

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. Sign Calendar
3. April Citation List
4. Letter from Comcast
5. Response Letter From Comcast to the Village
6. Webster Township Public Hearing for an Industrial Facilities Exemption Certificate for Thomson-Shore (7300 Joy)
7. Washtenaw Area Transportation Study April Newsletter
8. Thank You Letter from the Dexter Senior Center

Page # 11-39

I. REPORTS:

1. Community Development Manager Report– Allison Bishop

Page#41-53

2. Finance Director/Treasurer – Marie Sherry

Page # 55-70

3. Board, Commission, & Other Reports- “Bi-annual or as needed”
 - Arts, Culture & Heritage Committee
 - Chelsea Area Planning Team / Dexter Area Regional Team
 - Dexter Area Chamber
 - Dexter Area Fire Department
 - Downtown Development Authority Chair
 - Farmers Market/Community Garden
 - Gateway Initiative
 - Gordon Hall Mgmt Team Representative – Donna Fisher**
 - Huron River Watershed Council Representative
 - Library Board Representative
 - Parks & Recreation Commission
 - Planning Commission
 - Washtenaw Area Transportation Study Policy Rep
 - Western Washtenaw Area Value Express Representative

4. Subcommittee Reports

Economic Preparedness

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Facilities
Website

5. Village Manager Report **Page # 71-90**

6. President's Report **Page # 91-92**

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: **\$507,622.47**
Page#93-102

2. Consideration of: Request from Dexter Lions Club to hold their annual White Cane Fund Drive Friday May 25, 2012 and Saturday May 26, 2012
Page#103

3. Consideration of: Request from Dexter Senior Center to close Central Street from Main to 5th for the Ice Cream Social on June 2, 2012 from 7 a.m. to 6 p.m.
Page # 104-107

4. Consideration of: Application from the Village of Dexter, Dexter American Legion Post #557, and Dexter Historical Society to hold the Memorial Day Ceremony and Parade on May 28, 2012
Page#109-115

K. OLD BUSINESS- Consideration and Discussion of:

1. Discussion of: Cityhood Next Steps

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L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Resolution Authorizing Notice of Intent and Declaring Intent to Reimburse for the 2012 State Revolving Fund Sludge System Improvement Project

Page # 117-122

2. Consideration of: Setting Two (2) Public Hearings on June 11, 2012 for the 2012-2013 Water/Sewer/Refuse Rates and the 2012-2013 Millage Rate and 2012-2013 Budget

Page#123-125

3. Discussion of: Bids Received for the Construction of the Dexter-Pinckney/Island Lake Sidewalk

Page#127-132

Items 4 through 8 Page #133-228

4. Consideration of: Planning Commission recommendation to adopt Amendments to Article 5 of the Zoning Ordinance, Parking and Loading
5. Consideration of: Planning Commission recommendation to adopt Amendments to Article 6 of the Zoning Ordinance, Landscaping Standards
6. Consideration of: Planning Commission recommendation to adopt Amendments to Article 15B of the Zoning Ordinance, Ann Arbor Road Corridor Overlay District
7. Consideration of: Planning Commission recommendation to adopt Amendments to Article 15D of the Zoning Ordinance, Baker Road Corridor Overlay District
8. Consideration of: Planning Commission recommendation to adopt Amendments to Article 20 of the Zoning Ordinance, Schedule of Regulations

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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. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268 Sec. 8
Koback v. Village of Dexter – Washtenaw Circuit Court Case #11-579-NZ**

