection to Westridge is underway.

Wallace Building

- Final Zoning Compliance was issued for the project in October 2007.
- Cottage Inn has occupied a unit. Snap Fitness has signed a lease.
- No new tenant information has been provided.
- Due to a deed restriction uses that compete with Busch's are not permitted.
- The high end liquor store will not be occupying space due to the non-compete restriction with Busch's.

Katie's Restaurant

- A one year final site plan extension has been granted. The plan will now expire October 12, 2009.

Dexter Wellness Center (Colorbok)

- The Village Council approved the final site plan on October 8, 2007. The plan expires 2 years after approval.
- Water and Sewer permits for the project were issued by the MDEQ in October 2008.
- The DDA is considering postponing improvements to the Baker Road streetscape. Improvements would include street lighting, sidewalk improvements and tree planting.

Schulz Development – Mill Creek Building

- The Planning Commission recommended approval of the combined site plan on November 5, 2007.
- The Village Council approved the combined site plan on November 26, 2007.
- The Village Council passed a resolution to vacate the ROW needed for the project and passed a resolution to sell the property to the developer.
- The Village sold the vacated property (closed June 2008).

Cedars of Dexter – UMRC / Gordon Hall Project

- The Planning Commission recommended approval of the Final site plan on May 7, 2007.
- The Village Council approved the final site plan on September 24, 2007.
- The development agreement was approved by the Village Council on January 14, 2008.
- Water and sewer permits were granted by the MDEQ in May 2008.
- The developer has started construction of 4 units and has completed construction of 2 of the units.

Dexter Library

- Construction on the Library should be complete in March 2009.

Plans Approved

- NONE

Plan Reviews

- NONE

Other

Grants

- CMI Clean Michigan Initiative Part 319 Grant - \$375,000.

Training and Education

VILLAGE OF DEXTERddettling@villageofdexter.org

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 11 Fax (734)426-5614

MEMO

To: President Keough and Council Members
From: Donna Dettling, Village Manager
Date: February 9, 2009
Re: Village Manager Report

1. Meeting Review:

- January 27th – Breakfast Roundtable NatCity & PNC
- January 27th – Joint Meeting with Scio Township
- January 28th – Mike Donohue re: Dam Permit, Grant Reimbursement
- February 2nd – School Board Meeting re: Well Easement

2. Upcoming Meeting Review:

- February 5th – CEO Meeting at Scio Township
- February 5th – Police Services Meeting (Dexter, Dexter Webster)
- February 6th – OHM Project Update Meeting
- February 10th – Sandy Hansen re: Access Easement
- February 12th – DDA Meeting
- February 23rd – Work Session Water & Sewer Fund Analysis
- February 26th – Townhall Meeting, Emergency Services

3. Water & Sewer Fund Analysis: Tom Traciak is scheduled for a **Council Work Session on February 23, 2009 from 6:00 to 7:00 p.m.** The Work Session will be held in the Copeland Board Room. The focus of the work session is to review the Water and Sewer Financials and make Projections to determine how proposed capital improvements and SRF & DWRP Funding will impact future water and sewer rates.

Village President Report

Activities since January 26, 2009 Village Council meeting:

January 27, 2009 - I attended our introductory meeting at Scio Township to meet the new Township Board. We discussed a lot of common topics such as the Baker Road corridor, the Mill Creek Park plan, Village steps toward Cityhood, Public Safety (Fire and Police), intergovernmental agreements and regional transportation service (WAVE Bus Service). We met for a short hour before Scio's regular meeting and all agreed that we should meet again. It was a very good meeting and I look forward to working with them in the future.

February 2, 2009 - I attended the Dexter Community School Board meeting with Donna Dettling and Christine Cale (Orchard Hiltz & McCliment). We were present in case there were any questions related to the Well Easement Agreement that was on the School Board agenda for approval. I am happy to report that the School Board unanimously passed the agreement. I am very happy with the cooperation that occurred during the development of the easement agreement. This agreement is just another step forward in making sure that we have a safe and reliable amount of drinking water for our Village. Thank you to the entire School Board and their staff for their assistance in helping us get this in place.

February 2, 2009 - I attended the Village Planning Commission meeting after the School Board meeting.

Future activities:

February 4, 2009 - Chelsea Area Planning Team/Dexter Area Regional Team (CAPT/DART) meeting at Dexter Twp.

February 9, 2009 - Village Council Meeting

February 12, 2009 - Downtown Development Meeting - I plan to meet with Dan O'Haver to review budget information prior to the meeting.

February 23, 2009 - Village Council Meeting

February 26, 2009 - Town Hall Meeting regarding Public Safety

March 9, 2009 - Village Council Meeting

I will provide additional details on anything else that comes up and be happy to answer your questions before or at the meeting.

Please feel free to call me at home or send me an email.

Shawn Keough

(734) 426-5486 (home number)

skeough@villageofdexter.org

Section 10: [Illegible Title]

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VENDOR APPROVAL SUMMARY REPORT

Date: 02/03/2009

Time: 4:23pm

Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
1ST AYD CORPORATION <i>Computer</i>	FIRST AYD	SUPPLIES	310.89	0.00
ABSOLUTE TITLE COMPANY	ABSOLUTE T	BATTERY	65.00	0.00
ALEXANDER CHEMICAL CORPORATION	ALEXANDER	CREDIT	794.00	0.00
ANN ARBOR TECHNICAL SERVICES	A2 TECHNIC	LAB	2,036.00	0.00
CARLISLE-WORTMAN ASSOCIATES	CARL-WORT	DECEMBER SERVICE	390.00	0.00
CHAMPION WATER TREATMENT	CHAMPION W	WWTP	12.75	0.00
COMCAST	COMCAST	OFFICE	95.00	0.00
DEXTER CARDS & GIFTS SHOP	DEX CARDS	NAME TAGS	50.00	0.00
DEXTER COMMUNITY SCHOOLS	DEX SCHOOL	1ST INSTALLMENT-WELL EASEMENT	10,000.00	0.00
DEXTER PHARMACY	DEX PHARMA	SHIPPING	12.73	0.00
ANDREA DORNEY	DORNEY/AND	REIMBURSEMENT	316.25	0.00
DTE ENERGY	DET EDISON	3219 953 0001 9	146.16	0.00
DTE ENERGY-STREET LIGHTING	DTE ENERGY	0000-7727-1	9,080.00	0.00
DYKEMA GOSSETT PLLC	DYKEMA	LEGAL FEES	70.66	0.00
ETNA SUPPLY CO	ETNA SUPPL	SENSUS	909.98	0.00
GRISSOM JANITORIAL	GRISSOM	JAN 09'	400.00	0.00
HERITAGE NEWSPAPERS	HERITAGE N	PARKS	184.50	0.00
JOHNSON SIGN COMPANY, INC.	JOHNSON SI	FARMERS MARKET / LIBRARY	1,675.00	0.00
LESSORS WELDING SUPPLY	LESSORS	RENTAL	17.00	0.00
MCI	MCI	LONG DISTANCE SERVICE	14.78	0.00
MICHIGAN FOOD AND FARMING SYST	MICH FOOD	MIFMA ANR WEEK	120.00	0.00
MICHIGAN MUNICIPAL LEAGUE	MI MUN LEA	ELECTED OFF. ACADEMY CORE WEEK	115.00	0.00
MML WORKERS COMPENSATION FUND	MML	POLICY PREMIUM	5,643.00	0.00
MORTON SALT	MORTON SAL	SALT	3,628.43	0.00
NEOPOST	NEOPOST	RIBBON 2PK	56.95	0.00
NORTH CENTRAL LABORATORIES	NCL	NITRIFICATION INHIBITOR	138.04	0.00
ORCHARD, HILTZ & MCCLIMENT INC	OHM	PROJECT 0130-06-1053	55,293.50	0.00
PRINTING SYSTEMS	PRINTING S	410 COUNTY/LOCAL PETITION	15.05	0.00
RITE-TECH ENTERPRISES INC.	RITE TECH	REPAIRS	5,117.12	0.00
RONALD A. MEYER ELECTRIC, INC.	RON MEYER	REPAIR STREET LIGHTING	550.00	0.00
SHULTS EQUIPMENT, INC.	SHULTS EQU	BLADE	2,501.07	0.00
STATE OF MICHIGAN	DEQ REVENU	ANNUAL PERMIT FEE	1,000.00	0.00
TRI COUNTY INTERNATIONAL TRUCK	TRI COUNTY	GLASS	30.67	0.00
URBAN FORESTER, INC	URBAN FORE	TREE PRUNING CENTRAL	4,400.00	0.00
WASHTENAW COUNTY REGISTER OF	W C REGIST	RECORDING FEES-WELL EASEMENT	47.00	0.00
WASTE MANAGEMENT	WASTE MANA	COMMERCIAL FOR JANUARY SERV.	35,310.21	0.00
Grand Total:			140,546.74	0.00

INVOICE APPROVAL LIST BY FUND

Date: 02/03/2009

Time: 4:30pm

Page: 1

Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	Amount
Account	Account	Abbrev	Invoice Description	Number	Number	Date	
Fund: General Fund							
Dept: Village Council							
101-101.000-727.000	Office Sup		DEXTER CARDS & GIFTS SHOP NAME TAGS	0	1317	02/03/2009	50.00
101-101.000-727.000	Office Sup		PRINTING SYSTEMS 410 COUNTY/LOCAL PETITION	0	57790	02/03/2009	15.05
101-101.000-802.000	Profession		ORCHARD, HILTZ & MCCLIMENT INC PROJECT 0130-07-0061	0		02/03/2009	6,301.25
101-101.000-960.000	Education		MICHIGAN MUNICIPAL LEAGUE ELECTED OFF. ACADEMY CORE WEEK	0		02/03/2009	115.00
Total Village Council							6,481.30
Dept: Village Manager							
101-172.000-960.000	Education		MICHIGAN FOOD AND FARMING SYST MIFMA ANR WEEK	0	02/03/09	02/03/2009	120.00
Total Village Manager							120.00
Dept: Attorney							
101-210.000-810.000	Attorney F		DYKEMA GOSSETT PLLC LEGAL FEES	0	1255969	02/03/2009	70.66
Total Attorney							70.66
Dept: Village Clerk							
101-215.000-901.000	Printing &		HERITAGE NEWSPAPERS COUNCIL	0	1957742	02/03/2009	67.50
101-215.000-901.000	Printing &		HERITAGE NEWSPAPERS PARKS	0	1957221	02/03/2009	36.00
Total Village Clerk							103.50
Dept: Buildings & Grounds							
101-265.000-920.000	Utilities		COMCAST OFFICE	0	02/03/09	02/03/2009	95.00
101-265.000-935.001	Office Cle		GRISSOM JANITORIAL JAN 09'	0	X112	02/03/2009	400.00
101-265.000-936.000	Equip Serv		NEOPOST RIBBON 2PK	0	12819350	02/03/2009	56.95
Total Buildings & Grounds							551.95
Dept: Village Tree Program							
101-285.000-803.000	Contracted		URBAN FORESTER, INC TREE PRUNING CENTRAL	0	25030	02/03/2009	4,400.00
Total Village Tree Program							4,400.00
Dept: Planning Department							
101-400.000-727.000	Office Sup		ABSOLUTE TITLE COMPANY BATTERY	0	60334	02/03/2009	65.00
101-400.000-802.000	Profession		CARLISLE-WORTHMAN ASSOCIATES DECEMBER SERVICE	0	29174	02/03/2009	390.00
101-400.000-901.000	Printing &		HERITAGE NEWSPAPERS PARKS	0	1957221	02/03/2009	81.00
Total Planning Department							536.00
Dept: Department of Public Works							
101-441.000-740.000	Operating		1ST AYD CORPORATION SUPPLIES	0	376223	02/03/2009	310.89
101-441.000-740.000	Operating		LESSORS WELDING SUPPLY RENTAL	0	175250	02/03/2009	17.00
Total Department of Public Works							327.89
Dept: Downtown Public Works							
101-442.000-730.000	Farmers Ma		JOHNSON SIGN COMPANY, INC. FARMERS MARKET / LIBRARY	0	12868	02/03/2009	405.00
101-442.000-802.000	Profession		JOHNSON SIGN COMPANY, INC. FARMERS MARKET / LIBRARY	0	12868	02/03/2009	865.00
101-442.000-802.000	Profession		RONALD A. MEYER ELECTRIC, INC. REPAIR STREET LIGHTING	0	9919	02/03/2009	550.00
101-442.000-977.000	Equipment		JOHNSON SIGN COMPANY, INC. FARMERS MARKET / LIBRARY	0	12868	02/03/2009	405.00
Total Downtown Public Works							2,225.00
Dept: Storm Water							
101-445.000-802.000	Profession		STATE OF MICHIGAN ANNUAL PERMIT FEE	0	547838	02/03/2009	1,000.00

INVOICE APPROVAL LIST BY FUND

Date: 02/03/2009
 Time: 4:30pm
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Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	Amount
Account	Account	Abbrev	Invoice Description	Number	Number	Date	
Fund: General Fund							
Dept: Storm Water							

							Total Storm Water 1,000.00
Dept: Engineering		Engineerin	ORCHARD, HILTZ & MCCLIMENT INC	0		02/03/2009	676.00
101-447.000-830.000			PROJECT 0130-08-0011				-----
							Total Engineering 676.00
Dept: Municipal Street Lights		St Lights	DTE ENERGY-STREET LIGHTING	0		02/03/2009	9,080.00
101-448.000-920.003			0000-7727-1		02/03/09		-----
							Total Municipal Street Lights 9,080.00
Dept: Solid Waste		Solid Waste	WASTE MANAGEMENT	0		02/03/2009	16,902.42
101-528.000-805.000			RESIDENTIAL		3638332		-----
101-528.000-805.000		Solid Waste	WASTE MANAGEMENT	0		02/03/2009	18,407.79
			COMMERCIAL FOR JANUARY SERV.				-----
							Total Solid Waste 35,310.21
Dept: Insurance & Bonds		Work Comp	MML WORKERS COMPENSATION FUND	0		02/03/2009	2,849.72
101-851.000-910.000			POLICY PREMIUM		12965200		-----
							Total Insurance & Bonds 2,849.72

							Fund Total 63,732.23
Fund: Major Streets Fund							
Dept: Contracted Road Construction							
202-451.000-974.000		CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC	0		02/03/2009	3,960.25
			PROJECT 0130-07-0043				-----
202-451.000-974.009		Central St	ORCHARD, HILTZ & MCCLIMENT INC	0		02/03/2009	7,438.50
			PROJECT 0130-08-0101				-----
							Total Contracted Road Construction 11,398.75
Dept: Routine Maintenance		Work Comp	MML WORKERS COMPENSATION FUND	0		02/03/2009	259.58
202-463.000-910.000			POLICY PREMIUM		12965200		-----
							Total Routine Maintenance 259.58
Dept: Traffic Services		Work Comp	MML WORKERS COMPENSATION FUND	0		02/03/2009	90.29
202-474.000-910.000			POLICY PREMIUM		12965200		-----
							Total Traffic Services 90.29
Dept: Winter Maintenance		Operating	MORTON SALT	0		02/03/2009	3,628.43
202-478.000-740.000			SALT		772313		-----
202-478.000-740.000		Operating	SHULTS EQUIPMENT, INC.	0		02/03/2009	896.70
			BLADE		24353-IN & 24352-IN		-----
202-478.000-910.000		Work Comp	MML WORKERS COMPENSATION FUND	0		02/03/2009	132.61
			POLICY PREMIUM		12965200		-----
							Total Winter Maintenance 4,657.74

							Fund Total 16,406.36
Fund: Local Streets Fund							
Dept: Contracted Road Construction							
203-451.000-803.000		Contracted	ORCHARD, HILTZ & MCCLIMENT INC	0		02/03/2009	1,485.50
			PROJECT 0130-08-0011				-----
							Total Contracted Road Construction 1,485.50
Dept: Routine Maintenance		Work Comp	MML WORKERS COMPENSATION FUND	0		02/03/2009	79.00
203-463.000-910.000			POLICY PREMIUM		12965200		-----
							Total Routine Maintenance 79.00
Dept: Traffic Services		Work Comp	MML WORKERS COMPENSATION FUND	0		02/03/2009	28.22
203-474.000-910.000			POLICY PREMIUM		12965200		-----

INVOICE APPROVAL LIST BY FUND

Date: 02/03/2009
 Time: 4:30pm
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Village of Dexter

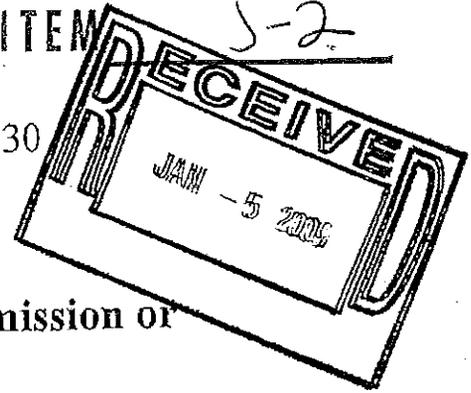
Fund	Department	Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: Local Streets Fund								
Dept: Traffic Services								
Total Traffic Services								28.22
Dept: Winter Maintenance								
203-478.000-740.000	Operating			SHULTS EQUIPMENT, INC. BLADE	0		02/03/2009	896.70
203-478.000-910.000	Work Comp			MML WORKERS COMPENSATION FUND POLICY PREMIUM	0	24353-IN & 24352-IN 12965200	02/03/2009	62.07
Total Winter Maintenance								958.77
Fund Total								2,551.49
Fund: Special Projects Fund								
Dept: Village Hall								
401-904.000-830.007	Engineerin			ORCHARD, HILTZ & MCCLIMENT INC PROJECT 0130-08-0051	0		02/03/2009	1,778.75
Total Village Hall								1,778.75
Fund Total								1,778.75
Fund: Equipment Replacement Fund								
Dept: Department of Public Works								
402-441.000-939.000	Vehicle Ma			RITE-TECH ENTERPRISES INC. REPAIRS	0	5431	02/03/2009	5,117.12
402-441.000-939.000	Vehicle Ma			SHULTS EQUIPMENT, INC. PLOW BOLT	0	24368-IN	02/03/2009	239.18
402-441.000-939.000	Vehicle Ma			SHULTS EQUIPMENT, INC. PNEUMATIC WHEEL	0	24344-IN	02/03/2009	468.49
402-441.000-939.000	Vehicle Ma			TRI COUNTY INTERNATIONAL TRUCK GLASS	0	J2990070010	02/03/2009	30.67
Total Department of Public Works								5,855.46
Fund Total								5,855.46
Fund: Sewer Enterprise Fund								
Dept: Sewer Utilities Department								
590-548.000-740.000	Operating			CHAMPION WATER TREATMENT WTP	0	42024	02/03/2009	4.25
590-548.000-742.000	Chem Plant			ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0409410	02/03/2009	839.00
590-548.000-742.000	Chem Plant			ALEXANDER CHEMICAL CORPORATION CREDIT	0	0409411	02/03/2009	-45.00
590-548.000-743.000	Chem Lab			NORTH CENTRAL LABORATORIES NITRIFICATION INHIBITOR	0	246672	02/03/2009	138.04
590-548.000-802.000	Profession			ORCHARD, HILTZ & MCCLIMENT INC PROJECT 0130-08-0011	0		02/03/2009	364.00
590-548.000-824.000	Testing &			ANN ARBOR TECHNICAL SERVICES LAB	0	2982	02/03/2009	80.00
590-548.000-824.000	Testing &			ANN ARBOR TECHNICAL SERVICES LAB	0	3007	02/03/2009	100.00
590-548.000-824.000	Testing &			ANN ARBOR TECHNICAL SERVICES LAB	0	2995	02/03/2009	1,856.00
590-548.000-824.000	Testing &			DEXTER PHARMACY SHIPPING	0	02/03/09	02/03/2009	12.73
590-548.000-910.000	Work Comp			MML WORKERS COMPENSATION FUND POLICY PREMIUM	0	12965200	02/03/2009	1,523.61
590-548.000-920.000	Utilities			DTE ENERGY 3219 953 0001 9	0		02/03/2009	146.16
590-548.000-920.001	Telephones			MCI LONG DISTANCE SERVICE	0	02/03/09	02/03/2009	14.78
Total Sewer Utilities Department								5,033.57
Dept: Capital Improvements CIP								
590-901.000-974.000	CIP Capita			ORCHARD, HILTZ & MCCLIMENT INC PROJECT 0130-08-0061	0		02/03/2009	19,750.50
Total Capital Improvements CIP								19,750.50

INVOICE APPROVAL LIST BY FUND

Date: 02/03/2009
 Time: 4:30pm
 Page: 4

Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check	Invoice	Due	Amount	
			Abbrev	Invoice Description	Number	Number	Date		
Fund: Sewer Enterprise Fund									
								Fund Total	24,784.07
Fund: Water Enterprise Fund									
Dept: Water Utilities Department									
591-556.000-740.000	Operating	CHAMPION WATER TREATMENT	0				02/03/2009	8.50	
		WWTTP			41906				
591-556.000-802.000	Profession	ORCHARD, HILTZ & MCCLIMENT INC	0				02/03/2009	327.50	
		PROJECT 0130-08-0011							
591-556.000-824.000	Testing &	ANDREA DORNEY	0				02/03/2009	316.25	
		REIMBURSEMENT			02/03/09				
591-556.000-910.000	Work Comp	MML WORKERS COMPENSATION FUND	0				02/03/2009	617.90	
		POLICY PREMIUM			12965200				
591-556.000-977.000	Equipment	ETNA SUPPLY CO	0				02/03/2009	909.98	
		SENSUS			1640038				
								Total Water Utilities Department	2,180.13
Dept: Capital Improvements CIP									
591-901.000-974.000	CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC	0				02/03/2009	12,448.25	
		PROJECT 0130-08-0081							
591-901.000-974.000	CIP Capita	WASHTENAW COUNTY REGISTER OF	0				02/03/2009	47.00	
		RECORDING FEES-WELL EASEMENT							
591-901.000-974.000	CIP Capita	DEXTER COMMUNITY SCHOOLS	0				02/03/2009	10,000.00	
		1ST INSTALLMENT-WELL EASEMENT							
								Total Capital Improvements CIP	22,495.25
								Fund Total	24,675.38
Fund: Trust & Agency Fund									
Dept: Assets, Liabilities & Revenue									
701-000.000-253.043	Dexter Dis	ORCHARD, HILTZ & MCCLIMENT INC	0				02/03/2009	101.00	
		PROJECT 0130-06-1043							
701-000.000-253.053	Cedars of	ORCHARD, HILTZ & MCCLIMENT INC	0				02/03/2009	662.00	
		PROJECT 0130-06-1053							
								Total Assets, Liabilities & Revenue	763.00
								Fund Total	763.00
								Grand Total	140,546.74



Village of Dexter
8140 Main St. Dexter, Michigan 48130
Phone (734) 426-8303
Fax (734) 426-5614

Application for Appointment as Commission or
Committee Member

Name RANDY HERMANN
Address 8372 PARKRIDGE DR Email R.HERMANN@SBLGLOCAL.NET
Phone 843-6870 MOB Best time to call 7:30 AM - 9:00 PM
424-1531 HOME

Which Commission/Committee are you applying for?

- Zoning Board of Appeals
- Planning Commission
- Parks Commission
- Downtown Development Authority
- Local Development Finance Authority.
- Other (Specify) _____

Why are you interested in serving on this Commission/Committee? Are there current events that have spurred your interest? *I would like to help with the development of the downtown parks, as well as the overall outdoor "experience" for all of the citizens & visitors of Dexter.*

What particular skills and/or background do you feel that you could bring to this appointment? What other, if any, commissions or committees have you served on? *Without prior experience serving on any type of government organization it is difficult to know. However, I have a lifelong love of parks & the outdoors, and a young family so I understand & appreciate the needs for quality outdoor spaces.*

Please list/attach any other information that you would like to have considered.

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 11 Fax (734)426-5614

ddettling@villageofdexter.org

MEMO

To: President Keough and Council Members
From: Donna Dettling, Village Manager
Date: February 9, 2009
Re: Funding Priorities – Talking Points

Millage Rates

With the continued lowering of State Equalized Values the portion of the Village millage that goes towards the General Obligation Bond (.752) will once again have to be increased. Last year Council decided to decrease the operating millage by .1311 to hold the overall millage rate constant. This decision between raising the overall millage rate or lowering the operating or roads millage will need to be made again for 2009-2010.

Bond Issue

The bond payment for the \$1.7 million bond will range between \$125,000 and \$132,000 until 2027. If Council decides to issue the \$1.1 million bond the yearly payments will likely be in a similar range.

Other Post Employment Benefits

Council has committed to funding the Village's Other Post Employment Benefit liability. This is an important commitment that will ensure that the Village's maintains its bond rating. \$160,000 was included in the budget this year to be taken from reserves to start this funding. The unfunded liability after the contribution of \$160,000 is approx. \$1.4 million.

Mill Creek Park

The current estimate for the implementation of the Mill Creek Park Plan is \$4.9 million. The Village will be applying for the Michigan Natural Resources Trust Fund Grant which requires a match. The current plan is to request \$500,000 for 2010 and \$500,000 for 2011, with a \$250,000 match from the Village each year.

Village Offices

The Village currently has restricted funds of approx. \$526,000 to use for Village Offices (\$206,250 - restricted funds; \$320,000 bond money). The bond money must be spent towards creating or improving a Village Facility by October 2009.

Unrestricted Reserves

The current estimate of unrestricted cash on hand reserves is \$420,000. This is the amount over and above the \$566,000 that is set aside as our 15% recommended fund balance (15% of the \$3.7 million general fund budget).

AGENDA 2-9-09
ITEM L-1

VILLAGE OF DEXTER

ddettling@villageofdexter.org

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: President Keough and Council
From: Donna Dettling, Village Manager
Date: February 9, 2009
Re: Preliminary Engineering Services- Norfolk Southern Railway Company

Attached is an Agreement for Preliminary Engineering Services between the Village of Dexter and Norfolk Southern Railway Company for an estimated cost of \$30,000. Per Rhonda Moore at Norfolk Southern Railway Company a scope of services is not formally predetermined for these engineering services. As Ms. Moore indicated in prior emails and over the phone she can only provide an estimate for Norfolk Southern's involvement with underpasses. The village will be invoiced as the service is provided and the invoice will include service delivery detail.

Ms. Moore verbally outlined the services:

- 1.) Coordination of review process.
- 2.) Review time.
- 3.) Cost for consultants to attend meetings, including flight costs if on-site visit is necessary.
- 4.) Report.

AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES

This agreement made by and between the Village of Dexter (hereinafter called "VILLAGE"), and Norfolk Southern Railway Company, (hereinafter called "COMPANY").

The VILLAGE will submit plans and specifications to said COMPANY for work which will involve or affect COMPANY facilities at the following location:

Town, County State: Dexter, Washtenaw County, Michigan
AAR-DOT#:
Street /Bridge Name: Dexter-Pinckney (County) Road
Description: Proposed underpass to replace the current underpass at MP MH-47.19, convert the current one to a pedestrian path and extend the path across Mill Creek in the vicinity of MP MH-47.07.

Preliminary Engineering Cost Estimate: \$30,000

Therefore, in consideration of the benefits moving to each of the parties hereto, they do mutually agree as follows:

ARTICLE 1. REIMBURSEMENT. The VILLAGE agrees to reimburse the COMPANY for actual cost of preliminary engineering necessary in connection with the project.

The COMPANY shall submit to the VILLAGE fair and reasonable costs of the aforesaid work performed as evidenced by detailed invoices acceptable to the VILLAGE. The VILLAGE shall reimburse the COMPANY in the amount of the approved costs so submitted.

ARTICLE 2. EFFECTIVE DATE OF AGREEMENT. This agreement shall take effect at the time it is approved and signed by both the VILLAGE and the COMPANY.

ARTICLE 3. STARTING OF WORK. This agreement covers preliminary engineering services performed starting December 11, 2008. The COMPANY agrees to provide preliminary engineering services at the request of VILLAGE or its agent, whether written or verbal.

IN WITNESS WHEREOF, the VILLAGE and the COMPANY have caused these presents to be signed by their duly authorized officers:

VILLAGE
Signature: _____
Name: _____
Title: _____
Date: _____

COMPANY
Signature: _____
Name: _____
Title: _____
Date: _____

AGENDA 2-9-09

ITEM L-2

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 11 Fax (734)426-5614

ddettling@villageofdexter.org

MEMO

To: President Keough and Council Members
From: Donna Dettling, Village Manager
Date: February 9, 2009
Re: Central Street Design

Attached is the Scope of Services from Orchard, Hiltz and McCliment (OHM) to complete the Central Street Design for \$131,500. Also included is a memo from OHM regarding the Main Street Intersection Reconfiguration and the minutes from the Central Street Design Workshop.

I am recommending that we accept this proposal to move this project forward. Funding for the proposal will come from 202.451.000.974.009. Completing this design will cause the Central Street line item to go over budget; however this overage will be more than covered by unused money in the Dexter Ann Arbor and Main Street Bridge line items.

February 3, 2009

Village of Dexter
8140 N. Main Street
Dexter, Michigan 48130



Attention: Ms. Donna Dettling
Village Manager

Regarding: Village of Dexter
Central Street Improvements
Proposal for Design Services

Dear Ms. Dettling:

Orchard, Hiltz & McCliment, Inc. (OHM) is pleased to submit this proposal to provide design engineering and project assistance services for the above referenced project. OHM completes many transportation improvement projects through the Federal Aid process each year for our clients. I am confident we can provide the Village with the necessary assistance to successfully and cost-effectively complete this project, as well.

PROJECT UNDERSTANDING

Based on several meetings and discussions with the Village staff, boards, committees, and residents, and as a result of the Preliminary Engineering that we completed, possible improvements along Central Street have been identified. OHM worked with BRI Inc, and provided conceptual plans, cost estimates and funding recommendations for the proposed improvements on Central Street. We understand that the Village wants to proceed with the design of the improvements to be best positioned for various funding opportunities that may become available. The Village would want to be prepared to proceed with the construction of the improvements once funding is identified. For the purpose of this scope, we are assuming that funding would include Federal Aid, and therefore, require review and completion of the project through the Local Agency Program (LAP) administered by MDOT. The final bid schedule would be dependent on the funding source.

SCOPE OF SERVICES

Below is our proposed scope of services for completing the plans and specifications necessary to proceed with the project through the project bidding. We have separated some of the scope that may still be dependent on the options to be considered during the design phase.

1. **General:** OHM is requested to provide design engineering services for roadway improvements on Central Street from 260 feet west of Fifth Street to the Village Limits (Mast Road Bridge) and along Third Street from Central Street north to Broad Street. Additionally, OHM will coordinate with Beckett & Raeder, Inc. (BRI) to incorporate the proposed streetscape enhancements with the roadway design.
2. **Design and Project Management Services:** The following represents the individual tasks to complete plans and specifications for bidding the project :
 - o Attend pre-design meeting with the Village to discuss project approach, finalize how to communicate between team members, agree on standard documents and details to be used, and finalize schedule.

- o Notify all known utility agencies of the proposed work, check the existing known utilities, public and private, within the project limits for conflicts and coordinate relocations.
- o Compile all available records for the sanitary and water main leads along Central Street. OHM will likely have much of the information. However, for the historic information that OHM may not have, OHM will work with the Village to compile records including type and location.
- o Coordinate geotechnical services for the project. Additional geotechnical information may be necessary beyond the existing information that is available. OHM will work with geotechnical sub-consultants to obtain several proposals to perform up to three pavement cores on Central Street and two pavements cores on Third Street. Geotechnical fees will be paid by the Village.
- o Identify non-compliant ADA sidewalk ramps within the project limits. Address non-compliant sidewalk ramps within the project limits. The work shall be in accordance with MDOT Standard Detail R-28-F or the current version at time of the bid letting. Existing, compliant sidewalks will not be replaced as part of the project.
- o Full topographic information for the construction influence area. This area includes the existing right-of-way plus ten feet beyond the right-of-way. At the intersections, the data collected will extend 100' north and south of the intersection. OHM will collect a base topographic survey for the preparation of existing conditions plan and profile sheets. The existing ROW and property line information will be developed and incorporated into the plans from data obtained from Village tax records. In addition, survey will verify the precise right-of-way limits and confirm assumptions made during the preliminary design to avoid ROW impacts. Acquisition of easements, if necessary, will be an additional service.
- o Construction Plans: The plans will show construction items in plan & profile sheets. A scale of 1"= 40' for horizontal and 1" = 4' for vertical will be used. Geometric improvements will be shown on the sheets and focus on grading limits, drainage impacts, and specific traffic calming enhancements, such as narrowing the roadway at the intersections and bump outs in combination with parallel parking spaces.
- o Streetscape Plans: The streetscape plans will include the following items. Special provisions shall be developed in accordance with MDOT standards.
 - Lighting: The plans shall illustrate all proposed lighting and related electrical work, including but not limited to foundations, conduit, wiring, control systems, and required details.
 - Landscape Improvements: Drawing shall illustrate all proposed landscape improvements; including trees, shrubs, ornamental grasses, perennials, and lawn areas. The location and spacing, botanical names, planting method and required details will be provided.
 - Irrigation System: Drawings shall be developed illustrating a complete automatic irrigation system for all planting beds and the lawn terrace (between the existing sidewalk and the new back of curb). All irrigation heads, valves, piping, controllers, and taps, and required details shall be provided.
 - Site Amenities: Drawings and details shall be developed for all masonry piers, ornamental steel fencing, street signs, and directional signage.
- o Prepare pavement marking and striping details within the affected influence of the project in accordance with the MMUTCD requirements.
- o Maintenance of traffic issues and coordination due to commercial businesses, fire and sheriff department within the project limits will be incorporated into the contract documents.

- Prepare contract documents showing project details, pay items in 2003 MDOT English format with Village modifications, as required, and special provisions in a format acceptable to the MDOT LAP Program criteria.
 - Prepare preliminary engineer's opinion of probable construction costs.
 - Submit plans for review meetings at 30% and 80% completion stage with the Village.
 - Attend one meeting with owner of Dexter Mill to discuss curb cuts and parking.
 - Setup and attend two utility meetings to coordinate the project with private utility companies.
 - Define the location of potential grading easements and driveway grading easements necessary to construct the project. Village is responsible for obtaining the necessary easements once they are defined.
 - Perform Quality Control/Quality Assurance reviews at each submittal point, GI, and Final design stages
 - Prepare and place an advertisement for bid to appear in three weekly editions of the Michigan Contractor and Builder. The Village will be responsible for the advertising costs. Produce 3 sets of final bid documents for the Village and 25 sets for distribution to bidders.
 - Attend a pre-bid meeting and bid opening to be held at Village Offices.
 - Evaluate the submitted bids. This task includes the following responsibilities: (1) Prepare and review a project bid tab. The bid tab shall include all bidding contractors' total project bid and unit price breakdown, (2) Check references for the three lowest bidding contractors (if necessary), (3) Provide the bid results to the Village Council at a Council Meeting.
 - Executing the Contract books: (1) Create and send a Notice of Award letter to the awarded Contractor, (2) Coordinate the execution of six (6) copies of the contract book, and (3) Supply three executed copies of contract documents for the Village.
 - Attend a public information meeting with Village residents prior to construction.
 - Setup and attend pre-construction meeting with Village representatives and the awarded Contractor.
3. Design Parameters: The Design Parameters and assumptions include the following criteria:
- Design Speed: 30 mph, Posted Speed 25 mph
 - The existing road is classified as an urban collector. Our design will use guidelines for a Class A all-season road.
 - Typical Pavement Cross-Section: 9" non-reinforced concrete pavement with integral curb and gutter over 9" of aggregate base.
 - Typical Roadway profile: two 12'-wide driving lanes, two 5'-wide bike lanes, and 8.5'-wide parallel parking spaces. At the intersections the bike lanes would only be 3'-wide. Parallel parking is proposed systematically from Fifth Street to the railroad tracks. The existing ditches along the road would be filled.
 - Drainage: New underground storm sewer system will be required, and may connect to existing sewers along Fifth Street and near the Third Street intersection. Existing storm sewer along Fifth Street between Central and Broad Streets and Central Street between Third St and Mast Road Bridge will be evaluated to determine if necessary capacity exists. Some of the existing sewers may need to be replaced due to capacity.
 - Horizontal Alignment: Maintain existing alignment keeping the road centered within the right-of-way lines except between the Dexter Mill and Mast Road Bridge.
 - Vertical Alignment: Maintain existing alignment except to facilitate new underground storm sewer system, if needed.
 - General Design Standards: "MDOT 3R Design Standards" and Michigan Manual of Uniform Traffic Control Devices Standards (MMUTCD).

- Specifications: The Village's and OHM's specifications along with the MDOT: "2003 Standard Specifications for Construction", including the current Special Provisions and Supplemental Specifications.
- Maintenance of Traffic: Maintain access to all properties throughout construction. Through traffic may be temporarily diverted (or detoured) as required. Certain stages of construction may require Central Street and Third Street to be temporarily reduced to one lane of traffic with flag control during working hours. Two lanes of traffic during construction are anticipated during non-working hours.
- Lane Line Markings: Replace as required including any special crosswalks.
- Permanent Signing: Signs are anticipated to be replaced. An analysis will be made if any additional signing is required. Signs observed to be in noncompliance with current standards will be brought to the Village's attention and replaced, if necessary.
- Driveways: Driveway approaches will be designed to meet Village of Dexter's typical requirements. Concrete driveways will be replaced with concrete, asphalt driveways will be replaced with asphalt, and gravel driveways will be replaced with asphalt.
- Anticipated Permits:
 - A permit from the railroad company (Norfolk Southern) will be required for encroaching onto their rail system at the Central Street crossing and the work done at the Third and Broad Street intersection.
 - Washtenaw County - Soil Erosion & Sediment Control permit and Encroachment to Mast Road Bridge.
 - National Pollutant Discharge Elimination System (NPDES) Permit may be required for storm water discharges from construction activity.
 - Applications for permits will be prepared by OHM. The applications will be submitted by the Village of Dexter. Permits fees will be paid by the Village.

4. Additional Services:

These services are available, but not included in the compensation noted below.

- Realignment of Central Street: A study and/or design of the Baker/Central/Main intersection. This includes services for the design of a roundabout, traffic signal upgrades or other geometrical intersection improvements.
- Additional coordination with the Dexter Mill owner
- Development of more than two (2) permanent right-of-way and/or easement documents. Acquisition of permanent right-of-way and/or easements.
- Fill out the State Historic Preservation Office (SHPO) application for approval.
- Review the storm water issues that exist in the alley between Fourth and Fifth Streets and Broad and Central Streets.
- Assessment of sanitary sewers on Central Street through obtaining video of the sanitary sewer and evaluating the need for rehabilitation.
- Prepare project Programming Forms to be submitted to MDOT on behalf of the Village to initiate the project in the MDOT system.
- Attend MDOT GI review meeting with MDOT and Village representatives.
- Submit final bid package including plans, special provisions, and engineer's opinion of probable construction costs to MDOT Local Agency Programs.
- Answer questions during the bidding process as required by MDOT. Review bids and discuss the low bid contractor with the Village. However, it should be noted that Federal requirements specify that the low bidder must be selected as long as they meet the MDOT qualifications for the project.

SCHEDULE

Refer to Attachment: Exhibit 2 – MDOT Local Agency Programs (LAP) 2009 Project Planning Guide

Apart from the LAP schedule, it is anticipated that the design will be completed within 75 days of the proposal approval. This will allow for the project to be "shovel ready" should funding become available.

COMPENSATION

OHM proposes to provide the above outlined professional services for a lump sum fee of:

Design and Project Management Services	\$131,500
Easement Preparation (If necessary)	\$600 / each

The Village will be invoiced monthly for the value of services completed to date, in accordance with OHM's current hourly rate schedule.

CONTRACT TERMS AND CONDITIONS

The attached Standard Terms and Conditions, dated March 2003 and as shown as Exhibit 1, are incorporated into this proposal by reference. Also, included is the Fiscal Year 2009 Project Planning Guide from MDOT. We thank you for this opportunity to provide professional engineering services. Please do not hesitate to contact us if you have questions.

Should you find our proposal acceptable, please execute both copies of the attached agreement and return one copy to us for our files.

Very truly yours,
ORCHARD, HILTZ & McCLIMENT, INC.



Rhett Gronevelt, P.E.
Client Representative

VILLAGE OF DEXTER

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

Attachments: Exhibit 1 – Standard Terms and Conditions
Exhibit 2 – MDOT Local Agency Programs (LAP) 2009 Project Planning Guide

Local Agency Programs (LAP) FY 2009 Project Planning Guide

TS&L Or Pre G.I.	PROGRAM APPLICATION	SUBMIT G.I. PACKAGE	APPROX G.I. DATE	ROW, Att. B, FINAL PLANS, PROP & EST	FINAL ELECTRONIC PLANS TO LAP	ADVERTISE DATE 5 WEEK	LETTING DATE	COMMISSION MEETING (TENTATIVE) THURSDAY	AD BOARD MEETING (1ST & 3RD TUESDAY)
04/11/08 F	05/09/08 F	05/23/08 F	06/20/08 F	07/25/08 F	08/08/08 F	08/22/08 F	10/03/08 F	10/30/08	*11/05/08
05/16/08 F	06/13/08 F	06/27/08 F	07/25/08 F	08/29/08 F	09/12/08 F	09/26/08 F	11/07/08 F	*11/20/08	12/02/08
06/13/08 F	07/11/08 F	07/25/08 F	08/22/08 F	09/26/08 F	10/10/08 F	10/24/08 F	12/05/08 F	*01/22/09	*01/20/09
07/11/08 F	08/08/08 F	08/22/08 F	09/19/08 F	10/24/08 F	*11/07/08 F	*11/26/08 W	*01/09/09 F	01/22/09	02/03/09
08/08/08 F	09/05/08 F	09/19/08 F	10/17/08 F	*11/17/08 M	12/12/08 F	12/26/08 F	02/06/09 F	02/26/09	03/03/09
09/12/08 F	10/10/08 F	10/24/08 F	*11/19/08 W	*12/19/08 F	01/09/09 F	01/23/09 F	03/06/09 F	03/26/09	04/07/09
10/10/08 F	11/07/08 F	11/21/08 F	12/19/08 F	01/23/09 F	02/06/09 F	02/20/09 F	04/03/09 F	04/23/09	05/05/09
10/24/08 F	*11/26/08 W	12/12/08 F	01/09/09 F	10/21/08 W	03/06/09 F	03/20/09 F	05/01/09 F	05/21/09	06/02/09
12/05/08 F	01/02/09 F	01/16/09 F	02/13/09 F	10/32/08 W	04/10/09 F	04/24/09 F	06/05/09 F	06/25/09	07/07/09
01/09/09 F	02/06/09 F	02/20/09 F	03/20/09 F	10/42/08 W	05/15/09 F	05/29/09 F	*07/10/09 F	07/23/09	08/04/09
02/13/09 F	03/13/09 F	03/27/09 F	04/24/09 F	05/29/09 F	06/12/09 F	06/26/09 F	08/07/09 F	08/27/09	09/01/09
03/13/09 F	04/10/09 F	04/24/09 F	05/22/09 F	06/26/09 F	07/10/09 F	07/24/09 F	09/04/09 F	09/24/09	10/06/09
04/10/09 F	05/08/09 F	05/22/09 F	06/19/09 F	07/24/09 F	08/07/09 F	08/21/09 F	10/02/09 F	10/22/09	11/03/09
05/15/09 F	06/12/09 F	06/26/09 F	07/24/09 F	08/28/09 F	09/11/09 F	09/25/09 F	11/06/09 F	*11/19/09	12/01/09
06/12/09 F	07/10/09 F	07/24/09 F	08/21/09 F	09/25/09 F	10/09/09 F	10/23/09 F	12/04/09 F	*01/28/10	02/02/10

- 1) All bridge projects (bridge replacement and major rehabilitation regardless of funding) require a Type, Size and Location (TS&L) submittal.
- 2) Projects that may require an Environmental Assessment, Program Material must be submitted at least six months prior to advertisement date.
- 3) Reconstruction (4R) projects on the National Highway System (NHS) and over \$5,000,000 in total cost - Plans, Proposal and Estimate must be received two weeks prior to these dates.
- 4) Final Electronic plans are to be sent after Final Plans so that any modifications identified during Final Plan Review can be incorporated. Final Electronic plans are due two weeks before project Advertisement Date.
- 5) *: Date adjusted due to holiday. !: Earlier turn in date due to busiest lettings. ^: Tentative Date
- 6) Schedule is based on requirements for letting projects through E-Proposal and ProjectWise

Plan09sgd.doc 07/09/2008

STANDARD TERMS and CONDITIONS

1. THE AGREEMENT – These Standard Terms and Conditions and the attached Proposal or Scope of Services, upon their acceptance by the Owner, shall constitute the entire Agreement between Orchard, Hiltz & McCliment, Inc. (OHM), a registered Michigan Corporation, and the Owner. The Agreement shall supersede all prior negotiations or agreements, whether written or oral, with respect to the subject matter herein. The Agreement may be amended only by mutual agreement between OHM and the Owner and said amendments must be in written form.

2. SERVICES TO BE PROVIDED – OHM will perform the services as set forth in the attached proposal or scope of services which is hereby made a part of the Agreement.

3. SERVICES TO BE PROVIDED BY OWNER – The Owner shall at no cost to OHM:

- a) Provide OHM personnel with access to the work site to allow timely performance of the work required under this Agreement.
- b) Provide to OHM within a reasonable time frame, any and all data and information in the Owners possession as may be required by OHM to perform the services under this Agreement.
- c) Designate a person to act as Owners representative who shall have the authority to transmit instructions, receive information, and define Owner policies and decisions as they relate to services under this Agreement.

4. PERIOD OF SERVICE – The services called for in this Agreement shall be completed within the time frame stipulated in the Proposal or Scope of Services, or if not stipulated shall be completed within a time frame which may reasonably be required for completion of the work. OHM shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this agreement resulting from any cause beyond OHM's reasonable control.

5. COMPENSATION – The Owner shall pay OHM for services performed in accordance with the method of payment as stated in the Proposal or Scope of Services. Method of compensation may be lump sum, hourly; based on a rate schedule,

percentage of the construction cost, or cost plus a fixed fee. The Owner shall pay OHM for reimbursable expenses for subconsultant services, equipment rental or other special project related items at a rate of 1.15 times the invoice amount.

6. TERMS OF PAYMENT – Invoices shall be submitted to the Owner not more often than monthly for services performed during the preceding period. Owner shall pay the full amount of the invoice within thirty days of the invoice date. If payment is not made within thirty days, the amount due to OHM shall include a charge at the rate of one percent per month from said thirtieth day.

~~7. LIMIT OF LIABILITY – OHM shall perform professional services under this Agreement in a manner consistent with the degree of care and skill in accordance with applicable professional standards of services of this type of work. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability in the aggregate, of OHM and its Officers, Directors, Partners, employees, agents, and subconsultants, and any of them, to the Owner and anyone claiming by, through or under the Owner, for any and all claims, losses, costs or damages of any nature whatsoever arises out of, resulting from or in any way related to the project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of OHM or OHM's Officers, Directors, employees, agents or subconsultants, or any of them shall not exceed the amount of \$25,000 or OHM's fee, whichever is less.~~

8. ASSIGNMENT – Neither party to this Agreement shall transfer, sublet, or assign any duties, rights under or interest in this Agreement without the prior written consent of the other party.