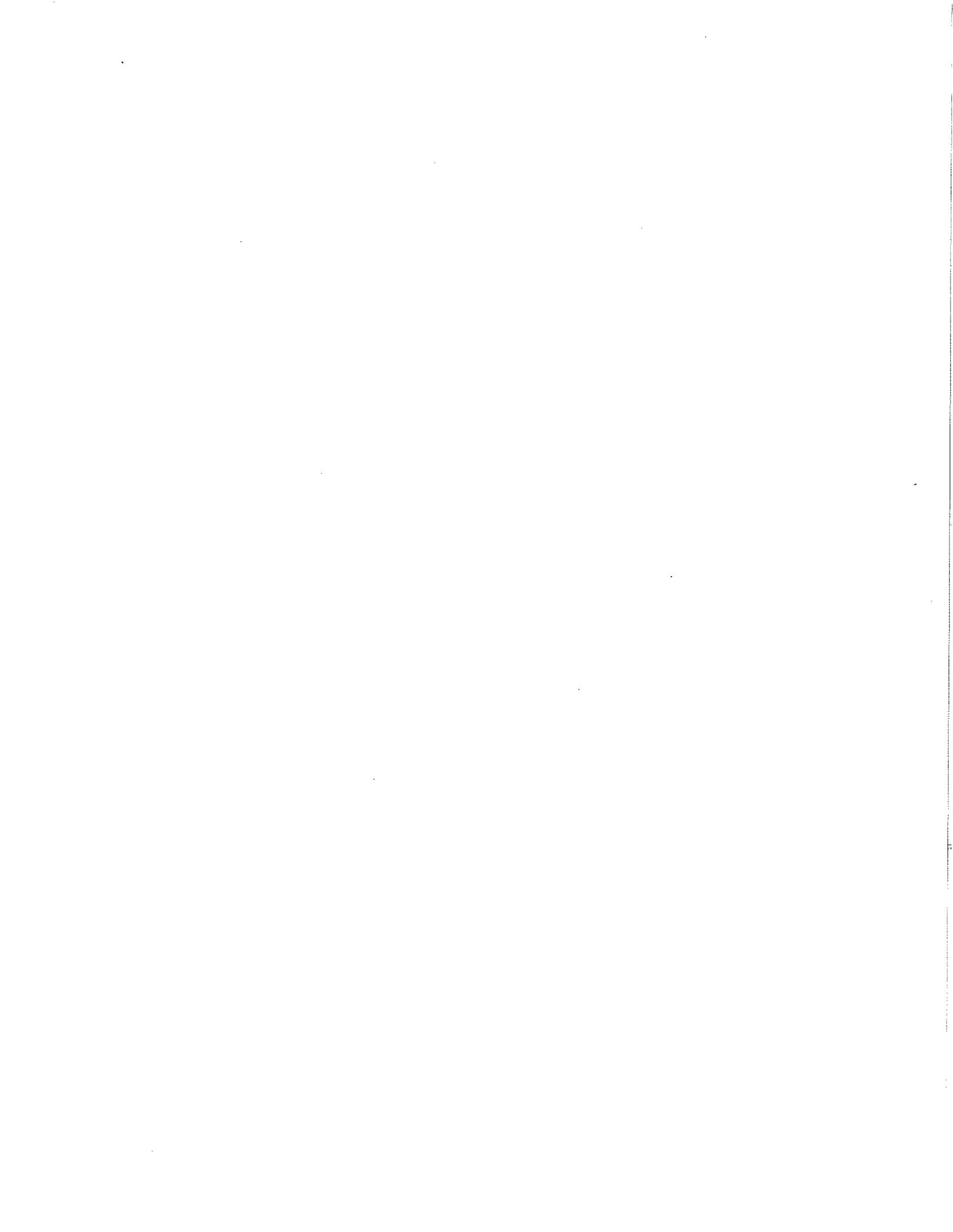
P. ADJOURNMENT

DATE CHANGE REMINDER

**Due to Memorial Day the next Council Meeting will be held on
Tuesday, May 29, 2012**

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DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, APRIL 23, 2012

AGENDA 5-14-12
ITEM C-1

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

B. ROLL CALL: President Keough

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

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Allison Bishop, Carol Jones, Village Clerk; Allison Bishop, Community Development Manager; Rhett Gronevelt, Orchard, Hiltz & McCliment; Marc Breckenridge, Washtenaw County Sheriff's Office – Director of Emergency Services; and residents and media.

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting – April 9, 2012
2. Work Session – April 11, 2012

Motion Smith; support Cousins to approve the minutes of the Regular Council meeting of April 9, 2012 and the minutes of the Work Session of April 11, 2012 as presented.

Unanimous voice vote for approval

Ms. Fisher entered the meeting at 7:35 PM

D. PREARRANGED PARTICIPATION

Marc Breckenridge, Washtenaw County Sheriff's Office – Director of Emergency Services, Regarding March 15, 2012 Tornado

Mr. Breckenridge gave a slide show presentation on Community Emergency Preparedness highlighting the top Washtenaw County Hazards with Connective Weather (Severe Winds, Lightning, Tornadoes and Hailstorms) ranked the number one hazard. Mr. Breckenridge reviewed the weather pattern of the tornado and reported on cost attributed to it...\$1.4 million for disaster response, \$8.3 million for residential and business damages, and \$1.1 million for public assistance damage. Mr. Breckenridge also mentioned changes in emergency procedures and that the county will now be able to go live with the media to warn the public of impending dangers.

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda with following additional information:

I-4, Village Manager's Report, Dexter Community Schools Project Update

Unanimous voice vote for approval

F. PUBLIC HEARINGS

Action on each public hearing will be taken immediately following the close of the hearing

None

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Ann Arbor SPARK's 2012 Annual Meeting Notice

Trustee Smith reported that there will be a meeting on Thursday, April 26 at 7 PM at the Dexter Area Museum about the Memorial Day Parade.