9. NO WAIVER – Failure of either party to enforce, at anytime, the provisions of this Agreement shall not constitute a waiver of such provisions or the right of either party at any time to avail themselves of such remedies as either

may have for any breach or breaches of such provisions.

10. GOVERNING LAW – The laws of the State of Michigan will govern the validity of this Agreement, its interpretation and performance.

11. DOCUMENTS OF SERVICE – The Owner acknowledges OHM's reports, plans and construction documents as instruments of professional services. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the Owner upon completion of the work and payment in full of all monies due OHM, however, OHM shall have the unlimited right to use such drawings, specifications and reports and the intellectual property therein. The Owner shall not reuse or make any modifications to the plans and specifications without prior written authorization by OHM. In accepting and utilizing any drawings or other data on any electronic media provided by OHM, the Owner agrees that they will perform acceptance tests or procedures on the data within 30 days of receipt of the file. Any defects the Owner discovers during this period will be reported to OHM and will be corrected as part of OHM's basic Scope of Services.

12. TERMINATION – Either party may at any time terminate this Agreement upon giving the other party 7 calendar days prior written notice. The Owner shall within 45 days of termination, pay OHM for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions in this Agreement.

13. OHM'S RIGHT TO SUSPEND ITS SERVICES – In the event that the Owner fails to pay OHM the amount shown on any invoice within 60 days of the date of the invoice, OHM may, after giving 7 days notice to the Owner, suspend its services until payment in full for all services and expenses is received.

14. OPINIONS OF PROBABLE COST – OHM's preparation of Opinions of Probable Cost represent OHM's best judgment as a design professional familiar with the industry. The Owner must recognize that OHM has no control over costs or the prices of labor, equipment or materials, or over the contractor's method of pricing. OHM makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual cost.

15. JOB SITE SAFETY – Neither the professional activities of OHM, nor the presence of OHM or our employees and subconsultants at a construction site shall relieve the General Contractor or any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods, sequences, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and the health or safety precautions required by any regulatory agency. OHM has no authority to exercise any control over any construction contractor or any other entity or their employees in connection with their work or any health or safety precautions. The Owner agrees that the General Contractor is solely responsible for jobsite safety, and warrants that this intent shall be made clear in the Owners agreement with the General Contractor. The Owner also agrees that OHM shall be indemnified and shall be made additional insureds under the General Contractors general liability insurance policy.

16. DISPUTE RESOLUTION – In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Owner and OHM agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the parties mutually agree otherwise.

Memorandum



Date: February 3, 2009

To: Donna Dettling, Village Manager
Village of Dexter

From: Rhett Gronevelt, P.E.

Re: Central Street – Main Street Intersection Reconfiguration

Donna-

As follow-up to the Public Meeting that was held last Thursday, January 22, 2009, I am providing this memorandum as additional information relative to the topic of reconfiguring the Central Street and Main Street intersection. As you are aware, when we began the preliminary engineering work for the reconstruction of Central Street, we raised the question of if this topic should be evaluated. We understood that some time ago the issue was considered. We also understand that it is an emotional issue for many Village residents, and for that reason, there was question about why the issue was raised. In considering the design parameters for Central Street, we felt that we could not adequately evaluate the project, without confirming if the Village planned to reconfigure the intersection at some point, now or in the future.

As part of our preliminary engineering for the Central Street project, we prepared conceptual plans to determine if Central Street could be connected to a common intersection with Main Street, and Baker Road, utilizing the existing Village owned property. The concepts show that the existing property owned by the Village could be used to accommodate the improvements, and the impact they might have to the property that is currently part of Monument Park. The concepts could be improved upon, if additional right-of-way was obtained.

We understand that the Council intends to discuss, and likely make a decision if the intersection reconfiguration should be considered any further. I feel it is important that as they consider the issue, they understand the impacts it has on traffic traveling in and through the Village.

Central Street is currently classified in the National Functional Classification (NFC) System (see map), as an Urban Collector, and as such qualifies for Federal Aid funding. It is in this classification because of its connection to the "regional" road network. Roads in this category provide destination access to property that is adjacent to the roadway, but also serve as a route for other traffic to pass through the area. This is what sets them above the lowest "Local Road" classification.

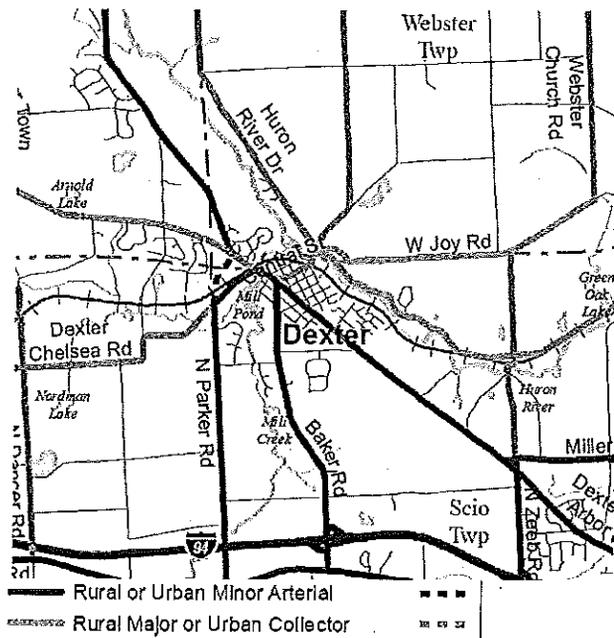
There is, and will always be, some traffic that passes through the Village, as people access other areas in the region. In this case, Central Street provides a vital link to the region north of the Village. Because of this link, Central Street becomes the "funnel" for much of the traffic that passes through the Village to or from the north.

At the public meeting, a concern was raised about traffic turning from Central Street onto Fifth, Fourth, Third or Second Streets during times of peak traffic. It is likely that this traffic is turning onto the local road network to avoid the existing Central Street and Main Street intersection, and therefore cutting through local streets to reach Dexter-Ann Arbor Rd or Main Street, and often

time Baker Road. The same patterns likely occur predominately SB in the morning, and NB in the evening commute. The concept is often called "rat-running", as traffic takes the path of least resistance to their destination. The downside of this is that it puts additional traffic on the local road network, which was not typically designed or configured to handle the additional traffic. If a thru connection that was easily navigated were constructed, then it is likely that the local streets would experience less traffic in the morning and afternoon peaks.

Besides the general traffic patterns that the intersection impacts, it also specifically impacts truck traffic. Many trucks are unable to make the turning movements at the current Central Street and Main Street intersection. This issue has caused the Village to post the Truck Route on Broad Street, where Trucks can turn on and off of Main Street. While it is probably likely that neither the residents on Central Street or Broad Street want to see the Truck traffic, whichever route is designated to carry the heavier loads produced by the trucks, should be built to the appropriate cross-section. Since it is inevitable that Central Street will carry some truck traffic, regardless of the intersection reconfiguration, we have proposed that it be constructed to a "Class A" road standard, to accommodate the truck loads. If the Village decides not to consider the intersection reconfiguration at Central, Broad Street should eventually be reconstructed to accommodate the Truck traffic.

In conclusion, as the Village Council considers whether the reconfiguration of this intersection should be pursued, we hope that this information allows them to weigh the consequences of the current Central Street alignment to remain as it exists to the potential impacts of reconfiguring the intersection. On one hand, the current configuration promotes cut-through traffic onto the local road network, and causes the need for some future upgrades to Broad Street, but on the other hand, there are impacts to existing property, or significant costs to purchase different property to accommodate the connection. Please let us know if we can provide any further information.



MEETING NOTES
CENTRAL STREET IMPROVEMENTS
INFORMATIONAL MEETING
January 22, 2009

ATTENDEES: Village Council
Planning Commission
Downtown Development Authority
Parks and Recreation Commission
Tree Board
Village Staff
OHM
BRI

DESIRED OUTCOME: Review Concepts of Improvements to Central Street, through the Village, and gain feedback to prioritize design features.

1. Introduction of Key People

Village of Dexter
Donna Dettling -- Village Manager
734-426-8303

Orchard Hiltz & McCliment, Inc. - Engineer
Rhett Gronewelt, PE
734-522-6711

Beckett & Raeder, Inc. -- Landscape Architect
Carey Baker, RLA
734-663-2622

2. Background Information

3. Project Overview

The project consists of reconstructing Central Street through the Village, including replacement of the existing roadway, installation of curb and gutter, storm sewer, parking stalls, and landscaping, lighting, and bike lanes.

The Base Concept Plans include the following items:

- **Roadway Replacement** of the existing asphalt roadway within project limits. Options considered for the proposed pavement include:
 1. Concrete roadway with integral curb and gutter
 - Many trucks are still using Central Street, so it is recommended that the truck route standards be used when considering the road cross-section.
 - The exact geometrics, including corner radii, will be determined during the detailed design phase of the project.
 - A design consideration could be textured concrete.
 2. Asphalt roadway with concrete curb and gutter
 3. Porous pavement for parking areas
 - Porous pavement generally needs to be "vacuumed" approximately every 6 months to remove salt and silt that will accumulate in the void areas. The additional maintenance burden should be evaluated with the DPW.

- **New Drainage System**, including new storm sewer to provide for improved drainage of Central Street, and additional storm water treatment options at each of the two main outlets
 - There are two drainage outlets for Central Street – Fifth Street at Alpine and at the Mast Road Bridge. Therefore, the proposed drainage work will focus along the project limits on Central Street and on Fifth Street from Central Street to Alpine Street (due to the location of the drainage outlet). The outlets will be evaluated during the detailed design work to confirm that they will function appropriately.
 - Storm water along nearby streets (i.e. Fifth, Fourth, Third, etc) will be reviewed during more detailed design to see if additional drainage can be provided. Specifically, the intersection of Fourth and Central needs review.
- **Landscaping** similar to the downtown area
 - The grassed area proposed in front of the home will be homeowner's responsibility to maintain.
- **Special pavement** to better designate **Crosswalks**
 - Crosswalks will be longer across Central Street than the side streets due to bike lanes extending along Central Street.
- **Lighting** consistent with Downtown design
- **Bike Lanes** in both directions along Central Street
 - Bike lanes will extend adjacent to the parallel parking.
 - Bike lanes will extend along entire length of the project from the Mast Rd Bridge to the downtown area.
- **Parallel Parking** along both sides of Central Street (50-55 spaces)
 - A resident mentioned that the amount of parking that would be needed along Central Street should be reviewed adjacent to existing rental properties that may contain more than one dwelling unit.
 - No existing driveways will be blocked off due to parking spaces.
- **Sidewalk Improvements** to provide connection to existing walks and increase pedestrian safety
 - During the detailed design phase, the possibility of extending the sidewalk across the railroad tracks will be reviewed. However, the construction of the sidewalk in this location is heavily dependent on approval from the railroad, a process that could take a significant amount of time.
- **Special landscape areas** in "bump-outs" with seating accommodations
 - One bump-out likely causes a loss of approximately 2 parking spaces.
 - The Village will maintain (mow and water) these bump-out areas.
- **Design** intended to increase traffic calming and create safer corridor
 - Stop signs will not be considered along Central Street. They are not considered a traffic calming device. However, they will be maintained on the intersecting streets such as Fifth, Fourth, Third, Second, and Huron.
 - There is concern about traffic turning from Central Street onto Fifth, Fourth, Third or Second during peak traffic time. Traffic counts could be completed to determine the traffic patterns in the area. A traffic study could also be done to determine if high speeds occur on the roadway and if there is a need for traffic calming measures. Much of the local cut-through traffic is a consequence of the Central Street & Main Street intersection avoidance.
 - Pavement striping will not extend through the intersections.

In addition to the above design features, the consultants and staff considered the connection of Central Street to the Baker Road intersection. This option was discussed briefly showing two diagrams - one of a signaled intersection and another of a roundabout.

- Central Street is currently designated as a Truck Route through the Village. As such, it should be built to truck route standards. Currently, the geometrics of the

intersection do not meet truck route requirements. Thus, trucks are directed to Broad Street, if the geometrics are not improved, Broad Street should eventually be upgraded.

4. Estimated Project Costs (see attached)
 - o Where will the funding come from? Currently, funding is being explored. Specifically, the Village is exploring federal funding (Transportation Economic Development Fund, Urban Surface Transportation Program, etc), local road funding (Act 51), and funding from various local organizations (i.e. Downtown Development Authority). No additional Village taxation is currently proposed for funding this project.
5. Project Schedule – Currently, projected for construction in 2013, but could come sooner if funding is identified
The project schedule will be dependent on funding. The project is currently on the TIP for some federal funding in 2013. However, this could be constructed sooner if funding becomes available.
6. Questions and Answers

Resident Comments and Questions

- o Is Mast Road Bridge going to be repaired? The Mast Road Bridge is within the jurisdiction of the Washtenaw County Road Commission. Currently, the Village is unaware of any plans to repair the bridge. The current proposal does not include additional improvements between the railroad and the Mast Road Bridge.
- o Extending Central Street through Monument Park to create an intersection with Baker Road should be a community planning issue, not an engineering issue. There are a lot of issues to consider when extending Central Street through the park.
- o There seems to be conflict between creating a safer corridor and maintaining a truck route on Central Street promoting increased through traffic.
- o Does Central Street have to be a “main corridor” into the Village? The Mast Road Bridge provides the only Village access from the north, thus Central Street naturally becomes a “main corridor”.
- o One resident noted that they are not in favor of perennials on the corners. Also, they were not in favor of the bump-outs or seating.
- o Broad Street should be reclassified. Broad Street should be considered when evaluating the Village Master Plan.
- o Some residents commented about local cut-through traffic to the side streets and the amount of turning movements that created on 3rd, 4th, and 5th Streets. This was discussed as a consequence of traffic avoiding the Central & Main Street intersection.

VILLAGE OF DEXTER

At a regular meeting of the Village Council of the Village of Dexter, Washtenaw County, Michigan, held in the Village of Dexter on February 9, 2009, at 7:30 p.m. Michigan time there were:

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____
and supported by _____:

RESOLUTION TO CLARIFY THE AVAILABILITY OF SANITARY SEWER SERVICES FOR GORDON HALL

WHEREAS, Gordon Hall is owned by the Dexter Area Historical Society & Museum and is located in Webster Township, in Washtenaw County, and

WHEREAS, there has been a request submitted to Washtenaw County Environmental Health to begin the process to upgrade the existing on-site wastewater treatment system located at Gordon Hall; and

WHEREAS, the Washtenaw County Rules and Regulations for the Disposal of Sewage and Human Excreta (County Regulation) requires connection to a public sewage system if available; and

WHEREAS, within the County Regulation an "Available Sanitary Sewer" is defined as "A public sewerage system whose use is permitted by the municipality which operates and maintains such sewerage system"; and

WHEREAS, due to the existence of agreements between the Village of Dexter and Webster Township, it is not clear to Washtenaw County as to whether the sanitary sewer system owned and operated by the Village of Dexter is available to serve Gordon Hall; and

WHEREAS, it is necessary that the Village of Dexter clarify whether Gordon Hall would be permitted to use the Village of Dexter Sewerage System.

NOW, THEREFORE, BE IT RESOLVED that based on an existing 425 Agreement conditions do not exist to allow the Village of Dexter to permit the use of its public sewer system to serve Gordon Hall.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSTAIN: _____

THE RESOLUTION WAS THEREUPON ADOPTED.

VILLAGE CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Village of Dexter, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Village at a regular meeting held on February 9, 2009, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records of the proceedings of the Village Council in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Village Clerk

[SEAL]

Donna Dettling

From: Keough, Shawn [SKEOUGH@WadeTrim.com]
Sent: Tuesday, February 03, 2009 11:00 AM
To: Donna Dettling
Cc: Courtney Nicholls
Subject: FW: Gordon Hall

Donna – perhaps this email chain would be good as back up material for the packet to the Gordon Hall resolution.

Shawn

From: Dan Myers [mailto:Myersd@ewashtenaw.org]
Sent: Tuesday, February 03, 2009 10:03 AM
To: Keough, Shawn; 'Donna Dettling'; David Behen; Mark Ouimet (mco3502@aol.com); 'dfisher@villageofdexter.org'
Cc: Richard Fleece; Dave Dean; Leon Moore
Subject: RE: Gordon Hall

Hi Shawn,

Here is some additional detail on how we will proceed:

Once we get the resolution from the Village we will perform the soil evaluation with the engineer for Gordon Hall. We will try to get that scheduled quickly.

Dick's comments on the soils were based upon a review of the soil map and the previous Time of Sale inspection, which indicates generally favorable soil conditions can be expected, but by no means assured...that is why we perform the evaluation. According to Dave Dean, our Senior Sanitarian, it was indicated that initially there was a desire by Gordon Hall to prove out an oversized area of suitable soils to "provide options for the scale of their proposal". It is important to note that even if good soils are found, we cannot formally approve the site at this point, because nothing has been proposed yet.

Next (and this normally occurs at the beginning) Gordon Hall will have to provide a narrative of their project..scope of use, employees, residents, staff, hours of operation, days of operation, special events, waste characterization, etc. There will be a dialogue with the designer and once the scope of use is resolved, we will arrive at design requirements. Then Gordon Hall's designer will prepare plans and we will review them and ultimately issue the permit.

Andre' Torres with Washtenaw Engineering is real familiar with our processes and I would expect that the design discussion can move pretty quickly.

Please let us know if you have any additional questions.

Dan
734 222 6844

From: Keough, Shawn [mailto:SKEOUGH@WadeTrim.com]

Sent: Monday, February 02, 2009 2:45 PM
To: Dan Myers; 'Donna Dettling'; David Behen; Mark Ouimet (mco3502@aol.com); 'dfisher@villageofdexter.org'
Cc: Richard Fleece; Dave Dean; Leon Moore
Subject: RE: Gordon Hall

Thank you Dan.

That is helpful information. If I recall from our meeting, Mr. Fleece commented that he didn't have any concerns about the soils in the area, but I am not sure what that was based on.

Please keep me in the loop and we will contact you next week after our meeting.

Shawn Keough
(313) 363-1434

From: Dan Myers [mailto:Myersd@ewashtenaw.org]
Sent: Monday, February 02, 2009 2:35 PM
To: Keough, Shawn; 'Donna Dettling'; David Behen; Mark Ouimet (mco3502@aol.com); 'dfisher@villageofdexter.org'
Cc: Richard Fleece; Dave Dean; Leon Moore
Subject: RE: Gordon Hall

Hi Shawn,

The next step is that we will schedule a soil evaluation with Gordon Hall's engineer and confirm the type of soils available at the site and identify a location for the system. After that we will need some additional information on the type of use and quantity of flow.

A permit should be able to be issued within 2 to 3 weeks after the soil evaluation, possibly sooner if we can get flow information right away.

Please let me know if you have any questions.

Dan
734 222 6844

From: Keough, Shawn [mailto:SKEOUGH@WadeTrim.com]
Sent: Monday, February 02, 2009 1:54 PM
To: Dan Myers; 'Donna Dettling'; David Behen; Mark Ouimet (mco3502@aol.com); 'dfisher@villageofdexter.org'
Cc: Richard Fleece
Subject: RE: Gordon Hall

Hello Dan – we will have this on the Village Agenda for Monday, February 9th. I do not foresee any difficulties in passing the resolution.

What are the next steps in the process and how long will it take to issue Gordon Hall the permit? If you could elaborate, it would be helpful to me to provide an update to the Village Council. I would assume that it is a fairly quick thing to issue, but I would appreciate a better understanding of what comes next.

Thank you for your quick reply.

Shawn Keough
Village President
(313) 363-1434

From: Dan Myers [mailto:Myersd@ewashtenaw.org]
Sent: Monday, February 02, 2009 1:47 PM
To: 'Donna Dettling'; David Behen; Keough, Shawn; Mark Ouimet (mco3502@aol.com)
Cc: Richard Fleece
Subject: RE: Gordon Hall

Hi Donna,

We have reviewed the proposed resolution you suggested and it would be acceptable to us.

Once the Village has passed this resolution we will work with Gordon Hall to move forward on their request.

Thanks for your help!

Dan
734 222 6844

From: Donna Dettling [mailto:ddettling@villageofdexter.org]
Sent: Thursday, January 29, 2009 5:17 PM
To: David Behen; Keough, Shawn; ouimetm@washtenaw.org
Cc: Dan Myers
Subject: RE: Gordon Hall

Dan, David, Shawn and Mark,

Attached is the DRAFT Resolution to clarify the availability of sanitary sewer service for Gordon Hall. The NOW, THEREFORE, BE IT RESOLVED was modified slightly. Let us know if this is acceptable, if it is Council will adopt this resolution at their February 9, 2009 meeting.

It is our understanding that the next step will be for the County to issue a septic permit to the Dexter Historical Society. Please let us know if this is the case, or if the County has other intermediate steps that the Village can help expedite.

From: David Behen [mailto:behend@ewashtenaw.org]
Sent: Wednesday, January 28, 2009 1:46 PM
To: 'Keough, Shawn'; Donna Dettling
Cc: Mark Ouimet
Subject: RE: Gordon Hall

Hello Shawn and Donna. How are you? Shawn, per our conversation yesterday please find attached a draft resolution that may provide a solution to the Gordon Hall issue. Please review and let me know if you have any questions or concerns. Please do not hesitate to contact me directly at 734-891-6489.

Thank you,
David



Memorandum

To: Village Council
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: RECOMMENDATION TO AUTHORIZE SCOPE OF WORK
Jeffords Street and Mill Creek Park MDEQ Permitting
Date: February 9, 2009

Attached is a proposal for professional services from ECT, consultant on the Mill Creek Park Master Plan development.

The proposal is for service to help the Village and DDA obtain the required permits from the Michigan Department of Environmental Quality (MDEQ) in order to construct the DDA Jeffords Street improvements and the mass grading for the Mill Creek Park within the floodplain and/or wetland adjacent to the creek.

Immediate approval of the proposal is recommended due to the MDEQ's permit review period, the DDA's spring bid timeline and summer construction plans and the Village's plan to apply for grant funding in April. The MDEQ has 90 days to review the permit and the DDA would like to construct the project this June. The Village has also been advised that it is beneficial to have a preliminary indication from the MDEQ whether or not they will permit the project (Mill Creek Park) that you are submitting grant funding for.

ECT has been involved in the development of the park master plan and has conducted numerous site visits to gain a familiarity with the site conditions and master plan. It is therefore recommended that the proposal to provide professional services for the MDEQ permitting be approved.

It is recommended that the Village Council approve the MDEQ Permitting proposal from ECT in an amount not to exceed \$6300.

Funding is available within the current budget for the Mill Creek Park 101.751.000.970.000. To date there is \$32,927.48 remaining within the budget.

An additional proposal for the same services was received from URS for \$7500.

Please feel free to contact me prior to the meeting with questions.

Thank you,



Environmental Consulting & Technology, Inc.

February 3, 2009

Ms. Donna Dettling, Village Manager
Village of Dexter
8140 Main Street
Dexter, MI 48130

Re: Proposal for Professional Services
MDEQ Permitting for Mill Creek Park, Phase 1

Dear Ms. Dettling,

Environmental Consulting & Technology, Inc. (ECT) is pleased to submit this proposal to prepare Michigan Department of Environmental Quality (MDEQ) permit applications for the first phase of improvements at Mill Creek Park in Dexter. ECT is part of the team that prepared the Mill Creek Park Recreation Master Plan and is intimately familiar with the permitting issues associated with its implementation. As such, ECT is uniquely qualified to assist the Village in securing the MDEQ permits needed to bring the exciting vision articulated in the master plan for Mill Creek Park to fruition. Meetings to coordinate with the Mill Park Project Team and Village representatives to "get up to speed" will not be necessary since ECT has been an integral part of Mill Park planning process from the beginning.

It is our understanding that the first phase of implementation consists of the improvements to Jeffords Street and possibly mass grading of the park site west of Jeffords between Main Street and the Forest Lawn Cemetery. This phase will require MDEQ permits for impacts to floodplains and wetlands. ECT is prepared to conduct the following tasks in support of this effort:

- Providing input to the project team during design development regarding the permitting feasibility of alternative designs;
- Performing wetland delineations for the area bounded by Jeffords Street, Forest Lawn Cemetery, Mill Creek and Main Street in accordance with MDEQ criteria and preparing a Wetland Delineation Report describing the wetland characteristics and the preliminary regulatory status of the wetlands.
- Conducting a pre-application meeting at the project site with relevant agency personnel and project representatives;
- Preparing permit applications for impacts to wetlands, streams and floodplains. ECT will utilize drawings prepared by the Project Team for this purpose. It is

2200 Commonwealth
Boulevard, Ste 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

Ms. Donna Dettling
February 3, 2009
Page 2

expected that floodplain modeling and wetland mitigation planning will not be needed for this task;

- Coordinating with regulatory agencies to facilitate the application review process and ensure that questions and concerns are addressed in a timely manner, and,
- Attending a public hearing if one is requested.

We estimate the fee to complete this work will be \$6300 in accordance with the attached Contract for Professional Services. We are prepared to begin the work immediately upon receipt of your authorization to proceed.

We are excited about the opportunity to continue our work with the Village on the Mill Creek Park.

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Donald L. Tilton, Ph.D.
Vice President



Andrea L. Kline, RLA
Ecology and Design Leader

PROFESSIONAL SERVICES AGREEMENT

This Agreement, by and between the Village of Dexter (hereinafter called "CLIENT"), and Environmental Consulting & Technology, Inc., 3701 NW 98th Street, Gainesville, Florida, 32606-5004, with an office at 2200 Commonwealth Boulevard, Suite 300, Ann Arbor, Michigan 48105-2949 (hereinafter called "ECT"), is effective as of February 3, 2009.

Because CLIENT needs consulting services, and

ECT represents that it possesses the knowledge, ability, professional skills, and qualifications to perform this work in an expeditious and economical manner, and

ECT recognizes the trust and confidence placed in it and covenants with CLIENT to furnish its skills and judgment and to cooperate with CLIENT;

Therefore, in consideration of the mutual promises made herein, CLIENT and ECT agree as follows:

ARTICLE I--TERM OF AGREEMENT

The term of this Agreement shall be from the date first written above through December 31, 2009. The term may be extended upon agreement in writing by both parties to this Agreement.

ARTICLE II--SCOPE OF WORK

ECT shall perform professional services as described in ECT letter to Client dated February 3, 2009.

ARTICLE III--COMPENSATION

1. ECT's charge for services will be at the hourly rate for individuals working directly on the project, plus reimbursable expenses. The rates for ECT personnel categories listed below are valid through December 31, 2009.

<u>Employee Category</u>	<u>Rate Per Hour</u>
Senior Principal Scientist/Engineer	\$ 185.00
Principal Scientist/Engineer; Certified Industrial Hygienist	169.00
Senior Scientist/Engineer II	149.00
Senior Scientist/Engineer I	139.00
Staff Scientist/Engineer II	127.00
Staff Scientist/Engineer I	120.00
Senior Associate Scientist/Engineer II	110.00
Senior Associate Scientist/Engineer I; GIS Analyst/Programmer	105.00
Associate Scientist/Engineer II	92.00
Associate Scientist/Engineer I; GIS Specialist	86.00

Senior Technician; GIS Technician	75.00
Technician	64.00
AutoCAD/Graphics Support	69.00
Document Production Specialist	69.00
Administrative Support	53.00

Non-exempt employees working overtime will be charged at one and one-half times the above rate. Rates for legal preparation or testimony will be quoted.

The above rates include all direct and indirect costs except reimbursables. Indirect costs include such items as overhead, profit, and such statutory and customary fringe benefits as social security contributions, sick leave, unemployment, excise and payroll taxes, worker's compensation, health and retirement benefits, bonuses, annual leave, and holiday pay.

Reimbursable expenses shall mean the actual expense of transportation and subsistence of principals and employees, consultants' fees, subcontractors' fees, toll telephone calls, facsimile transmissions, reproduction of reports and other project-related materials, expendable supplies directly used on the project, computer charges, equipment use fees, and similar project-related items. A fifteen percent service charge will be applied to all reimbursable expenses.

3. The maximum cost for these services is \$6,300 and will not be exceeded without authorization from CLIENT.
4. CLIENT shall pay any applicable state sales tax in the manner and in the amount as required by law. Any such tax is in addition to the maximum cost specified for this Agreement.
5. Delays caused by unforeseen occurrences including, but not limited to unfavorable weather conditions, partial or complete plant or process shutdowns, strikes, floods, or fires that extend the effort required will constitute a Change-of-Scope. Additional effort resulting from such delays will be billed in accordance with Subparagraphs 1 and 2 above.
6. Services performed at CLIENT's request beyond that defined by the Scope of Work shall constitute a Change-of-Scope, will be documented by a change order, and will be billed as outlined above.

ARTICLE IV--METHOD OF PAYMENT

1. Monthly, ECT will invoice CLIENT for all services rendered under this Agreement. Invoices shall be due and payable within thirty calendar days after receipt. Any unpaid balances for other than disputed charges will draw interest at the lesser of one and one-half percent per month or the highest rate allowed by law commencing thirty days after date of invoice. CLIENT shall notify ECT in writing of any disputed amount within fifteen calendar days after date of invoice; otherwise all invoice charges are agreed to be acceptable and correct.

2. ECT's invoice will provide the following information:

- a. Total number of hours worked on the project,
- b. Total labor costs which include overhead and fee, and
- c. Listing of other direct charges summarized by type of charge.

3. Should any additional documentation be required, time and materials spent compiling information beyond that supplied by a Billing Report, available on request, is considered additional effort and will be billed to CLIENT as outlined in Article III. CLIENT has the right to audit ECT's books and records relating to this Agreement during the performance period and for one year following termination of the Agreement.

ARTICLE V--CONFIDENTIAL INFORMATION

In the course of performance of services by ECT for CLIENT, it is possible that CLIENT will reveal certain confidential information to ECT or that ECT will obtain knowledge of such confidential information through other sources. Likewise, it is possible that CLIENT will become acquainted with certain techniques and procedures used by ECT which ECT considers confidential. ECT and CLIENT will maintain the confidentiality of, and will not release or allow access to, any information, documents, or materials that are designated as confidential by ECT or CLIENT.

ARTICLE VI--REUSE OF DOCUMENTS

All documents including reports, drawings, and specifications furnished by ECT pursuant to this Agreement are instruments of service. They are not intended to be suitable for reuse by the CLIENT or others on extensions of work for which they were provided or on any other project. Any reuse without specific written verification of adaptation by ECT will be prohibited by this Agreement. Any such verification of adaptation will entitle ECT to further compensation at rates to be agreed upon by ECT and the CLIENT.

ARTICLE VII--TERMINATION

CLIENT reserves the right to terminate this Agreement at any time, for any reason, upon thirty days written notice to ECT. In the event CLIENT shall fail to make timely payment of any sum owing and due ECT, ECT shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement upon immediate written notice to CLIENT. In either event, payment shall be due to ECT only for those services performed by ECT up to the date of receipt of termination plus reasonable costs incurred in terminating the services as of the termination date. Upon termination, ECT shall provide and turn over to CLIENT all environmental data and analyses prepared up to and including the date of such termination.

ARTICLE VIII--INSURANCE

ECT shall at all times during this Agreement maintain such insurance as is generally available at reasonable expense to businesses similarly situated and as will protect it from claims under workers' compensation laws, disability benefit laws or other similar employee benefit laws; from claims for damage because of bodily injury, occupational sickness or disease, or death of its employees, and claims insured by usual personal injury liability coverage; from claims for damages because of bodily injury, sickness or disease, or death of any person other than its employees including claims insured by usual personal injury liability coverage; and from claims for injury to or destruction of tangible property, including loss of use resulting therefrom--any or all of which may arise out of or result from any action of ECT or its employees in its performance of this Agreement.

ARTICLE IX--INDEMNITY

1. ECT agrees to hold harmless and indemnify CLIENT from and against any and all claims, demands, actions, or causes of action, including, but not limited to, any and all costs, expenses, legal fees and liabilities incurred in and about the investigation and defense thereof, for personal injuries, including death, or property damage suffered by any person, firm or corporation whatsoever and arising from the gross negligence of ECT, its agents, servants, or employees under this Agreement.
2. ECT shall not be liable to CLIENT for any special, indirect or consequential damages whatsoever, whether caused or alleged to be caused by negligence, errors, omissions, strict liability, breach of contract or warranty, or any performance of services under this Agreement.
3. In any event, ECT's entire liability under this Agreement will not exceed the total dollar value of the Agreement.

ARTICLE X--NONDISCRIMINATION

1. ECT will not discriminate against any employee or applicant for employment because of race, creed, color, religion, sex, or national origin. ECT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, creed, color, religion, sex, or national origin.
2. ECT agrees to comply with all local, state, and federal laws and ordinances regarding discrimination in employment against any individual on the basis of race, color, religion, sex, national origin, physical, or mental impairment, or age. In particular, ECT agrees to comply with the provisions of Title 7 of the Civil Rights Act of 1964, as amended, and applicable Executive Orders, including but not limited to Executive Order No. 11246.

ARTICLE XI--STANDARD OF PERFORMANCE

1. ECT will deliver its services under this Agreement in a thorough, efficient, and professional manner, promptly and with due diligence and care, and in accordance with the standard practices of the engineering profession. NO OTHER WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS INCLUDED OR INTENDED IN ECT PROPOSALS, CONTRACTS, OR REPORTS.
2. If any part of ECT's work is found to be defective for reasons attributable to ECT within a period of twelve months after completion of the work, ECT's entire liability for such defective work shall be to reperform at its own expense those aspects of the work found defective, provided CLIENT notifies ECT in writing as soon as the defect is discovered and within the above-mentioned twelve month warranty period.

ARTICLE XII--GENERAL CONDITIONS

1. When participating in any activities in connection with this Agreement, ECT and CLIENT will comply, at their own expense, with all health and safety programs required by law, including but not limited to requiring its employees to attend health and safety training workshops and to use safety equipment and procedures required by applicable law.
2. Prior to the start of any work under this Agreement or at anytime thereafter when new information becomes available to CLIENT, CLIENT will provide prompt, full and complete disclosure to ECT of known or potential hazardous conditions or risks to the health or safety of employees, agents, representatives, officers, or directors of ECT or its subcontractors or consultants which may be encountered on CLIENT's properties or in connection with work performed for CLIENT under this Agreement.
3. It is understood and agreed that ECT is not, and has no responsibility as, a handler, generator, operator, treater or storer, transporter or disposer of hazardous or toxic substances found or identified at a site, and that CLIENT shall undertake or arrange for the handling, removal, treatment, storage, transportation and disposal of hazardous substances or constituents found or identified at a site.
4. It is mutually understood and agreed that this contract shall be governed by the laws of the State of Florida, both as to interpretation and performance, and that any action at law, suit in equity or judicial proceeding for the enforcement of this contract or any provision thereof shall be instituted only in the courts of the State of Florida and maintained only in any court of competent jurisdiction in the County of Alachua, State of Florida.
5. In the event any legal or other action is necessary to enforce the terms of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including court costs and a reasonable sum for attorney fees at trial and on appeal.

6. The provisions of this Agreement are severable; and, should one or more provisions be unenforceable, all other provisions will remain in full force and effect.

7. This Agreement, including attachments incorporated herein by reference, represents the entire agreement and understanding between the parties, and any negotiations, proposals, purchase orders, or oral agreements are superseded by this written Agreement and are not intended to be integrated herein.

8. Any supplement or amendment to this Agreement to be effective shall be in writing and signed by ECT and CLIENT.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their respective representatives, each such representative having been first duly authorized so to act, as of the date and year first herein above written.

By _____

Title _____

Date _____

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

By Donald L. Tilton

Its VICE PRESIDENT

Date Feb. 4, 2009



VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE

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

AGENDA 2-9-09

ITEM L-5 + L-7

Memorandum

To: Village Council and President Keough
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: Planning Commission Ordinance and Zoning Map Recommendations
Date: February 9, 2009

On January 5, 2009 and February 2, 2009 the Planning Commission held public hearings on four ordinance and zoning map amendment recommendations from the Baker Road Corridor Subcommittee. The recommendations were a result of months of meetings and review of the goals and objectives of the Baker Road Corridor Plan and Baker Road Corridor Master Plan. The agendas and minutes can be found on the Village's website.

The subcommittee's recommendations were to the following:

-
1. Create Article 15D, Baker Road Corridor Overlay Zoning District
 2. Create the Baker Road Corridor Overlay on the Zoning Map
 3. Amend Article 14, C-1 General Business District
 4. Rezone 3 parcels (former PILOT/MARTINREA) from I-1 (Limited Industrial) to C-1 (General Business)
-

ACTION REQUESTED

Planning Commission Action and Village Council Request Action

-
1. Adopt Article 15D, Baker Road Corridor Overlay Zoning District
 2. Create the Baker Road Corridor Overlay on the Zoning Map
 3. Amend Article 14, C-1 General Business District
 4. NO ACTION REQUIRED FOR REZONING – Not recommended by the Planning Commission.
-

ACTION ITEM 1

1. ARTICLE 15D – Baker Road Corridor Overlay

The subcommittee drafted an ordinance that was shared numerous times with the Planning Commission in DRAFT form. The ordinance was modeled after the Ann Arbor Road Corridor (ARC) Overlay ordinance; however the committee has refined the requirements and language to better reflect the goals and objectives of the Baker Road Corridor, specifically architectural, parking standards, landscaping standards, and provisions for public art and franchise operations. The committee also refined the requirements and language to better reflect SMART Growth Principles.

The proposed amendments are recommended based on the goals and objectives within the Village of Dexter Master plan and are recommended to facilitate implementation of the goals and objectives.

The most significant difference from the BRC to the ARC is the detailed architectural standards. The committee has attempted to create an ordinance that promotes the goals and objectives within the BRC Corridor and encourages quality design and architectural variety, historic identity with the Village and a positive image for the corridor. Specific details on the types of materials and architectural details result in an ordinance that clearly defines the types of building, architecture and character that the Village prefers.

The ordinance provides for setback regulations that require maximum 15 foot setbacks to create a more pedestrian oriented corridor, traffic calming and a more unified development pattern throughout the corridor. Landscaping and parking regulations that encourage better site design and the use of best management practices to have a reduces impact on the environment and improve water quality within the Mill Creek Watershed. Architectural standards that require high quality building design that fits within the character of the Village and complements a pedestrian environment through standards for building orientation, building scale, defined streetscape, building materials and design. Street furniture and public art is included to provide design consistent with existing Village themes and to provide thoughtful consideration to designing public spaces (parks, plazas) as part of site design. Access management guidelines to help improve pedestrian circulation and vehicle hazards throughout the corridor.

The proposed new ordinance creates specific regulations for development along the Baker Road Corridor. As stated in the intent section of the proposed ordinance, the Baker Road Corridor is a gateway to the Village and should have regulations to facilitate development and redevelopment that recognizes the area as a special area within the Village.

All recommendations are consistent with Smart Growth Principles and identified within the SGRAT (Smart Growth Planning Assessment Tool) recently completed and review by the Planning Commission.

PLANNING COMMISSION DECISION

On January 5, 2009 Planning Commission recommended that the proposed Article 15D be adopted by the Village Council because they are consistent with the recommendations in the Master Plan and intent of the Baker Road Special Planning Area for the following reasons:

1. Creates an ordinance to *unify design elements within the corridor* (Goal 1)
2. Creates an ordinance to *improve access management and parking options* (Goal 2)
3. Creates an ordinance to *improve pedestrian access* (Goal 3)
4. Creates an ordinance for the *Baker Road Mixed Use Overlay* (Goal 4)
5. Creates an ordinance that *encourages economic development and investment into the community* (Goal 5)

SUGGESTED MOTION

Per Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the recommendation of the Planning Commission on January 5, 2009, the Village Council has determined that the proposed new ordinance, **ARTICLE 15D, Baker Road Corridor Overlay Zoning District**, meets the criteria for amending the standards and regulations of the Zoning Ordinance because the new ordinance promotes the implementation of the goals and objectives of the Master Plan, including creating an ordinance to *unify design elements within the corridor* (Goal 1), *improve access management and parking options* (Goal 2), *improve pedestrian access* (Goal 3), create a *Baker Road Mixed Use Overlay* (Goal 4), and *encourage economic development and investment into the community* (Goal 5) and therefore recommends that the Village Council adopt Article 15D.

OR

Based on the information presented the Village Council moves to postpone action on the Planning Commissions recommendation to adopt **ARTICLE 15D, Baker Road Corridor Overlay Zoning District** until, _____ (DATE) _____, to allow more time for the following:

1. _____
2. _____
3. _____

ARTICLE XV (D)

BAKER ROAD CORRIDOR OVERLAY DISTRICT

Section 15(D).01 STATEMENT OF PURPOSE

The Baker Road Corridor Overlay District (BRC District) is intended to promote and foster new development and redevelopment in accordance with the “Baker Road Corridor” goals and objectives as described in the Village of Dexter Master Plan. It is recognized that this special mixed-use area is considered a gateway into the Village Center. As a gateway into the Village Center, the overlay district is established in order to provide for the following:

- A. The development of unified design elements within the corridor. Design elements shall promote the continuation of the downtown streetscape theme. Specific design elements are provided in the sections below.
- B. New development within the corridor shall be done in a way that provides improved access management, i.e. minimize curb cuts along Baker Road and to promote shared access drives. New parking shall be developed in a flexible manner to allow shared parking between businesses.
- C. Improved pedestrian access and nonmotorized transportation. Due to the mixed-use nature of this corridor and close proximity to residential areas, new development within the overlay district must provide continuous pedestrian access along Baker Road. Pedestrian access from Baker Road radiating east and west into the residential areas must be provided as well when possible.
- D. A mixed-use corridor to compliment the core downtown area of the Village. Uses are permitted or special as found in the underlying Zoning Districts.

**Section 15(D).02 BAKER ROAD CORRIDOR
SCHEDULE OF REGULATIONS**

New building setback a maximum of 15 feet from the Baker Road future R.O.W. as identified in the Village future R.O.W. map.

Section 15(D).03 LANDSCAPING, SCREENING AND BUFFERING

Landscaping for any new development shall meet the provisions of Article 6 – Landscaping Standards of this ordinance.

The purpose of landscaping is to reduce stormwater pollution, temperature, and rate of volume of flow. The use of Low Impact Design (LID) and Best Management Practices (BMP's) in landscaping are encouraged. Examples of LID and BMP's include minimizing soil compaction, minimizing areas of disturbance, protection of natural flow pathways, protection of riparian buffer areas (i.e. along the Mill Creek), protection of sensitive areas, reduce impervious surfaces, stormwater disconnections, Bioretention/raingardens, water capture and reuse, constructed filter, detention basins, infiltration, level spreaders, native revegetation, pervious pavement, planter boxes, soil restoration, vegetated filter strip or swale, green roof and/or water quality devices such as a storm sepor or aqua swirl. The Planning Commission may recommend flexibility in landscaping standards if LID or BMP's are utilized in site design.

Section 15(D).04 ARCHITECTURAL STANDARDS

The architectural standards contained in this section are intended to integrate the BRC District into the existing fabric of the Village, contributing to the cohesive historic identity of Dexter. All proposed development within the BRC District shall visually relate to the majority of buildings in the Central Business District and the Village Commercial District . However, because of the planned lower density of development along the corridor, structures shall possess architectural quality and variety to establish its own identity and create a positive image for the Village's BRC District.

The architectural character of buildings shall portray a high quality image. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among projects in order to establish a clear, unified image throughout the community.

Architecture (where adjacent to pedestrian walks and paths) should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale, show attention to detail, and materials and colors should relate to the natural features of the region.

Development in the district, including new buildings, additions and renovations, shall be designed to preserve or complement the intended design character of corridor development, provide visual harmony between old and new buildings, and protect the investment of adjacent

landowners. These structures shall be reviewed by the Planning Commission under the following criteria:

- A. **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 described in this section. The following shall be considered:
 - 1. Buildings shall front towards and have at least one (1) pedestrian entrance facing onto the public street. The Planning Commission may permit buildings which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face 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 facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.
 - 3. All buildings shall have at least 70 percent of their 1st floor façade on the street-facing sidewalk as non-reflective. The use of reflective glass on the first floor side and rear building windows requires Planning Commission approval.

- B. **Building Scale:** The intent is to create a streetscape that is compatible with the older buildings in the Village by encouraging narrow facades, and discouraging single, large scale buildings.
 - 1. Building facades shall 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.
 - 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.

- C. **Defined Streetscape:** Buildings shall be located to create a defined streetscape along the corridor utilizing the following guidelines. The Planning Commission requires a perspective drawing or a scale model of all sides of the proposed structure.
 - 1. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes, windows and doors.
 - 2. All new development, additions or renovations shall provide sidewalk connections to adjacent properties.

D. 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. This shall be accomplished by the following:

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 awnings; provide unity of scale, texture, and color; and provide a sense of place. Entrances shall be designed with one or more of the following:
 - a) Canopy, overhang or arch above the entrance (pillars & columns),
 - b) Recesses or projections in the building façade surrounding the entrance,
 - c) Peaked roof or raised parapet structures over the door,
 - d) Windows surrounding the entrance.
3. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal. Design, color and materials shall be compatible with the building to which it is attached.
4. Roof shape and materials shall be architecturally compatible with the District and enhance the predominant streetscape.
5. The predominating surface plane of all building walls over forty (40) feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.
6. Where the side or rear facade(s) of a building will be visible from a residential zoning district or public land, or the rear or side of the site will be used for public access or parking, such facade(s) shall be constructed to a finished quality comparable to the front facade.
7. Building located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at the discretion of the Planning Commission.
8. All mechanical equipment shall be shielded from public view.
9. Exterior building materials and treatment shall maintain a consistent overall appearance within the BRC. Any individual side of a principal building, at least eighty percent (80%) of the facade 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
 - 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.
10. The use of EIFS (Exterior Insulation Finishing System) shall be limited to vertically sloped architectural elements only and shall be limited to no more than 5% of each exterior building elevation.
11. Design Standards.
- a) Building articulation shall be accomplished through combinations of the following techniques:
 - 1) Façade modulation. Stepping portions of the façade to create shadow lines and changes in volumetric spaces,
 - 2) Use of engaged columns or other expressions of the structural system.
 - 3) Horizontal and vertical divisions. Use of textures and materials, combined with façade modulation.
 - 4) Dividing facades into storefronts with visually separate display windows.
 - 5) Providing projections such as balconies, cornices, covered entrances, pergolas, arcades, and colonnades.
 - 6) Variations in the rooflines by use of dormers windows, overhangs, arches, stepped roofs, gables and other similar devices.
 - b) Architectural Design and Building Character.
 - 1) Big Boxes, where possible, are encouraged to provide multiple entrances as they, reduce walking distance to cars, facilitate pedestrian and bicycle access from public sidewalks, provide convenience where certain entrances offer access to individual stores or identified departments of a store, mitigate the effect of unbroken walls and neglected areas that often characterize building facades that face other properties.
 - c) Building Materials and Colors.