I. REPORTS

1. Community Development Manager – Allison Bishop

Ms. Bishop gave the following verbal updates:

- Mill Creek Park – progress is moving along and holding weekly meetings. The contractor has requested an extension until July 1 and has indicated that he will have the project done by then. It is felt that by giving an extension the contractor will be able to do the finishing work without rushing through it.

Mr. Semifero entered the meeting at 8:30 PM

Motion Carson; support Cousins to grant an extension to Cedroni from May 15 to July 1, 2012 on the Mill Creek Park making note that this is a one time extension and that Cedroni cooperates with JJR and that Cedroni attends all meeting with the Department of Environmental Quality.

Ayes: Cousins, Fisher, Smith, Semifero, Tell Carson and Keough
Nays: None

Motion carries

- West Bank Landscaping – asking for Council’s input to proceed or put this on the shelf for now.
- Signage for the Park – working through this and will have more information at the second meeting in May. The Garden Club will be donating a bench with plaque for the Park.
- Lodi Farms are coming on Friday, April 27 to plant trees in the areas affected by the tornado.
- A comment was made about the bases for the kiosks for the Park and that the appearance is nice. Also mentioned was approaching the County to follow suit with their signage.
- Ms. Bishop also updated Council on Chamber of Commerce upcoming activities – Golf Outing with Chelsea on June 5, Summer Music Series to begin on June 15, and Take 2, the Annual Dinner, will be on May 22 at Aubree’s beginning at 5:30 PM

2. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

Huron River Watershed Council Representative – Paul Cousins

- Thursday, April 26, is the Annual Meeting for the Watershed Council at the Dexter District Library with a meeting and refreshments.
- Spoke about how the trees fell during the tornado around the Huron River, falling parallel to the river and not into the river.
- Mentioned the budget for the Watershed Council that is just less than 1 million dollars this year. In 1969 the budget was \$37,000. Today most of the moneys come from state, local and federal grants.
- Last Saturday (April 21) was the Annual River Roundup with insect collecting done by volunteers.
- June 15th and 16th is the start of the Single Fly Contest.
- July 15th will be the Annual Base Lake Swim.
- The Watershed Council is now doing Geocaching and will be doing this on July 15th at Gallup Park.
- Mr. Cousins and Ms. Bishop are involved in developing the Water Trail in which Dexter is one of four communities to be a part of the trail. Dexter will be the first leg with the trail going from Portage Lake to Delhi.
- Suds on the River will take place in September.

3. Subcommittee Reports

Downtown Fire Detection

Economic Preparedness

Facilities

Website – Jim Smith

Mr. Smith reported that the committee completed the review of the design submitted by the vendor, made selections and suggestions and have sent these back to the vendor. The question was asked as to when the site will be up.

4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates:

- The owner of Jake's Place has asked for his rent to be suspended for two months while he reorganizes his business. He does have a two year lease and it has been suggested that the missed rent could be added onto the remaining rent in the contract.
- Mrs. Dettling reported on her participation in the Washtenaw County Sheriff Department Sgt. Interview and that Sgt. Flores will start in early May. He will be introduced at the May 14 meeting.
- Mentioned the upcoming meeting on Personal Property Tax that State Rep. Mark Ouimet is hosting.
- At the May 14 meeting a Notice of Intent for the Sludge Project will be on the agenda.
- Working on the agenda for the upcoming Stormwater Workshop.
- Working with Sandy Hansen to make changes in the Downtown Landscape Contract.
- Also working with Dexter Community Schools on their Summer Improvement Projects.
- Ms. Nicholls reported on a rating call regarding the Rural Development Refunding Bonds.
- Ms. Nicholls also spoke about contracting a service to handle the email list for \$15 per month.
- Questions were asked regarding the Mail Box on Inverness Street and salt purchase for the Department of Public Works.

5. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough gave the following verbal updates:

- Thanked all for participating in goal setting session.
- Thanked Ms. Fisher for initiating the meeting of interested community members for the planning of Memorial Day festivities.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$230,494.11

Motion Fisher support Smith to approve item 1 of the Consent Agenda.

Unanimous voice vote for approval

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Cityhood Next Steps

President Keough reported that it looks like the next meeting of the State Boundary Commission will be on May 9 at 1:30 PM and at that time they will make their recommendations of going forward or not.