- 1) "Full veneer" brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials.
- 2) The percentage of high quality materials to be used on the building's exterior walls (i.e. brick veneer, quarried stone, glass, precast concrete) shall be at least 80%.
- 3) Basic materials shall include, but not be limited to the following materials:
 - i. Preferred Building Materials
 1. Quarried Stone
 2. Cultured Stone
 3. Full veneer brick
 4. Composite lap siding
 5. Architectural concrete (with recessed panels and reveal lines)
 6. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc.)
 7. Architectural metals and standing seam metal roofing
 8. Dimensional Shingles
 - ii. Preferred Accent Materials
 1. Precast concrete, cast stone, natural stone accents
 2. Glass accents.
 - iii. Discouraged Materials
 1. Plain, grey, flat faced CMU block (allowed as an accent only, not as a total wall treatment.
 2. Brick tiles
 3. Metal walls
 4. EIFS (if used no more than 5% permitted and must be used as an accent.
12. Any concrete block that may be utilized for the remainder of the building facades shall be a decorative block such as split faced or single scored and shall contain an integral color. Painted block is prohibited.
13. The applicant shall provide a schedule indicating percentage of façade materials totaling 100% and the applicant shall provide a sample board to the Planning Commission.
14. Within the Baker Road Overlay District the Village encourages the incorporation of Green building techniques, such as but not limited to LEED certification.

- E. National Tenant/National Franchise Architecture
 - 1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these design standards. Building architecture that does not comply will not be approved by the Village of Dexter.
 - 2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states.

Section 15(D).05 STREET FURNITURE AND PUBLIC ART

- A. Where provided street furniture shall follow a consistent street furniture design throughout the entire project. Color of street furniture shall blend with the village's streetscape theme and the colors of the development.
- B. All street furniture shall be made of durable and weather resistant material and finish.
- C. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the visual experience.
- D. Public art (which may include artist' work integrated into the design of the building, landscaping, sculpture, painting, murals, glass, etc), that is accessible or directly viewable to the general public is encouraged to be included in all projects.

Section 15(D).06 PARKING REQUIREMENTS

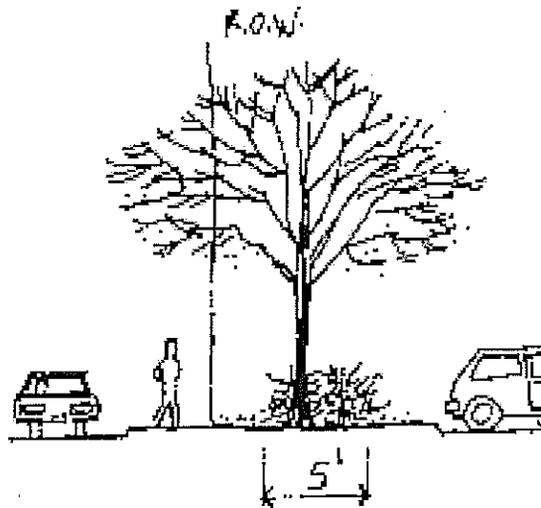
Parking requirements are intended to provide regulations and guidelines for the development of parking spaces and lots that will serve the building and the uses of the building in which they are adjacent to or near. The Village's parking standards are flexible to avoid excessive lot coverage and impervious surface which can contribute to increases in temperature of stormwater, pollution, and rate of volume of flow of stormwater. Applicants are encouraged to utilize Low Impact Design (LID) and Best Management Practices (BMP's) to provide for the effective management of stormwater runoff from vehicle areas. Examples of LID and BMP's include minimizing soil compaction, minimizing areas of disturbance, protection of natural flow pathways, protection of riparian buffer areas (i.e. along the Mill Creek), protection of sensitive areas, reduce impervious surfaces, stormwater disconnections, Bioretention/raingardens, water capture and reuse, constructed filter, detention basins, infiltration, level spreaders, native revegetation, pervious pavement, planter boxes, soil restoration, vegetated filter strip or swale, green roof and/or water quality devices such as a storm sepotr or aqua swirl. The Planning Commission may recommend flexibility in parking lot requirements if LID's or BMP's are utilized in site design.

- A. BRC District uses shall provide parking and loading in accordance with the provisions set forth in Article 5. Flexibility in numerical parking requirements may be recommended by the Planning Commission. The Planning Commission may also recommend that parking be land-banked for future use to reduce the amount of impervious surface on the site.
- B. Off street parking shall be located in the side or rear yard and in no case shall be located in the required front yard. On lots where parking requirements can not be met in the side and rear yards, the Planning Commission may permit off street parking in a portion of the non-required front yard. This includes situations where multiple buildings are located on a single parcel.
- C. Shared parking is encouraged. Where shared parking is proposed, a draft parking easement shall be provided to the Village during site plan review.
- D. Landscaping areas should be sufficiently large to provide stormwater management. Curbs separating landscaping areas from parking areas may allow stormwater runoff to pass through them. Curbs may be perforated or have gaps or breaks.
- E. Where off street parking is visible from the public right-of-way, screening shall be provided within the required greenbelt area between the parking lot and the public right-of-way and shall be accompanied by one of the following options:

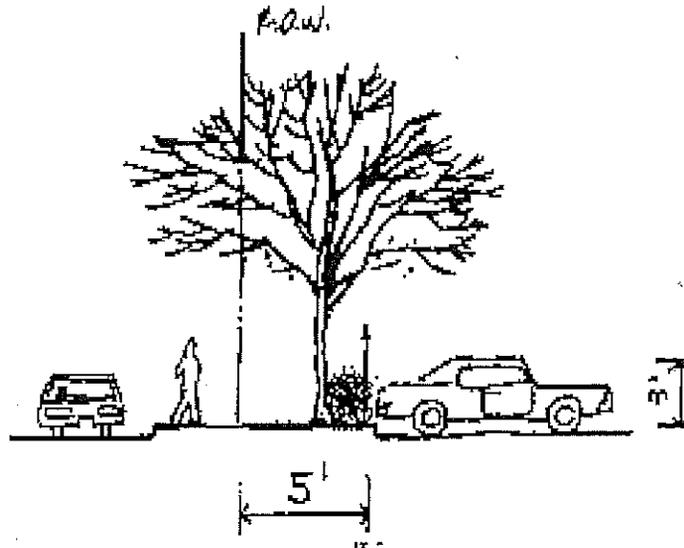
Parking Area Screening Options	Minimum Buffer Dimensions (in feet)	Minimum Landscaping Requirements
Landscape strip	5	10 shrubs per 30 feet*
3 foot high decorative metal fence	5	5 shrubs per 30 feet*
3 foot high wall	5	5 shrubs per 30 feet*

* Deviations from requirements may be recommended by the Planning Commission if native landscaping is used.

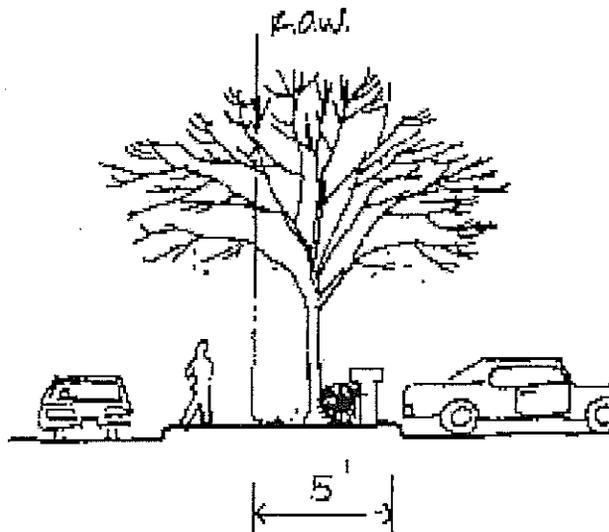
- 1. A minimum five (5) foot buffer area between the off-street parking and/or vehicular use area and the street right-of-way line to include plantings of at least ten (10) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.



2. A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36") high decorative metal fence (i.e. wrought iron). The fencing shall contain four (4) inch spacing between metal pickets with masonry pilasters spaced twenty-four (24) feet apart, capped, and at least sixteen inch (16") to twenty one inch (21") wide. The minimum landscaping required in conjunction with the metal fence is five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.



3. A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36") high masonry screening wall in conjunction with the minimum landscaping requirement of five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of the parking lot. The wall shall be constructed of brick or masonry block and shall also include a concrete stone or masonry cap.



Section 15(D).07 ACCESS MANAGEMENT

The purpose of access management standards is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system; while providing property owners with reasonable, through not always direct, access. The standards are specifically designed for streets whose primary function is the movement of through traffic, as opposed to local streets whose primary function is access to adjacent properties.

- A. Commercial Driveway Definition:** For the purposes of this Section, a commercial driveway is defined as any vehicular access except those serving one (1) or two (2) dwelling units, or serving just an essential public service structure.
- B. Application of Standards:** The standards of this section shall be applied to the Baker Road Corridor Overlay Zoning District.
1. The access standards contained herein shall be required in addition to, and where permissible shall supersede the requirements of the Washtenaw Road Commissioner.
 2. The standards contained in this section shall apply to all uses, except permitted single-family and two-family dwelling units.
 3. For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situation, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates all of the following apply:
 - a) Size of the parcel is insufficient to meet the dimensional standards.
 - b) The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.
 - c) The use will generate less than five-hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Trip Generation Institute of Transportation Engineers.
 - d) There is no other reasonable means of access.
- C. General Standards for Driveway Location:** Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight

distance, and to provide the most favorable driveway grade to be determined at engineering review.

1. Driveways, including the radii or tapered approach but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage, unless otherwise approved by the Village Engineer and upon written certification (such as an easement) from the adjacent property owner agreeing to such encroachment.

D. Standards for the Number of Commercial Driveways: The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles, while preserving traffic operations and safety along the public roadway. A single means of direct access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway. Where it is not possible to provide shared access, this access may be by a single commercial driveway. Additional commercial driveways may be permitted at the discretion of the Planning Commission only under one of the following circumstances:

1. One (1) additional commercial driveway may be allowed for properties with a continuous frontage of over three hundred (300) feet, and one (1) additional driveway for each additional three hundred (300) feet of frontage.
2. Two one-way commercial driveways may be permitted along a frontage of at least one hundred twenty five (125) feet, provided the driveways do not interfere with operations at other driveways or along the street.
3. Additional commercial driveways may be justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.

E. Driveway Spacing Standards: Between driveways: The minimum spacing between two commercial driveways on the same side of the road shall be based upon posted speed limits along the parcel frontage. The minimum spacing indicated below are measured from centerline to centerline of the driveway.

Posted Speed Limit (MPH)	Minimum Driveway Spacing (In Feet)
25	125
30	155
35	185

1. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.
2. **Offsets:** To reduce left-turn conflicts, new commercial driveways should be aligned with driveways or streets on the opposite side of the roadway where possible. If alignment is not possible, driveways should be offset a minimum of two hundred fifty (250) feet along Baker Road and one hundred fifty (150) feet along other roadways. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways, or sight distance limitations.
3. **Spacing from intersections:** Minimum spacing requirements between a proposed full movement or channelized commercial driveway and an intersection either adjacent or on the opposite side of the street may be set on a case-by-case basis by the Planning Commission during site plan review. In no instance shall the spacing distance be less than the distances listed in the following table. The following measurements are from the near edge of the proposed driveway, measured at the throat perpendicular to the street, to the near lane edge of the intersecting street or pavement edge for uncurbed sections. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.

MINIMUM COMMERCIAL DRIVEWAY SPACING FROM STREET INTERSECTIONS

Location of Driveway	Minimum Spacing for a Full Movement Driveway	Minimum Spacing for a Channelized Driveway Restricting Left Turns
Along Baker Road	200 feet	125 feet

- F. Commercial Driveway Design:** All commercial driveways shall be designed according to the Village of Dexter Engineering Standards or Washtenaw County Road Commission, as appropriate.
1. For high traffic generators, or for commercial driveways along roadways experiencing or expected to experience congestion, the Planning Commission may require two clearly marked egress lanes.
 2. Where a boulevard entrance is desired by the applicant or Planning Commission, a fully curbed island shall separate the ingress and egress lanes. The radii forming the edges on this island shall be designed to accommodate the largest vehicle that will normally use the driveway. The minimum area of the island shall be one-

hundred-eighty (180) square feet. The Planning Commission may require landscaping on the section outside the public right-of-way. Such landscaping shall be tolerant of roadway conditions.

3. All commercial driveways shall provide an unobstructed clear vision of ten (10) feet in a triangular area measured ten (10) feet back from the point of intersection of the driveway edge and the street right-of-way.
4. The edge of commercial driveways shall be setback at least four (4) feet from the side or rear property line. This setback is intended to help control storm water runoff, and permit snow storage on site, and provide adequate area for any necessary on-site landscaping.

G. Shared Driveways: The use of shared driveways in conjunction with driveway spacing, is intended to preserve traffic flow along major thoroughfares and minimize traffic conflicts, while retaining reasonable access to the property. Where noted above, or where the Planning Commission determines that reducing the number of access points may have a beneficial impact on traffic operations and safety while preserving the property owner's right to reasonable access, access from a side street or a shared driveway connecting two or more properties or uses may be required in the following cases:

1. Where the driveway spacing standards of this section can not be met.
2. When the driveway could potentially interfere with traffic operations at an existing or potential traffic signal location.
3. Where there is congestion or a relatively high number of accidents.
4. Where the property frontage has limited sight distance.
5. Where the fire department recommends a second means of emergency access.
6. Where the access is serving properties within the same zoning district or the uses are determined by the Planning Commission to be compatible such as commercial to professional business uses or single family to multiple family development.
7. Where an access agreement between all property owners involved is provided to the Village for review.

H. Modification of Standards for Special Situations: The Planning Commission shall have the authority to modify the standards of this section upon consideration of the following:

1. The standards of this section would prevent reasonable access to the site.

2. Access via a shared driveway is not possible due to the presence of existing buildings or topographic conditions.
3. Roadway improvements (such as the addition of a traffic signal, a center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.
4. The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.
5. The proposed location and design is supported by the Village Engineer as an acceptable design under the existing site conditions. The Planning Commission may also request the applicant provide a traffic impact study to support the requested access design.
6. The modification shall be of the minimum amount necessary, but in no case shall spacing to another full-access driveway be less than sixty (60) feet, measured centerline to centerline.
7. Where there is a change in use or expansion at a site that does not comply with standards herein, the Planning Commission shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards herein to the extent practical.

- I. Mid Block Crossings and Pedestrian Crossings:** Well designed mid-block crossings can provide many safety benefits to pedestrians when placed in proper locations. Because pedestrians will rarely go out of their way to cross at an intersection mid-block crossings are encouraged, when possible, along the Baker Road Corridor.

Mid-block crossings are located and placed according to a number of factors, including roadway width, traffic volume, traffic speed and type, desired lines for pedestrian movement and adjacent land uses. Designers should consider mid-block crossings that benefit the pedestrian access to the site and pedestrian access within the corridor. Crossing points should be considered at locations where there is access to destinations, such as parks and schools.

SECTION 15(D).08 SIGNS

Signs shall be permitted in conformance with Article 7 of this ordinance. Signs are encouraged to conform to the historic small town character. Channel letter signage and internally illuminated signage is discouraged.

ACTION ITEM 2

2. AMENDMENT TO THE OFFICIAL ZONING MAP ADDING THE BRC OVERLAY

In order for the recommended BRC ordinance to be effective the attached Zoning Map amendments, adding the BRC Overlay District, must be adopted. The proposed map amendments are consistent with the Master Plan and are recommended to implement the recommended BRC ordinance. The underlying zoning remains to the same; however redevelopment or development will be required to conform to the additional requirements of the overlay district. A copy of the zoning map is included to see what properties will be impacted. Please note that ALL PROPERTY OWNERS and property owners within 300 feet were notified of the proposed amendments.

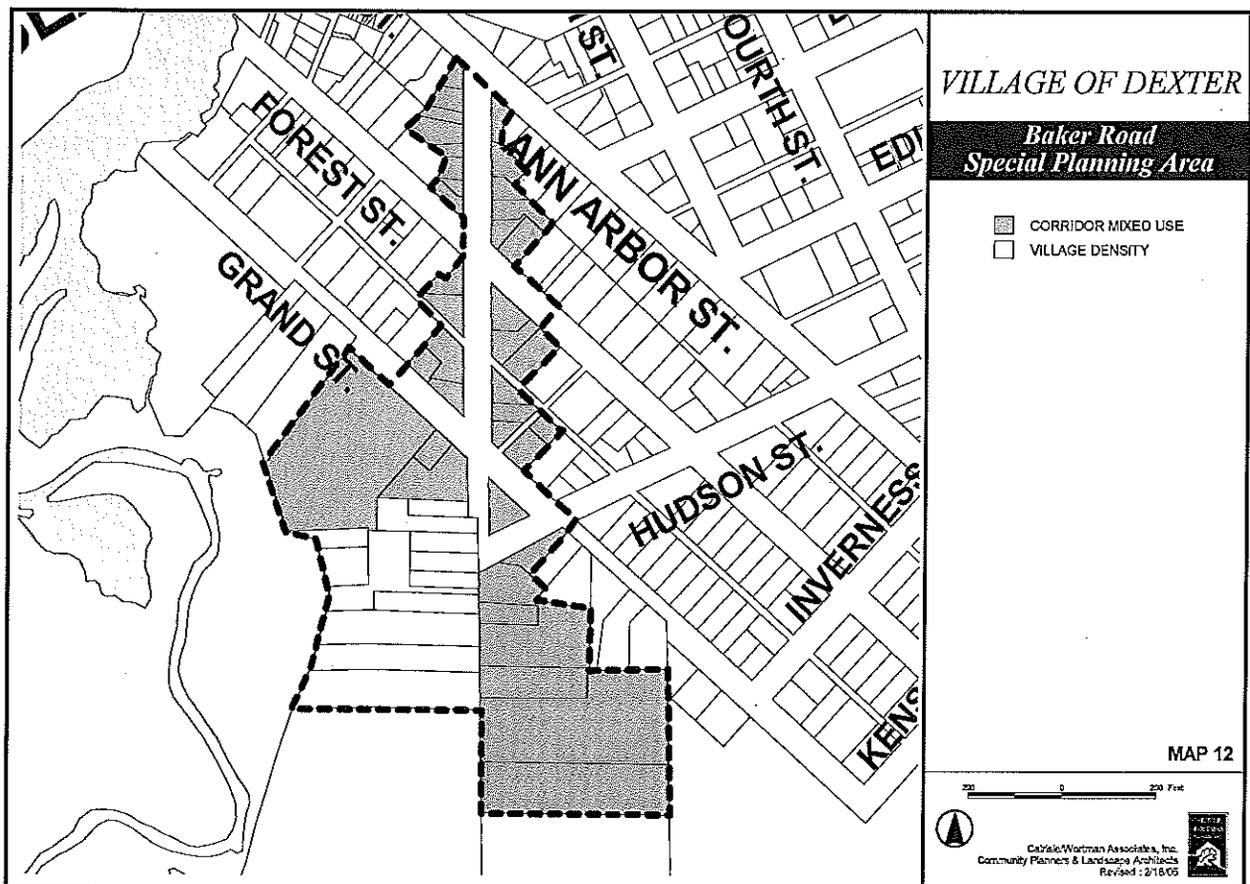
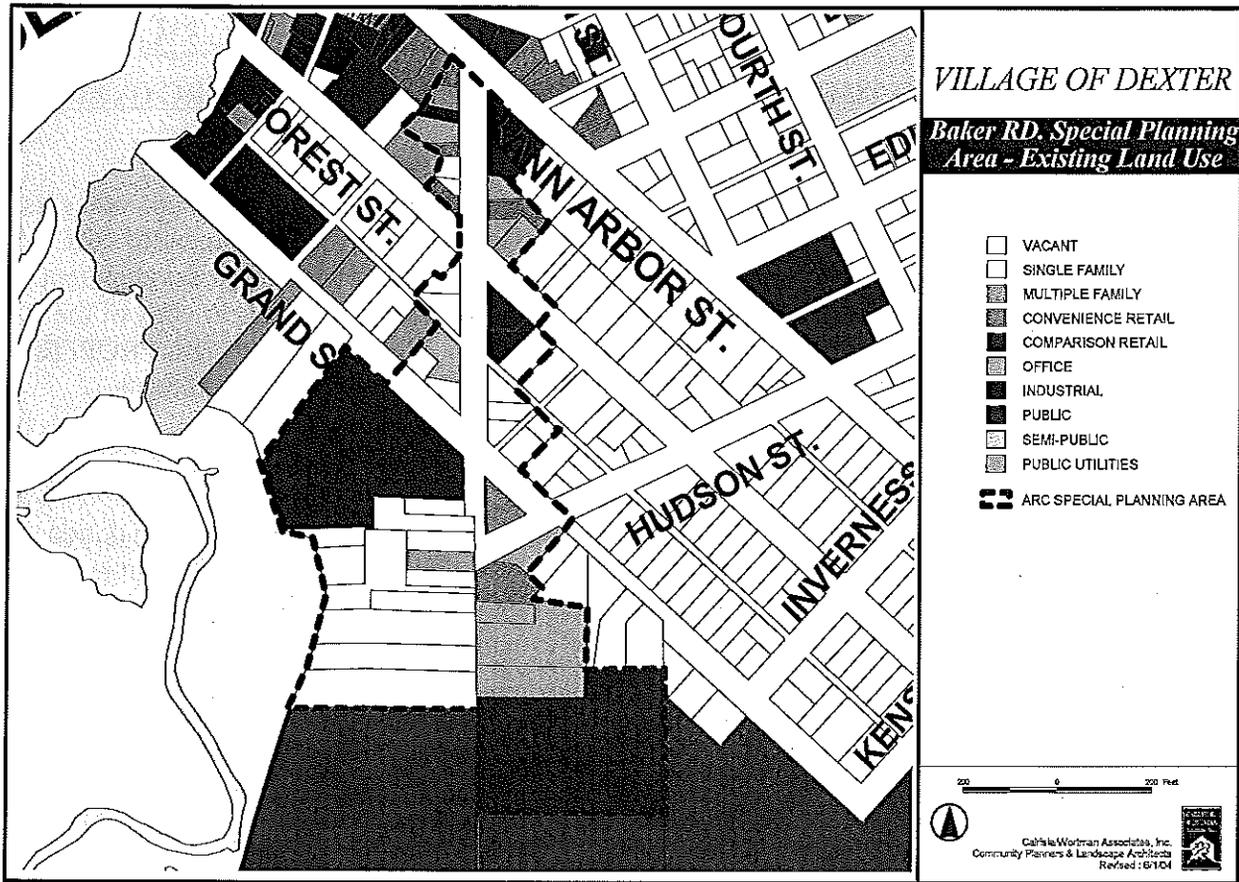
SUGGESTED MOTIONS

Per Section 23.05, Criteria for Amendment to the Official Zoning Map and the recommendation of the Planning Commission, the Village Council has determined that the proposed zoning map amendment to add the Baker Road Corridor Overlay Zoning District meets the criteria for amending the zoning map because the rezoning promotes the implementation of the goals and objectives of the Master Plan, including creating an ordinance to *unify design elements within the corridor* (Goal 1), *improve access management and parking options* (Goal 2), *improve pedestrian access* (Goal 3), *create the Baker Road Mixed Use Overlay* (Goal 4), *encourage economic development and investment into the community* (Goal 5) and therefore the Village Council adopts the zoning map amendments.

OR

Based on the information presented the Village Council moves to postpone the recommendation from the Planning Commission to amend the official zoning map to add the Baker Road Corridor Overlay Zoning District until, _____ (DATE) _____ for the following reasons:

- 1. _____
- 2. _____
- 3. _____



ACTION ITEM 33. ARTICLE 14 – General Commercial (C-1) District

In the process of reviewing the Baker Road Corridor Overlay District the committee also reviewed existing zoning within the corridor and the uses permitted within each of the districts in the corridor. Specifically the uses within, and the properties zoned C-1 were reviewed. The committee recommended and the Planning Commission supported several additions to the C-1 Special Land Uses, including Mixed Use Developments and Government or Community Owned Buildings. The recommendation is also to remove "Showrooms and sales of new automobiles and the display and sale of used cars, etc" from a permitted land use to a special land use. Please be advised that the C-1 District is NOT ONLY in the Baker Road Corridor and the amendments would not be exclusive to properties within the Baker Road Corridor (see included zoning map). These recommendations are being made based on the one of the goals within the Master Plan to promote mixed use developments and the future land use plan within the Village Master Plan. The recommendations are also being made in an effort to encourage a mixed use development to locate within the corridor or to encourage developers to attempt to combine properties for a planned project that is compatible with the surrounding land uses, can reduce curb cuts and create cohesive development within the corridor. The recommendations are also being made to require special consideration and review of new auto sales dealerships.

Additional amendments were also recommended to continue to improve upon the Village's ordinances.

Section 14.02 – Restaurants were added as a permitted use. Restaurants and bars serving alcohol are currently listed as special land uses, however given the other uses permitted within the district restaurants do not appear to warrant special land use review. Bars would continue to require special land use approval. This recommendation comes following review of the Smart Growth principles to streamline review processes for developers in an effort to make the Village more competitive in attracting businesses and due to existing requirements and limitations and restaurants are generally acceptable and desirable uses.

Section 14.03A was revised to "Restaurants and other establishments with drive in or drive thru facilities". Section 8.11A33 lists Restaurants and other establishments with drive in or drive thru facilities as a special land use; however it is not listed within any district throughout the entire zoning ordinance. A general rule is that all uses should be listed in at least one district to avoid ambiguous interpretation by staff or the ZBA and to avoid exclusionary zoning (excluding particular uses). The C-1 district is the most appropriate district in which a drive thru restaurant or other use with a drive thru (pharmacy, coffee shop) would be found. In addition most of the C-1 zoned property is located at the entries to the Village, Baker Road and Dexter Ann Arbor Road, which would be the most appropriate location for an auto service type use.

SUGGESTED MOTION

Per Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the recommendation of the Planning Commission, the Village Council has determined that the proposed ordinance amendment to **ARTICLE 14, General Business District** meets the criteria for amending the text, standards and regulations of the Zoning Ordinance because the revisions promote the implementation of the goals and objectives of the Master Plan and because of the potential conflicts currently in the ordinance and therefore adopts the amendments to Article 14.

OR

Based on the information presented the Village Council moves to postpone action on the Planning Commissions recommendation for the proposed amendments to **ARTICLE 14, General Business District** until, _____ (DATE) _____ to allow more time for the following:

1. _____
2. _____
3. _____

Article XIV

C-1 GENERAL BUSINESS DISTRICT

Section 14.01 INTENT

This district is intended to encourage planned and integrated groupings of retail, service, and administrative establishments which will retail convenience and comparison goods and provide personal and professional services for the entire Village and tributary area and to accommodate commercial establishments which cannot be practically provided in the Village commercial area, but can be integrated into the Village at a scale and intensity consistent with the small Midwest town character.

Section 14.02 PERMITTED PRINCIPAL USES

- A. Retail sale of foods, drugs, hardware notions, books and similar convenience goods.
- B. Personal service, include barber shops and beauty salons; medical and dental clinics; self-service laundromats; sale and repair shops for watches, shoes, radios, televisions and home electronics, bicycle repair, tailor shop and music studio.
- C. Business, professional and medical offices.
- D. Stores and shops for the conducting of a service or retail business.
- E. Restaurants
- F. Any service establishment of an office-showroom workshop nature of an electrician, decorator, dressmaker, tailor, baker, printer, upholsterer or an establishment doing radio or home electronics or appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.
- G. Theaters and studios for professional work.
- H. Private clubs, fraternal organizations and lodge halls.
- I. Business schools and colleges, or private schools operated for profit.
- J. Financial Institutions.

Deleted: F

Deleted: G

Deleted: H

Deleted: I

Deleted: Showroom and sales of new automobiles and the display and sale of used cars when in conjunction with a showroom and sale of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof.

J.

C-1 General Business District

K Off-street parking in accordance with the regulations of ARTICLE V.

Deleted: K

L Signs in accordance with the regulations of ARTICLE VII.

Deleted: L

Section 14.03 SPECIAL USES

The following uses may be permitted, upon review and approval by the Village Council in accordance with the general standards for all Special Land Uses listed in Section 8.03, and the standards for the specific use listed in Section 8.11.

A. Restaurants and other establishments with drive-in or drive-thru facilities.

Deleted: including

B. Commercial outdoor sales and open air business uses.

Deleted: and carry-out

C. Indoor commercial recreation such as bowling alleys, billiard halls, archery ranges, tennis courts, skating rinks, and arcades.

Deleted: types except those serving alcohol

D. Funeral homes.

E. Mechanical amusement device centers and arcades as a principal or accessory use if there are more than four (4) such devices.

F. Automobile service (gasoline) stations when developed as part of a larger planned shopping center with shared access and similar architecture.

G. Essential public service building and storage yards.

H. Accessory commercial outdoor sales and storage.

I. Bars serving alcohol.

Deleted: Restaurants and b

J. Showroom and sales of new automobiles and the display and sale of used cars when in conjunction with a showroom and sale of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof.

K. Outdoor Seating at Restaurants only.

Deleted: (amd. August 5, 2002, eff. August 25, 2002)

L Cleaning establishments when in compliance with fire regulations and all other Village ordinances relating thereto.

Deleted: K

M Used car lots.

Deleted: L

N Small animal clinic.

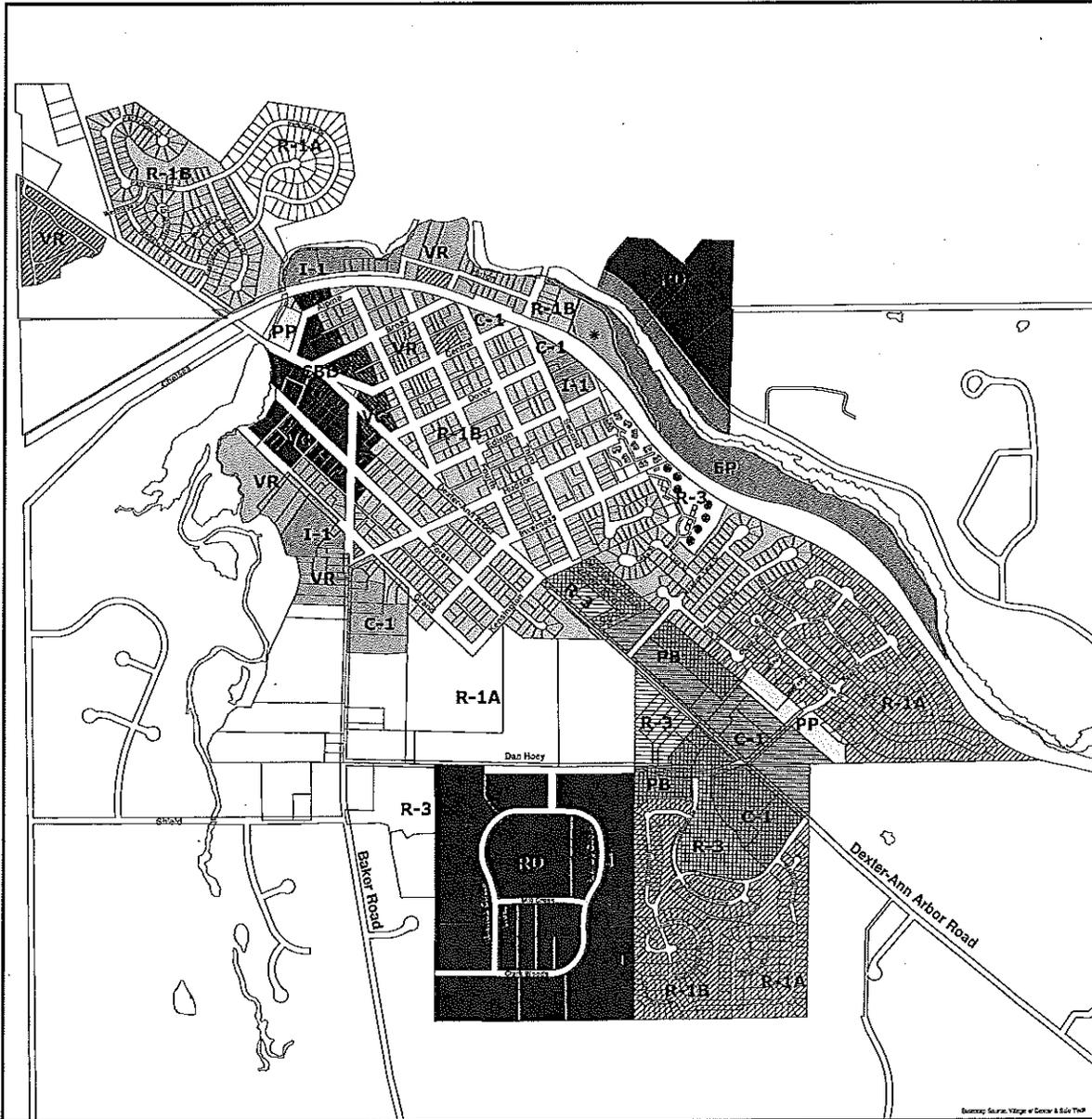
Deleted: M

C-1 General Business District

- | Q. Automobile service center. Deleted: N
- | P. Adult regulated uses. Deleted: O
- | Q. Single family, two family and multiple family dwelling units above the ground floor. Deleted: P
- | R. A dwelling unit of a resident manager or owner is permitted on the ground floor. Deleted: Q
- | S. Motels & hotels. Formatted: Bullets and Numbering
- | T. Automatic or self serve car wash. Deleted: S
- | U. Mixed Use Developments. Formatted: No bullets or numbering
- | V. Government or Community Owned Buildings. Formatted: Indent: Hanging: 1.25",
Numbered + Level: 1 + Numbering
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Alignment: Left + Aligned at: 0.75" +
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Deleted: (Amended April 22, 1996.
Effective May 13, 1996)

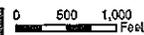


Village of Dexter, Michigan



Zoning Districts		
R-1A One Family Residential - Large Lot	VC Village Commercial	PP Public Park
R-1B One Family Residential - Small Lot	CBD Central Business District	Dexter-Ann Arbor Road Corridor Over Lay District
R-3 Multiple Family Residential	PB Professional Business	PUD's within Dexter-Ann Arbor Road Corridor Over Lay District
VR Village Residential	RD Research & Development	PUD Planned Unit Development
C-1 General Business	i-1 Limited Industrial	HOD Historic Overlay District
	EP Environmental Protection	Conditionally Rezoned

Zoning Map



Updated 7/2001

NO ACTION REQUIRED

4. REZONING OF PILOT PROPERTY (Baker and Grand)

In the process of reviewing the Baker Road Corridor Overlay District the committee also reviewed existing parcel zoning within the corridor, specifically the unoccupied and for sale PILOT property on the corner of Baker and Grand Street. (Parcel #'s HD-08-06-427-001 and 002 and HD-08-06-155-001)

The committee recommended that the property be rezoned from I-1 (Limited Industrial) to C-1 (General Business), however after additional consideration by the Planning Commission a motion was passed NOT RECOMMENDING the rezoning for the following reasons:

Per Section 23.05, Criteria for Amendment to the Official Zoning Map and the Public Hearing held by the Planning Commission on February 2, 2009, the Planning Commission has determined that the conditions upon which the Master Plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the Master Plan was adopted and has considered recent development trends in the area and therefore **does NOT recommend** rezoning parcels HD-08-06-427-001, HD-08-06-427-002 and HD-08-06-155-001 from I-1 to C-1 at this time.

The Planning Commission discussion included, but was not limited to:

Provisions in the Master Plan, property owner, agent and option holder input, highest and best use of the property at the current time, rezoning burdens to the property, current value of the property and building use, potential blight if the property is not useable, potential job creation/job opportunity, contaminated property that has current development hurdles and how rezoning would create additional redevelopment hurdle and current economic conditions. The Planning Commission did acknowledge that the vision for the Baker Road Corridor does include rezoning of the property and that it should be considered again in the future.

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

Thank you.

NOTICE OF PUBLIC HEARING
VILLAGE OF DEXTER
PLANNING COMMISSION

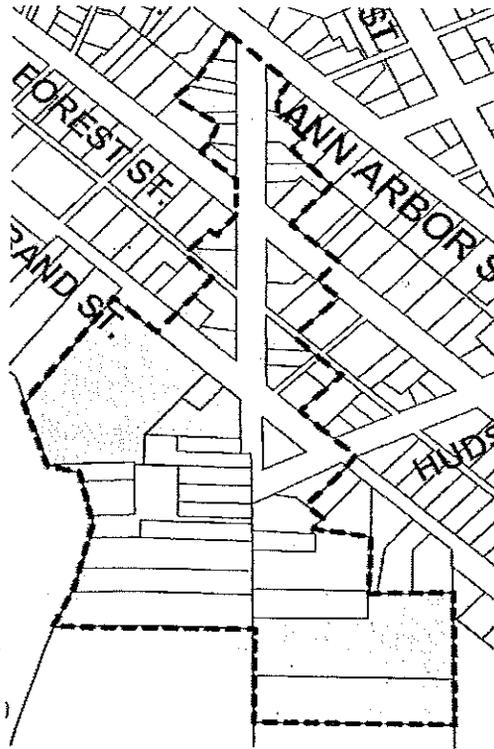
Pursuant to Michigan Public Act 110 of 2006, as amended, notice is hereby given that the Dexter Village Planning Commission will hold a public hearing on Monday, January 5, 2009 at 7:30 pm at the Dexter Senior Center, 7720 Dexter Ann Arbor Road, Dexter, Michigan, for the purpose of hearing public comment regarding amendments to the following Articles of the Village of Dexter Zoning Ordinance and Zoning Map:

Article 15D – Baker Road Corridor Overlay Zoning District – Proposed new overlay ordinance regulating setbacks, landscaping, architectural standards, including building orientation, building scale, defining streetscape, building materials and design, street furniture and public art, parking requirements, access management guidelines, and signage. The proposed ordinance is an overlay ordinance providing specific standards for development and redevelopment within the corridor to create unified design elements throughout the gateway corridor into the Village of Dexter, to provide for standards to improve traffic circulation and pedestrian safety and provide for mixed use development standards within the corridor. The ordinance is recommended based on the goals and objectives within the Village of Dexter Master Plan.

Article 14 – C-1 General Business District – Amendments proposed to the ordinance are to remove “showroom and sales of new automobiles and the display and sales of used cars when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof”, will be removed as a permitted land use and changed to a special land use within the C-1 District. Section 14.03A, “Restaurants including drive-in and carry-out types, except those serving alcohol” will be amended to “Restaurants including drive-in and carry-out types”. Mixed Use Developments and Government and Public Owned Buildings will be added as special land uses within the C-1 District.

Property Rezoning – Property ID’s HD-08-06-427-001 (7905 Grand Street), HD-08-06-427-002 (Vacant owned by PILOT Industries) and HD-08-06-155-001 (7931 Grand Street) are proposed to be rezoned from I-1 (Limited Industrial) to C-1 (General Commercial). The amendment to the zoning map is proposed based on goals and objectives of the Village of Dexter Master Plan and Baker Road Corridor.

Amendment to the Official Zoning Map – The following property ID’s are proposed to be included within the Baker Road Corridor Overlay Zoning District: HD-08-06-154-005, HD-08-06-154-002, HD-08-06-154-004, HD-08-06-400-004, HD-08-06-210-020, HD-08-06-426-001, HD-08-06-153-021, HD-08-06-210-025, HD-08-06-153-019, HD-08-06-154-018, HD-08-06-210-023, HD-08-06-210-018, HD-08-06-210-019, HD-08-06-153-020, HD-08-06-153-035, HD-08-06-153-036, HD-08-06-154-017, HD-08-06-280-014, HD-08-06-280-012, HD-08-06-154-001, HD-08-06-280-013, HD-08-06-154-003, HD-08-06-427, 001, HD-08-06-427-004, HD-08-06-427-003, HD-08-06-428-001, HD-08-06-300-022, HD-08-06-427-008, HD-08-06-427-005, HD-08-06-300-021, HD-08-06-427-006, HD-08-06-400-002, HD-08-06-427-007, HD-08-06-427-009, HD-08-06-400-005, HD-08-06-427-010, HD-08-06-400-011, HD-08-06-210-021, HD-08-06-280-015, HD-08-06-427-002, HD-08-06-427-015, HD-08-06-210-024, HD-08-06-153-018, HD-08-06-210-016, HD-08-06-154-016, HD-08-06-155-001. The parcels will be subject to the requirements of the proposed Article 15D, Baker Road Corridor Overlay Zoning District, if adopted. The current underlying zoning districts still regulate type of land use.



Information regarding the proposed text and map amendments is available for public inspection at the Village Offices, 8123 Main Street, Dexter, weekdays between 9:00 a.m. to 5:00 p.m. or by phone at (734) 426-8303 Ext. 15. Written comments regarding the proposed ordinance amendments should be submitted to the Village Offices, and must be received no later than 5:00 p.m., Friday, January 2, 2009. Sign language interpreter, or other assistance, is provided upon request to the Clerk, at least 72 hours in advance of the meeting. Minutes of all meetings are available at Village Offices and on the Village website, www.villageofdexter.org

**Please post in the Dexter Leader on
December 18, 2008
Please send affidavit**

13. Prepare and annually update a comprehensive capital improvements plan for Village facilities and major equipment expenditures.
14. Provide for adequate manpower to meet the safety and security needs of the Village.
15. The development of residential, commercial and industrial land shall be timed and staged in conjunction with the provision of supporting public facilities, such as streets, sidewalks, and utilities.
16. Public facilities and utilities shall be located to maximize the efficiency of services provided, and to minimize their cost and impact on the natural environment and adjacent land uses.

Baker Road Corridor Goals

Changing households, economics and population over the past few years has resulted in opportunities for redevelopment along the Baker Road Corridor. In 2005 Katie's Restaurant submitted a site plan for redevelopment, while Colorbok and Martinrea, both along the corridor, announced that the manufacturing operations were relocating.

In January 2006 the Planning Commission hosted two (2) Visioning Sessions in which over 80 residents and stakeholders participated. The Visioning Sessions were held to gather additional public input into how the Southern entrance to the village, or Baker Road, should be redeveloped.

The Baker Road Corridor currently has a variety of land uses within the area bounded by Ann Arbor Street to the north and the Dexter Public School property to the south. This special area deserves consideration as a "gateway" into the Village Center. The specialized Visioning session were held to ensure that additional consideration was given to the unique opportunity for redevelopment happening along the corridor and the areas sensitive nature as a major thoroughfare and entrance the Village of Dexter.

Goal 1

Unify Design Elements Within the Corridor – Common design elements on individual sites should be pursued to help develop an identity for the entire corridor study area. Design elements should be visually consistent and include landscaping, signage, lighting, and architectural design. Design elements should promote the continuation of the downtown streetscape theme.

Objectives

1. Create a “first impression” with a defined entrance to the Village of Dexter.
2. Promote consistent buffering, greenbelts belts between the sidewalk and the roadway, and landscape planting within the corridor. Open landscaped areas, pocket parks or common open space should be incorporated into new large development plans.
3. Promote consistent sign design within the corridor that capitalizes on the village’s historic and small town character. Promote building signage, particularly perpendicular signage to alleviate the need for additional ground signage and to help businesses effectively attract pedestrian and vehicular traffic. Work to eliminate existing nonconforming signage.
4. Parking lot, site lighting and streetscape lighting should be consistent throughout the corridor. Light fixtures matching the theme put in place downtown should be carried into Baker Road.
5. New buildings should be reviewed for architectural compatibility with the historic nature of this part of the village. New buildings should respect that historic nature through design.
6. Develop architectural standards that promote and encourage redevelopment and infill, but maintain and enhance the village’s small town, historic character.
7. Promote buildings that have a sense of scale within the neighborhood and area. New developments should be compatible and blend with the existing or recently redeveloped buildings.

Goal 2

Improved Access Management and parking options – The goal of access management should be to manage access to land development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity needs, speed and limiting the number of conflicts between pedestrians and vehicles. Create a variety of parking options including on street and off street parking, as well as shared parking to improve access and pedestrian safety within the corridor.

Objectives

1. Encourage the use of traffic calming elements such as trees, benches and streetlights to help slow traffic and create the sense of a smaller Baker Road.
2. Provide appropriate spacing between driveways and intersections.
3. Encourage the use of parking lot islands and landscaping to help manage storm water. Parking lots should also have pedestrian ways for safety within parking lots.
4. Promote the consolidation of curb cuts and shared driveway access. Parking lots should be shared when possible to reduce curb cuts. Parking lots should be located in the rear or on the side of buildings.
5. Maintain the three (3) lane road, however as curb cuts are reduced consideration should be given to adding boulevards to facilitate improved pedestrian safety and visual character within the corridor and the village's southern entrance. Consideration should be given to the use of mid-block pedestrian refuge islands where appropriate.
6. Establish a 120-foot right-of-way as properties redevelop to accommodate bike lanes, pedestrian amenities and green space. Promote smaller/shorter front yard setbacks to create a sense of place when entering the Village of Dexter. Reduced setbacks help slow traffic and create a less intimidating atmosphere for pedestrians.
7. Parking lot and site lighting should be consistent throughout the study area. Light fixtures matching the theme put in place downtown should be carried into the corridor area.

Goal 3

Improved Pedestrian Access and Non-motorized transportation and access for public transit – The improvement and expansion of the existing sidewalk system along Baker Road should be a priority. The addition of bike lanes along Baker Road should be a priority.

Objectives

1. Allow for convenient pedestrian access from the adjacent neighborhoods to the Baker Road Corridor area. Make sidewalk improvements in the adjacent neighborhoods where necessary.
2. Improve pedestrian and bicycle safety and access along the corridor. Promote the addition of pedestrian crossings at intersections and mid-block crossings where appropriate.
3. Create a pedestrian and bicycle connection from Dexter Community Schools to the downtown with pedestrian amenities such as a larger greenbelt with benches, trees, lighting and signage that encourage safe pedestrian use.
4. Upon removal of the Mill Creek Dam establishing a greenway connection along the Mill Creek and Baker Road to downtown should be a priority.
5. Develop provisions for the protection and enhancement of natural features in new developments and along the Mill Creek.
6. Utilize the Washtenaw Area Transportation Study's Non-Motorized Plan for Washtenaw County to facilitate decisions related to non-motorized transportation within the village.

Goal 4

Develop the Baker Road Mixed-Use Area Overlay – Provide for a mixed-use designation to accommodate the mixture of existing land uses and to promote the redevelopment and infill development of this important part of the Village. Development with the corridor should be separate, but complimentary to downtown. Development that services the needs of village residents and commuters should be encouraged. Desirable mixed uses include the following:

Office uses, including professional offices, medical and dental.

Limited Retail

Commercial Uses that provide essential products and services

Recreation and Entertainment

Residential (variety of types, including high density multiple family, lofts, condominiums, townhouses, row houses, apartments, senior housing and single-family).

Objectives

1. Flexibility in permitted land uses. Provide for a mixture of land uses where compatible.
2. Flexibility in parking requirements, to allow for the conversion on homes along the corridor to non-residential land uses.
3. Promote residential land uses in appropriate areas, i.e. where it abuts existing residential areas, i.e. second floor rental situations.
4. Ensure that existing residential neighborhoods are substantially buffered from high-density redevelopment projects or more intense land uses.
5. Encourage the maintenance of the small town residential character within the commercial districts closer to downtown.
6. Support land uses decisions that enhance the economic quality of the village, but do not detract from existing unique qualities such as sense of scale, neighborhood and small town characteristics.

Goal 5

Create an environment that encourages economic development and investment into the community. –

Develop standards that provide incentives for redevelopment.

Objectives

1. Provide for flexibility in zoning requirements and regulations that encourage better site design.
2. Promote the continued improvement of public infrastructure to ensure that adequate services are available for redevelopment. Encourage the development of a regional storm water solution on one of the larger parcels within the corridor.
3. Create a destination within the corridor.
4. Promote diversity in the mixture of land uses within the corridor. Discourage strip malls, big boxes and fast food.
5. Promote the expansion of public transportation within the corridor and the village.
6. New development that strengthens the village tax base and employment should be promoted.
7. Infill, redevelopment and development should, when appropriate enhance the quality of life within the Dexter.

Appropriate Uses: Desirable land uses and elements of the ARC Special Planning Area category are:

- A mix of multiple family, office and commercial uses.
- Uses are to be separate and distinct from the Village center.
- Commercial center at Dan Hoey intersection.
- Lower density development pattern.
- Architectural standards to create a unified theme.
- Shared access along common drives, minimizing “curb cuts” along Dexter-Ann Arbor Road.

Within the ARC Special Planning Area designation, (see Map 11) there are three (3) sub-categories. Map 12 on the previous page depicts the multiple family and office designations that are abundant within the corridor and the commercial designation that is limited to the Dan Hoey intersection. These designations support the overlay zoning classification that was previously adopted for the corridor, and the limited quantity of commercial land decreases the potential for competition with the Village center.

Baker Road Special Planning Area

Intent: This mixed-use designation is intended to accommodate existing uses, encourage the upgrading of this area through redevelopment, and provide amenities that encourage public transit use. The designation also plans for the following:

1. Mix of complementary land uses.
2. Flexibility in parking requirements, shared parking and the reduction of curb cuts.
3. Permit conversion of homes to non-residential land uses.
4. Encourage a variety of housing types and higher densities for residential infill projects.
5. Second story multiple-family residential uses.

6. Architectural standards and controls and unified design elements.
7. Better pedestrian and bicycle circulation and access.
8. Encourage redevelopment and infill development.
9. Maintain and enhance the village's small town, historic character.
10. Enhance the streetscape along Baker Road.
11. Establish a greenway connection with the removal of the Mill Creek Dam.
12. Encourage economic development within the corridor.

Description: The Baker Road Special Planning Area is located between Main Street/Ann Arbor Road and Dan Hoey Road, and contains virtually every land use and zoning classification found in the Village. All parcels abutting Baker Road are included within the designation, exclusive of the school property located at the southern end of the corridor (see Map 12).

Relationship to Physical and Natural Features: Utilities are available throughout the Baker Road corridor along with immediate access to Baker Road. The depth of some of these parcels provided a natural buffer for the adjacent uses with non-vegetative buffers required in closer proximity to the Village center.

AGENDA 2-9-09

ITEM

L-8

cnicholls@villageofdexter.org

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 17 Fax (734)426-5614

MEMO

To: President Keough and Council Members
From: Courtney Nicholls, Assistant Village Manager
Date: February 9, 2009
Re: Monument Park

The following information is included for your review regarding the Central Street extension through Monument Park:

- Summary of the results of my review of the Council minutes – with supporting documents
- e-mail from Absolute Title attorney Scott Broshar
- General Law Village Act reference to park land

I also spoke with Rich Henes, who was a member of the Monument Park Committee established in 1999. He stated that the committee stopped their work in 2000 because they were unable to fund a referendum on the issue which they believed was the most effective solution.

Monument Park

Bold items are attached

5/5/1988	President Paul Bishop's Report - "land to the rear of Monument Park, and any possibilities for a Baker-Central connector street must be addressed"
5/22/1989	Motion to pursue negotiations to purchase 7994 Ann Arbor and 3250 Central
8/14/1989	Verbal Agreement Reached
8/28/1989	Approved Sales Agreement
10/11/1989	Approved Purchase
11/13/1989	Closing delayed due to occupancy of Ann Arbor Street property
12/26/1989	Village will take possession on Dec 27 or 28
1/19/1990	Village plans to spruce up and secure the area
2/12/1990	Approved soliciting bids for razing the two houses
3/13/1990	Awarded removal bid for both houses
4/23/1990	Awarded removal bid for garage
4/23/1990	Home demo started
5/29/1990	Newly acquired land prepared for hydroseeding
7/9/1990	Loren Yates states in minutes "I am not going to back the road going through the park at the DDA meeting"
8/14/1990	Debate about using the new property for Dexter Daze
11/12/1990	DDA Plan presented - extension debate begins
12/10/1990	VM report states that the sewer line will be "redesigned to straighten out the path to the rear of Monument Park in the property purchased for this purpose"
1/14/1991	DDA Chair Bishop urges public education that the requested bond will not be used for the extension
3/12/1991	President Loren Yates' report - "Mr. Yates told Council that he had talked to Village Attorney P. Long about the legality of dedicating park land as it related to said land being purchased on land contract and there are questions regarding the legality of such dedication."
3/25/1991	Old Business - Review and Discussion: Dedication of Lands Subject to Land Contract - see attachment
4/8/1991	Motion to correct minutes of 3/12/91 to read - Motion Rush, support Gordenier to designate the vacant land at the southeast end of Monument Park as dedicated parkland - Motion Failed 3-3 vote (overall motion to correct the minutes failed 4-3)
4/8/1991	Resolution Passed to "Dedicate Certain Lands to Park System"
9/13/1999	Discussion item - Adopting Ordinance language regarding preventing future road construction through Monument Park
9/27/1999	Village Managers Report - Discussion of possibly adopting language preventing road construction through Monument Park
10/25/1999	Communication Item from the Monument Park Committee
2/28/2000	President Coy discussed the Monument Park & Land Trust Options - received legal opinion from Brad Smith
3/14/2000	Discussion item - Recommendations from Monument Park Committee - no action taken
6/26/2000	Monument Park Committee Meeting Dates and Minutes as Communication
	No further mention of the Committee is made

11-12-90

M. Rush, 7930 Fifth Street, stating her belief that the original plans for the rerouting of traffic was done when more development was slated for the Huron River Drive area.

(New Business, Item 2 was taken up at this point)

2. Downtown Development Authority Recommendation for Downtown Streetscape Improvement Plan (s)

Moved Baroni, support Stacey to support Plan B and to put the issue on the March 1990 ballot asking the citizens whether or not we should go forward and spend funds to put Plan B into effect.

Ayes: Stacey, Gregory, Baroni, Yates

Nays: Ritchie

The Council took a break at this point - 9:32pm

The meeting reconvened at this point - 9:47pm

COMMUNICATIONS

Council received the quarterly report from the zoning inspector.

APPROVAL OF BILLS AND PAYROLL

Moved Ritchie, support Stacey to approve bills and payroll costs in the amount of \$70,8881.03.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

REPORTS

SHERIFF-Sgt. Rider was present.

FIRE DEPARTMENT-None

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING-None

2. PARKS-Council received written report. (Copy attached)

AD HOC COMMITTEES

1. JOB DESCRIPTIONS/SALARY SCHEDULES (WALTERS, BARONI, GENSKE)

Trustee Baroni will contact Trustee Genske about the possibility of disbanding the committee until a later date and will report to Council next meeting.

VILLAGE MANAGER-Council received written report. (Copy attached)

ORDINANCES AND RESOLUTIONS

1. LOITERING ORDINANCE-FIRST READING/SET PUBLIC HEARING.

Moved Ritchie, support Stacey to set a public hearing for November 26, 1990, at 8PM for the purpose of taking public comment on the proposed Loitering Ordinance.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

OLD BUSINESS

1. VILLAGE MANAGER PERFORMANCE APPRAISAL/CONTRACT RENEWAL (FISHER, STACEY, YATES)

Evaluation forms are due at the Village office by Friday, November 16, 1990.

11-12-90

Moved Ritchie, support Baroni to authorize the Village Manager and the Village Clerk to sign said contract.

Ayes: Ritchie, Gregory, Baroni, Yates

Nays: Stacey

K
NON-ARRANGED CITIZEN PARTICIPATION

The following citizens addressed the Council -

J. Rush, 7930 Fifth Street, supporting a DDA plan to redesign and upgrade the downtown area in preparation for competition from coming commercial development, but not in support of the extension of Baker Road.

L. Perry, 3576 Central, mentioning his desire to know more about the plans, the traffic problems at Central, his concern for not destroying the park but maybe making the connection from Baker to Central with limited access to the newly done section of Central from Baker to Main.

J. Adams, 7955 Third, speaking in opposition to the extension of Baker Road.

P. Bishop, Chairman of the DDA, introduced Chet Hill, who represented William Johnson and Associates, the firm hired by the Village to draw up streetscape plans for possible downtown development. Mr. Hill presented the two plans recommended to Council by the DDA.

M. Wolcott, 7921 Fifth Street, wishing to elaborate on the traffic studies stating he believed the traffic would go the fastest way and he would question the advisability of faster moving traffic through the downtown area as a business and safety issue.

V. Michael, 3649 Cushing Court, suggesting that maybe Council look at a third plan or perhaps make no change at all.

J. Going, 3255 Central, stating that she does not wish the extension to go in front of her home on Central and that she believes the traffic patterns in the downtown area are not that bad.

I. Schmidt, 3530 Hudson, stating the connection should not be made.

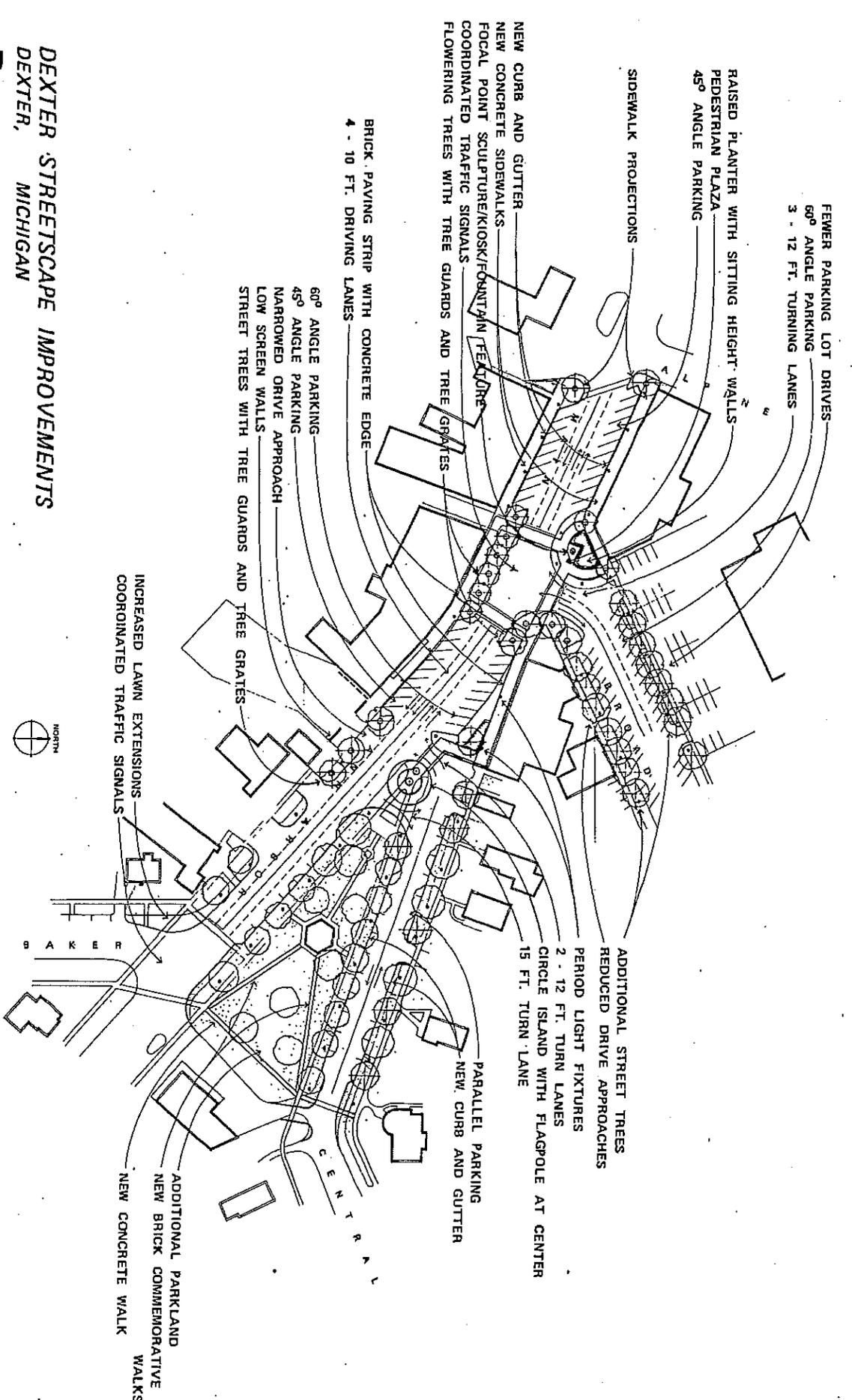
S. Sherrill, 3435 Edison, stating she would not like the park to become an island and that perhaps more work could be done on traffic routing in the Village.

P. Cousins, 7954 Forest Avenue, offering documentation of current as well as previous Master Plans of the Village and their consistent recommendation for the connection of Baker Road to Central Street, the deliberate purchase of the houses on Central by the Village for the purpose of said connection, studies of traffic patterns and counts done by the Washtenaw County Road Commission which document increased and projected increased traffic in the downtown area, his concern for the traffic problems at the Cottage Inn business site and the safety of pedestrians trying to cross the street in that area, and his desire to see Baker Road extended to Central to alleviate these problems.

P. Winkle, 3307 Central Street, stating he believed the commentary on the traffic patterns to be inaccurate and Baker Road should not be extended.

N. Pearson, 3281 Central Street, wishing Council to take a look at funding for a Community Center versus the road reconstruction.

B
DEXTER STREETSCAPE IMPROVEMENTS
DEXTER, MICHIGAN
CENTRAL STREET REALIGNMENT



PLANNING
 WILLIAM J. JOHNSON & ASSOCIATES, INC.
 200 South Main Street
 Dexter, Michigan 48130
 Phone: 313-325-2775
 Fax: 313-325-2776

Project Name: DEXTER STREETSCAPE IMPROVEMENTS
 Project No: 100-100-100-100
 Date: 10/10/10
 Drawn by: G.M.H.
 Approved: [Signature]

We, the undersigned citizens of Dexter, Michigan, do
NOT want Baker Road joined to Central Street.

	NAME	ADDRESS	PHONE
5-6-90	Joseph E. Samorby	3276 Central Street	426-4252
5-8-90	Norma J. Pearson	3281 Central	426-5014
5-8-90	Judith S. Deane	2873 Baker Rd	426-2310
5-8-90	Don & Mary Unrath	2861 Baker Rd	426-8744
5-11-90	Fifth Street	3276 Broad St	426-8382
5/11/90	Ronald F. Shoop	3276 Broad St.	426-8382
5/11/90	Grace Augustine	2937 Baker Rd	426-8155
5/11/90	Debbie Hines	8029 Huron St.	426-0332
6/4/90	Meets J. Schmidt	3530 Hudson St.	426-4055
6/6/90	Sandra S. Miller	8025 Fifth	426-8926
6/10/90	Norman & Rose	7660 Grand	426-8089
6/10/90	Barbara C. Hill	7660 Grand	426-8069
8/7/90	Ellsworth C. Hines	2901 Baker Rd	426-8380
8/7/90	Alan E. Idonny	7425 Ann Arbor Rd	426-5424
8/7/90	Thomas C. Miller	2913 - Baker Rd	426-2709
8/7/90	Elyse & Melba	2913 Baker	426-2709
8/14/90	Kathleen M. Miller	8030 Huron	426-3800
8/14/90	Margaret A. Hines	7820 3rd	426-4346
8/14/90	Lawrence Hines	7820 - 3rd	426-4346
8/14/90	Patricia L. Pudduck	7500 Forest	426-8952

* indicates having signed also the petition stating
 "we the undersigned citizens of Dexter, Michigan do not
 want Baker Rd joined to Central St."

D & Residents of Dexter Village

We, the undersigned, would like to see the newly acquired
 village property by Cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Sylvia Davidson	3434 Edison	426-3504
* Ethel Samuelson	2025 Baker	426-8298
Harold Samuelson	2025 Baker	426-8292
Tom Lemingway	7810 5th	426-8260
DT Spencer	3321 Edison	426-2096
Brook Spencer	3321 Edison	426-2096
Bob Jara	7830 A ² St	426-2559
Sienna Jara	7830 A ² St	426-2559
* Martha A. Gregg	7850 5th	426-4988
* Mark Gregg	7850 5th	426-4988
D Pat Wall	7831 4th	426-2394
D David Wall	7831 4th	426-2394
D Russ Brewster	7872 A ² St	426-4049
D Barb Brewster	7872 A ² St	426-4049
D Glen Dutzy	7861 A ² St	426-8383
D Alvena Layton	7871 G.A. St.	426-8688
D Lloyd Layton	"	"
* Leonard T. Jusiewicz	7915 Ann Arbor St #2	"
Melen Kauselman	7755 Forest	426-8128
Lawrence Kauselman	7755 Forest	" "
* James N. Shuill	3435 Edison St	426-8592

D before name indicates Dexter Village Residents

We the undersigned, would like to see the newly aquired village property by the Cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Jerewa Christensen	9215 McGregor, Pinckney	426-3510
Berna R. Sweet	21410 Waterlo Rd.	475-8100
Verena Broadbeck	9215 McGregor Pinckney	426-3510
D Michele Johnson	7715 Forest	426-2033
D Pat Knapp	7550 Grand	426-4125
D Leo Knapp	7550 Grand	426-4125
Michael Coval	7838 West Human river	426-4174
Julie Coval	" "	" "
Penonia Devine	8465 Dexter Chelsea	426-4771
Dand A Cyon	3615 CUSHING COURT	426-8042
Elizabeth Warren	5917 Willowbridged. Ypsilanti.	487-5381
C. H. Anna Herrmann	7840 4th St.	426-2600
D Martha M. Unghy	7840 4th St, Dexter	426-2600
D Anne Locke	3333 Edison, Dexter	426-8414
D Florence ^(admit Jeff) Dayison	3360 Edison Dexter	426-8399
D Nada Coval	7812 Fowith St.	426- 4227
Stanna Miller	8471 Sally	426-8980
Paul Coval		
D Wendy Sherrill	3435 Edison	426-8595
D Kersey Purdy	3435 Edison	426-8595

We, the undersigned would like to see the newly acquired village property by Cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Alfred J. Renzini	4801 Miller Rd	994 3292
John C. Kelly	13700 RIKER	"
Rayne W. Mann	3060 BAKER	426-4550
John B. Man	2700 N. Parker	426-4039
H. Digger	" "	" "
C. Clark-Wyatt	7615 Huron River	426-3065
F. Knapp	3125 Kensington	426-5360
Barbara Kaye Knapp	8033 W. Huron River Dr.	426-2390
Kathy Arnold	8033 W. Huron River Dr.	426-2390
William B. Arnold	2975 Wyfield, Dayton	426-3198
Wanda L. Koch	2975 Wyfield, Dayton	426-3198
D. Koch	6655 Jackson #222	996-0304
Rosemary Koch	8835 McLaughlin	426-3289
Tom O'Haver	1950 Baker Rd.	426-4509
Tinnie O'Haver	2367 Weber	426-4492
Anne Schutz	5731 Dexter Pinckney	426-573
Dave Coval	7838 Huron River Drive	426-4174
Wendi Lake	4740 Dexter-Pinckney Rd.	426-208123

We the under signed would like to see the newly aquired village property by cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Theresa [Signature]	Belleme Park	
Christie E. Helledaasch	222 W. Capital	
Kathleen York	Belleve, MI 49001	763 3484
Inese Steenaway	Dexter	
Dr. Steve Pastore	3473 Recreation Dr. Piquette	
EMILY S. ELLIOTT	8155 MURON ST DEX.	663-2685
John Widmayer	716 THOMAS CT. AA	996-3925
Linda Wypa	Dexter	426-8828
Ullie Kelly	9138 Norwood Ct	426-2186
Michael Kelly	Dexter	
Vilma White	6872 W. Huron River Pl.	426-3699
Charles R. Huff	6872 W. Huron River Dr	426-3699
Sally W. Street	3836 N. Trentwood	662-0685
Doug [Signature]	Whitmore Lake	
Betty J. Kusala	2353 N. Peiber	426-4897
Jim Devine	21410 WATERLOO RD.	426-8100
Carol Cynan	9215 MCGREGOR	426-3510
Maria Brigham	1711 Maryfield, Ann Arbor	663-0437
[Signature]	8465 DEXTER, Chelsea	426-4971
[Signature]	3615 Cushing Court, Dexter	426-8042
[Signature]	5199 Webster Ch Rd	426-4891
[Signature]	5189 Webster Ch Rd.	426-4882
[Signature]	1980 ANN ARBOR ST.	426-2681
[Signature]	7915 ANN ARBOR St #2	NO PHONE

We the undersigned, would like to see the newly acquired village property by the Cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Tina Wood	7691 Ann Arbor St	426-8820
Donna Rhonda	7691 A2 Rd	426-8820
Pat Coval	7838 Sharon Green Drive	426-4174
Genora LaRoe	4740 Dexter Pinckney ^{Dexter}	426-3084
Ellen Burek	3558 Central	426-8615
Francis York	9415 Wasp Ct Dexter	426-8263
Phyllis E. Mulligan (Mrs)	(3530 Edison Property)	449-2246
Sharon Wheeler	11205 Tomard.	878-3530
Joe Messner	4390 Crestline	426-3542
Robert A. Se	3101 Forshee, Dexter	426-8251
Al R...	6865 Jay Rd Dex.	426-8581
J Ludwig	6655 Jackson Rd	665-9734
Phyllis Windmayer	4809 Dexter Pinckney Rd	426-8828
Barb ...	5351 Dexter Rd / Ann Arbor	
JK W...	9138 Horseshoe Ct.	426-2186
Judy L. Nuttall	31453 Roslyn G.C.	522-6005
George A. Martins	3836 W N Territorial	662-0685
Bethany Lee	2236 Dexter Ave #202	662-2719
...	" " " "	" "
Jeanne Hoff	2353 N. Park	426-4847
Luc Shuman	3435 Edison	426-8535

We, the undersigned citizens of Dexter, Michigan, do
 NOT want Baker Road joined to Central Street.

NAME	ADDRESS	PHONE
Erin Bese	3355 DOVER	426-2094
Jerry Bese	3355 DOVER	426-2094
Lil Shields	3435 Edison	426-8595
Shirley L. Johnson	7646 Grand	426-8540
Doris Steers	3272 Dover	426-8450
Maude Gregg	7850 Fifth	426-4988
Renee Joran	7830 Ann Arbor St	426-5393
Mark Gregg	7850 5th St.	426-4988
Carol S. Donaldson	7830 5th Street	426-2312
Andrew P. Jahn	7759 Ann Arbor St.	426-4153 426-3885
Carol M. White	7721 Ann Arbor St	426-8193
Jane Phillips	7691 Ann Arbor St	426-8820
Anne S. Rhoades	7691 Ann Arbor St	426-8820
Pat Cousins	7648 Forest St	426-4765
Gunda King	7565 Ann Arbor Rd.	426-8784
Thomas Wall	7438 Wall Ct	426-4740
George L. Stecker	7428 Wall Ct	426-8123
Sophia F. Stecker	7428 Wall Ct	426-8123
Robert York	7415 Wall Ct	426-8263
John Wall	7427 Wall Court	426-8618
Mike McKillen	7439 Wall Ct	426-4204
Paul E. Yuth	7414 Wall Ct.	426-8398
James Sherrill	3435 EDISON	426-8595
Jon Rush	7930 5th St	426-4300
Mary Rush	7930 5th St	426-4300
Sharon E. Sutton	8071 Main St	—2665

We, the undersigned citizens of Dexter, Michigan, do NOT want Baker Road joined to Central Street.

NAME	ADDRESS	PHONE
Francis Tomaska	3145 Kensington	426-5254
Francis York	7415 Wall ct.	426-8263
Helen Arnold	7541 A.A. St	426-5137
Bob Murphy	7905 Fourth	426-3810
Lee Smith	7726 Third St	426-4982
Ellen Birch	3558 Central St	426-8615
Lulla Clark	3455 Inverness	426-8132
Beverly Lane	8029 -5th	426-4101
Ruth Ann		
- Earl Steeb	3025 N. Zeeb	426-3512
- Lois Steeb	3825 N. Zeeb Rd	426-3512
- Judy Johnson	4115 Kinghill Dr.	426-8884
Jane Johnson	8142 Zeeb	426-8434
John C. Damm	8586 Fourth St.	426-8142
Julia L. Damm	7590 Fourth St.	426-8142
Bladys M. Altlung	7929 3rd St Dexter	426-3247
Richard E. Altlung	7929 3rd St Dexter	426-3247
Mary D. Milligan	3512 Central St	426-3098
A.K. OVF	3512 CENTRAL ST	426-3098
William Sykes	7250 DAN HOEY	426-8368

May 25, 1990

WE, THE UNDERSIGNED CITIZENS OF DEXTER, MICHIGAN, DO NOT WANT
BAKER ROAD TO BE JOINED WITH CENTRAL STREET.

NAME	ADDRESS	PHONE
Lois A K Brady	7910 Third Dexter	426-3595
Neal A. Brady	11	11
Nanma Lesser	7632 Second Dexter	426-8880
Lenne Johanne Wirtst	7628 Second Dexter	426-8685
Andrea French	7625 Second Dexter	426-8306
Victor Michael	3649 Cushing	426-5146
C. B Michael	3649 Cushing	426-5146
Genee Dolias	3664 Cushing Ct	426-4706
Mary Jo Carr	3550 Cushing Ct.	426-4045
Collette Knake	7514 3rd	426-2078
Laura Carey	2264 Baker Rd. Dexter	426-2601
George L. Barson	7628 Colwood	426-8314

VILLAGE MANAGER'S REPORT - December 10, 1990

- As is traditionally the custom for the Christmas shopping season, the Department of Public Works has "bagged" the parking meters for the remainder of the year. This courtesy to merchants and shoppers is normally done approximately two weeks prior to Christmas.

- The landscaping and signage at the entrance to the Dexter Business and Research Park is finally nearing completion. As part of that project, a sturdy flag pole was erected and durable new American flag purchased. However, we now need some group(s) and/or organization(s) to commit to the daily raising and lowering of the flag so that its consistent flight might be assured. If Council has thoughts or suggestions in this regard, we welcome the input.

- My recent meeting with Village Engineers went smoothly and should result in complete cost estimates and contracts for engineering services to complete the \$3.5 million in L.D.F.A. infrastructure work, to be delivered before the end of the year. We might wish to alter the agenda for the December 21st meeting to include the ability to address and approve these contracts should they be available. In order to begin and complete all this work during calendar year 1991, the timing is becoming critical---the Engineers must begin design work in early January so that bids can be let in March and work begun as early as spring weather will allow. The design work will include; minimal extension of Clark Woods Drive and its concurrent underground utilities past its intersection with Bishop Circle West. Because lots 43-46, will be sold as a single parcel with frontage along easterly Clark Woods Drive, the need to extend the roadway west of Bishop Circle West becomes unnecessary. We will also be designing pavement and restoration and ditch work for the water tower road, with permanent fencing and a secured gate for the water tower lot. Additionally the front 25 feet of the first traffic island will be removed and the pavement properly striped for entrance turns.

 The sewer trunk line project, previously designed to upgrade the 8" line in Baker to the Waste-Water Treatment Plant to a 15" line, will be slightly redesigned to straighten out the path to the rear of Monument Park in the property purchased for this purpose.

Baker Road should get a complete and total reconstruction, including a minimum 3 lanes from Main to Dan Hoey with curb and gutter virtually the entire distance. All the long-standing drainage problems should be completely eliminated and the traffic signalization and pedestrian signalization at Baker and Dexter-Ann Arbor completely updated and replaced. With the significant introduction of curb and gutter along the length of Baker, it will be critical to effectively introduce and approve an ordinance limiting "curb cuts", so that lengthy "non-focused" parking areas be eliminated once and for all. Between the Village and the County Road Commission, the entire length of Baker will be rebuilt next

DEXTER VILLAGE COUNCIL
REGULAR MEETING
JANUARY 14, 1991
8:00PM
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET

The meeting as called to order at 8:00pm by the president.

ROLL CALL

Present: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates

Absent: None

APPROVAL OF MINUTES

Moved Ritchie, support Walters to approve the minutes of the December 26, 1990, regular meeting as presented.

Ayes: Ritchie, Walters, Genske, regory, Baroni, Stacey, Yates

Nays: None

PRE-ARRANGED CITIZEN PARTICIPATION

Paul Bishop, D.D.A. Chair, addressed Council speaking to the issue of the election bond issue for downtown development. Chairman Bishop gave a report of the January 8, 1991, DDA meeting covering the following items-

a) Discussion of the bond proposal and the wording of said proposal as approved by Bond Counsel, Miller\Canfield

b) Discussion of the importance of the Council and the DDA working together to maintain community trust

c) Discusson of the importance of the Citizens being well informed about the expenditure of dollars for the renovation project

d) Discussion of the importance of Citizens being informed that no monies raised through this bond sale will be used to fund any extension of Baker Road--all dollars will be used for the development of Plan B.

APPROVAL OF AGENDA

Moved Ritchie, support Stacey to approve the agenda as ammended. (Copy Attached)

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates

Nays: None

NON-ARRANGED CITIZEN PARTICIPATION

K. Fisher-Dworek, 7105 Ann Arbor Road, addressed Council requesting Council consider/discuss the placement of street lights at the intersections of Dan Hoey Road and Ann Arbor Road and Dan Hoey and Baker Roads.

B. Steptoe, 7250 Dan Hoey Road, addressed Council stating he felt trees removed in the reconstruction of Dan Hoey Road should be replanted and stating that he felt the fountain spray at Dapco should be diminished to prevent it from wetting Dan Hoey Road.

3/25/91

NON-ARRANGED CITIZEN PARTICIPATION

G. Dworek, 7105 Ann Arbor Rd., addressed Council commending the Planning Commission for its consideration of the neighbors in its review of the proposed Equitable Plan and expressing his support for audio/video taping of public meetings.

COMMUNICATIONS

Copies of the Washtenaw County study of traffic flow were distributed to council members.

BILLS AND PAYROLL

Moved Gregory, support Genske to approve bills and payroll costs in the amount of \$136,052.73.

Ayes: Baroni, Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

REPORTS

Sheriff-Sgt. Sutton presented the February Sheriff's report.

Fire Department-No report.

Standing Committees

1. Planning Commission-Council received written report.
(Copy attached)

2. Parks-Council received written report. (Copy attached)

Village Manager-Council received written report. (Copy attached)

ORDINANCES/RESOLUTIONS

1. Resolution of Plan Adoption: Village of Dexter Recreation Master Plan

Moved Baroni, support Gregory to adopt the Resolution of Plan Adoption: Village of Dexter Recreation Master Plan. (Copy attached)

Ayes: Baroni, Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

2. Resolution of Support for Dexter Parks and Recreation Commission's Grant Application: Smith Woods

Moved Genske, support Gregory to adopt the Resolution of Support for Dexter Parks and Recreation Commission's Grant Application. (Copy attached)

Ayes: Baroni, Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

OLD BUSINESS

1. Review and Discussion: Dedication of Lands Subject to Land Contract

Discussion was held regarding such action as it related to the Village attorney's legal opinion contained in the meeting packet.

It was decided the Village Manager would contact the Village attorney with request that the attorney contact the property sellers regarding joint dedication of said property adjoining Monument Park.

Moved Baroni, support Rush to table the subject.

Ayes: Baroni, Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Village Manager's Report - 3/25/91

of inconvenience and dust. I ask everyone in advance to bear with us. The final results will prove more than worth the inconvenience.

- We are currently reviewing and evaluating bid specs for the budgeted purchase of both the street sweeper and tractor. Hopefully we will have recommendations for purchase of both these items sometime in April.

- Included in your packet, as per Council's request, is an opinion by our attorney regarding the dedication of certain lands currently held in "land contract" by the Village. As you will note, any dedication of property during the term of a land contract would require the seller to join in the dedication.

DEXTER VILLAGE COUNCIL
REGULAR MEETING
APRIL 8, 1991
8:00PM
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET
DEXTER, MI 48130

The meeting was called to order at 8:00PM by the president.

ROLL CALL

Present: Gordenier, Rush, Baroni, Gregory, Pearson, Genske, Yates

Absent: None

APPROVAL OF MINUTES

Moved Rush, support Gordenier to correct the minutes of 3-12-91 to read-

Moved Rush, support Pearson to suspend Council rules to allow Trustee Rush to present a motion regarding a subject not posted on the approved agenda.

Ayes: Rush, Gordenier, Pearson, Genske, Gregory, Yates

Nays: None

and to add- Moved Rush, support Gordenier to designate the vacant land at the southeast end of Monument Park as dedicated parkland.

Ayes: Rush, Gordenier, Pearson

Nays: Genske, Gregory, Yates

Motion failed.

Ayes: Gordenier, Rush, Pearson

Nays: Baroni, Gregory, Genske, Yates

Motion failed.

Moved Genske, support Baroni to approve the minutes of the 3-25-91 regular meeting as presented.

Ayes: Gordenier, Rush, Baroni, Gregory, Pearson, Genske, Yates

Nays: None

APPROVAL OF AGENDA

Moved Baroni, support Gregory to approve the agenda as amended to move Old Business before Ordinances and Resolutions. (Copy attached)

Ayes: Gordenier, Rush, Baroni, Gregory, Pearson, Genske, Yates

Nays: None

NON-ARRANGED CITIZEN PARTICIPATION

Bruce Waggoner, 3294 Broad Street, addressed council stating his disappointment at the prospect of paying \$105,000 for 75 feet of additional parkland and proposed thoughts of how said amounts of money could be used to improve sidewalks, provide curb and gutter, etc.

Paul Cousins, 7648 Forest, addressed the ramifications of dedicating parklands and land use of said property in the future.

Paul Bishop, 7531 Forest, representing the DDA, addressed the

Council informing them of the next DDA meeting, 3-18, and requesting their attendance as discussion of the failed bonding issue would take place.

COMMUNICATIONS

Council packets contained a letter from K. Dwoerek regarding restoration and the recent Dan Hoey Road project, A letter from J. Rush regarding his proposed changes to the minutes of 3-12-91 and proposed schedules for development of Phase 2 of the Dexter Business and Research Park.

APPROVAL OF BILLS AND PAYROLL

Moved Baroni, support Pearson to approve bills and payroll costs in the amount of \$60,179.92.

Ayes: Gordenier, Rush, Baroni, Gregory, Pearson, Genske, Yates
Nays: None

REPORTS

Parks Commission- Council received written report. (Copy attached)

A. Review of Council action regarding proposed Veterans Memorial Trustee Rush requested clarification regarding the procedure for recommendations and final approval for issues regarding the proposed memorial.

Village Mgr.- Council received written report. (Copy attached)

OLD BUSINESS

1. Review of Council Procedure Regarding Approval of Minutes Discussion. No action taken.
2. Dedication of Lands to Park System; Question of Legal Title Holder

Moved Baroni, support Gregory to remove the subject from the table.

Ayes: Gordenier, Rush, Baroni, Gregory, Pearson, Genske, Yates
Nays: None
Discussion. No action taken.

ORDINANCES AND RESOLUTIONS

1. Resolution to Dedicate Certain Land to Park System
Moved Gordenier, support Rush to adopt the proposed resolution to dedicate certain parklands (Southeast-Monument Park) as amended (Copy attached)

Ayes: Gordenier, Rush, Baroni, Gregory, Pearson, Genske, Yates
Nays: None

NEW BUSINESS

1. Approval of Design Engineering for Water Main Replacement, Baker Road

Moved Baroni, support Gregory to authorize the expenditure of funds to complete the design engineering for the water main replacement Baker Road.

Ayes: Gordenier, Rush, Baroni, Gregory, Pearson, Genske, Yates
Nays: None

RESOLUTION

A resolution to dedicate certain lands in the Village of Dexter, owned in fee simple by the Village of Dexter, to the official dedicated Park system of the Village of Dexter.

The Village of Dexter Resolves:

The following legally described lands located in the Village of Dexter, Washtenaw County, Michigan to wit:

PARCEL "A"

A parcel of land in part of Lot 3 and part of Lot 4, Block 7, original plat of the Village of Dexter, as recorded in Liber B of Deeds, Page 341, Washtenaw County Records, described as beginning at a point located by the following 2 courses from the northwesterly corner of said Lot 4; (1) N 46 degrees 06'20" W 49.50 feet along the northerly line of Ann Arbor Street; and (2) N 15 degrees 54'19" E 53.79 feet; thence continuing N 15 degrees 54'19" E 34.00 feet; thence S 69 degrees 14'09" E 121.05 feet along the southerly line of Central Street; thence S 44 degrees 31'33" W 77.57 feet; thence N 46 degrees 06'20" W 94.51 feet to the point of beginning.

PARCEL "B"

A parcel of land in part of Lot 3 and part of Lot 4, Block 7, original plat of the Village of Dexter, as recorded in Liber B of Deeds, Page 341, Washtenaw County Records, described as beginning at the northwesterly corner of said Lot 4; thence N 46 degrees 06'20" W 49.50 feet along the northerly line of Ann Arbor Street; thence N 15 degrees 54'19" E 53.79 feet; thence S 46 degrees 06'20" E 94.51 feet; thence S 44 degrees 31'33" W 47.51 feet; thence N 46 degrees 06'20" W 19.24 feet along the northerly line of Ann Arbor street to the point of beginning.

Are this day, By Approval of the Village Council of the Village of Dexter, officially added to and dedicated as Village of Dexter Park land; To be considered and identified as a part and extension of "Monument Park". Provided, however, that such dedication is not intended to impair the value of the property as security; and that such dedication remain effective for so long as the Village is not in default on its mortgage attached to the property so dedicated.

Motion by Council Member: _____

Supported by Council Member: _____

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

This Resolution declared adopted this _____ day of
April, 1991.

Certified _____
Donna L. Fisher, Village Clerk

VILLAGE OF DEXTER

8140 Main Street

Dexter, Michigan 48130-1092

Phone (734) 426-8303

FAX (734) 426-5614

9/27/99

TO: President Coy and Village Councilmembers
 FROM: Jim Graham, V.M. *JG*
 DATE: Sept. 27, 1999
 RE: Village Manager's Report

1. On Friday, Sept. 17th, State Rep. John Hansen, Pat McKillen, DPW Director and I attended a tour of the MR. Rubbish Recycling Center, located at the Whitmore Lake Site. We found the tour very interesting and informative. The idea of scheduling the tour came from John Hansen, because of the comments and concerns expressed from the residents of Dexter. Does the company really separate the recyclable materials, or are the bins and bags just mixed together and dumped into a huge landfill area? The facts are, the materials do get separated, loaded, and shipped away to the various recycling destinations (ex. glass, papers, metals, batteries, corrugated board materials, even the salvageable building materials such as 2x4's, plywood sheets, wood pallets). The materials that are mixed are sorted by hand, and placed in the proper materials bins. Mr. Rubbish expressed hope that the number of Dexter residents utilizing this important service increases.

2. The Huron View Court Condominium Final Site Plan, with the revised plan for a circle turn-around rather than the T-turn around has been attached. The revised plan by the engineers of OHM, includes the sidewalk, sidewalk ramp, and an emergency vehicle access path. The cul-de-sac is 55 ft. across, stays 4 ft. off the property line, and maintains equal distance from the new homes on both sides of the street.

3. An update to the Village Council regarding the Sept. 13 discussion item of possibly adopting language preventing future road construction through the Monument Park. Brad Smith, Attorney, addressed the options for Village Council as follows: lobby State Legislature of Michigan to enact law language preventing future actions (not likely at all), enact ordinance language (not only not wise, may not be legal to attempt restricting actions of future Village Councils), amend Village by-laws (not wise to amend by-laws with single issue items), or draft resolution language (can be reversed, revised, or overturned by future Council vote).

4. The Dexter High School Water and Sanitary Sewer Extension item will be on the October 11, 1999 Village Council Meeting, for the purpose of giving direction to the engineers of OHM (about the upgrade options on the sewer portion and options for serving Bates Farms with sanitary sewer services). Please bring engineering options and documentation provided by Vicky.

2/28/00

Pg 3

Ayes: Rush, Stacey, Darr, Huddleston, Kimmel, Hall, Coy.

Nays: none

Motion Carried.

3) Consideration to Approve the Resolution to Establish the 2000/2001 Millage Rate at 11.0653
Present Coy stated the actual millage numbers will be available after March, and the council should consider postponing resolution until the accurate numbers are available.

Moved by Rush, supported by Stacey to postpone the Resolution to Establish the 2000/2001 Millage Rate.

Ayes: Darr, Stacey, Rush, Coy, Kimmel, Huddleston. (Hall left room temporarily, did not vote)

Nay: none

Motion Carried.

4) Consideration to Approve the 2000 Police Services Contract.

President Coy and Graham state the new budget does include the full \$329,148 for the 4.5 officers. Lt Miller offered brief overview of the schedule changes from 24/7 to 16 hour per day if the contract is reduced, school officer does not respond on emergencies, the Dexter township contract currently covers .5 officers. Discussion included the continued talks with the Township.

Motion by Stacey, supported by Rush to Approve the 2000 Police Services Contract.

Ayes: Rush, Stacey, Darr, Huddleston, Kimmel, Hall, Coy

Nays: none

Motion Carried.

5) Consideration to Approve Village Managers Contract.

Motion by Hall, supported by Stacey to approve the Village Managers Contract, with Amended Language.

Ayes: Huddleston, Kimmel, Hall Coy, Rush, Stacey, Darr.

Nay: none

Motion Carried.

6) Consideration to Approve S.A.D. Agreement between Norfolk Development and Village.
President Coy briefly outlined the N.E. Sanitary Sewer S.A.D., Norfolk, Orchard Hills and the possible purchase of vacant units.

Motion by Kimmel, supported by Darr to approve S.A.D. Agreement between Norfolk Development and the Village.

Ayes: Hall, Kimmel, Huddleston, Darr, Rush, Stacey, Coy.

Nay: none

Motion Carried.



7. Consideration to Broaden the Charge of the Monument Park Committee.

President Coy discussed the Monument Park and Land Trust options, Monument Park Committee approached the Parks Commission re: land Trust options and other options to prohibit road through the park, Rush stated that council didn't give the committee the directive to explore other options. Graham outlines the legal opinion from Brad Smith, Village Attorney, regarding his opinion against giving the park property to a land trust. A possible option includes a charter amendment. Coy offered option of possible zoning ordinance language. Huddleston

Courtney Nicholls

From: Donna Dettling
Sent: Wednesday, January 28, 2009 2:50 PM
To: Courtney Nicholls
Subject: FW: Request for assistance

From: Scott Broshar [mailto:sbroshar@absolutetitleinc.com]
Sent: Wednesday, January 28, 2009 1:30 PM
To: Donna Dettling
Subject: RE: Request for assistance

Interesting problem. Without having another party involved I don't think that the current officeholders can bind future elected officials. A couple of ideas come to mind that might work, however.

(1) A lawsuit to amend the original plat of the village. The park area could be dedicated as a public park in perpetuity on the amended plat. This would not prevent a future council from trying to re-amend the plat, but they would certainly think twice about it.

(2) An Historic Preservation Easement. Assuming that the park could qualify as an "historic site" the Village could grant an historic preservation easement to an entity that would be in charge of preserving the historic character of the site. Preservation easements are perpetual and would be very difficult to eliminate in the future. the biggest concern that I have with this approach is how to re-characterize the street right of way - I'm pretty sure a street right of way would not qualify as "historic". It may be that you could vacate portions of the adjoining street, reducing the public right of way. As the sole owner of the property on the east end I think an argument could be made that the Village would retain "ownership" of the vacated area, and then grant the historic preservation easement to a willing recipient.

(3) Combination of 1 and 2. The advantage of this approach is that by granting an historic preservation easement after the park is created on the plat it would be extremely difficult for future councils to eliminate the park.

I hope this helps - at least it should be a little food for thought. Let me know if you have additional questions or if I can help in any way. Thanks,

Scott Broshar

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

From: Donna Dettling [mailto:ddettling@villageofdexter.org]
Sent: Tuesday, January 27, 2009 4:16 PM
To: Scott Broshar
Cc: Courtney Nicholls
Subject: Request for assistance

Scott,

I have a new project for you. Village Council needs assistance determining their options for a formal dedication of Monument Park. Most of the current Park is technically ROW, as the Street Scape reconfigured the Roads in Downtown and created green space. About half of the Park near the old Cottage Inn was a residential parcel purchased late in 1989 or early 1990 for the purpose (debated) to put Baker Road through to Central Street, or make the Park bigger.

At any rate the Village has a Park called Monument Park and Elected Officials are looking for a way to make it impossible to ever put a road through it, now or 50 years from now.

Do you have any ideas?

If you need more details please call.

Donna Dettling
734-426-8303 x11

THE GENERAL LAW VILLAGE ACT (EXCERPT)
Act 3 of 1895

67.4 Acquisition, purchase, and erection of public buildings; purchase, appropriation, and ownership of real estate; purposes; sale of buildings, grounds, or parks.

Sec. 4.

A village may acquire, purchase, and erect public buildings required for the use of the village, and may purchase, appropriate, and own real estate necessary for public grounds, parks, markets, public buildings, and other purposes necessary or convenient for the public good, and for the exercise of the powers conferred in this act. Such buildings and grounds, or any part thereof, may be sold at a public or private sale, if authorized by an ordinance, or may be leased. A public park shall not be sold without the consent of a majority of the electors of the village voting on the question at an election.

History: 1895, Act 3, Imd. Eff. Feb. 19, 1895 ;-- CL 1897, 2772 ;-- CL 1915, 2643 ;-- CL 1929, 1552 ;-- CL 1948, 67.4 ;-- Am. 1974, Act 67, Imd. Eff. Apr. 1, 1974 ;-- Am. 1998, Act 255, Imd. Eff. July 13, 1998

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AGENDA 2-9-09

ITEM L-9

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

cnicholls@villageofdexter.org

Phone (734)426-8303 ext 17 Fax (734)426-5614

MEMO

To: President Keough and Council Members
From: Courtney Nicholls, Assistant Village Manager
Date: February 9, 2009
Re: Town Hall Meeting Update

Instead of creating a Powerpoint presentation, I would like to propose creating information sheets for distribution to attendees. This will give the public something to take home with them and allow us to use the entire meeting time for questions.

The advertisement for the meeting is going according to schedule. The postcards will be mailed the week of February 9th.

Attached is an e-mail from Sgt. Gieske regarding the meeting and the HVA and Sheriff's representatives that will be in attendance.

Donna Dettling

From: Beth Gieske [gieskeb@ewashtenaw.org]
Sent: Tuesday, February 03, 2009 2:31 PM
To: skeough@villageofdexter.org; rtell@villageofdexter.org; jcarson@villageofdexter.org;
pcousins@villageofdexter.org;; dfisher@villageofdexter.org; jsemifero@villageofdexter.org;
jsmith@villageofdexter.org; cjones@villageofdexter.org; Donna Dettling; Courtney Nicholls
Subject: Town Hall Meeting Information

Hello Council Members;

In regards to the Town Hall meeting I have confirmed the attendance for one of the Supervisors from the Communication Center (Dispatchers). I have also invited the new Prevention Services Deputy (Ray Yee), School Liaison officer and others from the administration to attend. I want to make sure that I bring as much information to the meeting that you think would be useful to share with the attendees. If you have any particular agenda item and/or suggestions please feel free to email me with them. You may receive an out of office message from me when you do so. Just know that I will be checking my email periodically while I am away from the office.

There are no pressing matters taking place in the village from the Law Enforcement side that I am currently aware of .

Thank you in advance and have a good day.

Beth Gieske