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: 2012 Pavement Marking Bid Award to M & M Pavement Marking in an Amount Not to Exceed \$10,000

Motion Cousins; support Fisher to award the 2012 Pavement Marking Bid to M & M Pavement Marking in an amount not to exceed \$10,000.

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

Nays: None

Motion carries

2. Consideration of: Scope of Services from Orchard, Hiltz & McCliment for Central Street Post Bid Analysis, Layout, Construction Engineering, Contract Administration, Inspection, and Testing in an Amount Not to Exceed \$86,600

Motion Cousins; support Carson to approve the Scope of Services from Orchard, Hiltz & McCliment for the Central Street Post Bid analysis, layout, construction engineering, contract administration, inspection and testing in an amount not to exceed \$86,600.

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

Nays: None

Motion carries

3. Consideration of: Amended Scope of Services from Orchard, Hiltz & McCliment for Completion of the Engineering Standards in the Amount of \$10,200

Motion Carson; support Cousins to approve the amended Scope of Services from Orchard, Hiltz & McCliment for completion of the Engineering Standards in the amount of \$10,200.

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

Nays: Semifero

Motion carries 6 to 1

4. Consideration of: Proposal from ASTI to Complete Due Diligence Environmental Assessments, Bearing Capacity Analysis and Well Abandonment for 3045 Broad in an Amount Not To Exceed \$20,000

Motion Carson; support Cousins accept the proposal from ASTI to complete due diligence environmental assessments, bearing capacity analysis and well abandonment for 3045 Broad Street in an amount not to exceed \$20,000.

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

Nays: None

Motion carries

5. Consideration of: Acceptance of Bid from Dexter Block to Complete Masonry

Work at 8140 Main in an Amount Not To Exceed \$5,800

Motion Smith; support Carson to accept the bid from Dexter Block to complete the masonry work at 8140 Main Street in an amount not to exceed \$5,800.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough
Nays: None
Motion carries

6. Consideration of: 3rd Quarter 2011-2012 Budget Amendments

Motion Fisher; support Carson to approve the 3rd Quarter Budget Amendments as proposed by the Village Finance Director/Treasurer.

Ayes: Smith, Semifero, Tell, Carson, Fisher, Cousins and Keough
Nays: None
Motion carries

M. COUNCIL COMMENTS

Carson	There will be a 9-hole miniature golf course at this year's Ice Cream Social.
Semifero	For the budget, will we have a plan for road maintenance for the next few years?
Smith	None
Jones	None
Fisher	Reminded all of The Event at this year's Civil War Days.
Tell	None
Cousins	Asked if the millings picked up from Main Street and used on the last portion of Edison Street saved the Village money? Thought that this was a good idea to recycle. May 8 will be the first meeting of the Public Arts Selection Committee. June 2 and August 10 will be Yellow Door Event Breakfast Fundraisers for Arts, Culture & Heritage.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Carson to adjourn at 9:23 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____

DEXTER VILLAGE COUNCIL
BUDGET WORK SESSION
WEDNESDAY, MAY 2, 2012

AGENDA 5-14-12
ITEM C-2

A. CALL TO ORDER

The meeting was called to order at 6:08 PM by President Keough in the Copeland Board Room at 7714 Dexter Ann Arbor Rd. in Dexter, Michigan

B. ROLL CALL: President Keough

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

Also attending: Village Manager, Donna Dettling; Assistant Village Manager, Courtney Nicholls; Finance Director/Treasurer, Marie Sherry and Clerk, Carol Jones.

Mr. Tell entered the meeting at 6:44 PM

C. GENERAL FUND

Ms. Nicholls gave an overview from her memo on budgeting proposals regarding all funds and in the following areas of the General Fund; taxable values, GO Bond, salaries, Arts, Culture & Heritage budget request, Washtenaw County Sheriff Department cost for service, Dexter Area Fire Department cost for services, Downtown Development Authority maintenance and reimbursement items, recommendations from the Parks & Recreation Commission, solid waste collection and the Cedars sidewalk. Discussion also focused on departmental staffing and the upcoming solid waste contract.

D. MAJOR. LOCAL, MUNICIPAL STREETS (time permitting)

Discussion followed on the Streetscape Debt Service Fund and Special Assessment and what to advertise the Village's Milage rate and increase the amount in Streets. Marie inquired about Council's opinion of viewing utility bills on line and a user fee charge on credit card payments on taxes and utilities.

E. WATER & SEWER (time permitting)

F. AD.JOURNMENT

Adjourned at 9:33 PM

This is a Special Council work session; action will NOT be taken.

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

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____

DEXTER VILLAGE COUNCIL
SPECIAL MEETING
WEDNESDAY, APRIL 18, 2012

AGENDA 5-14-12
ITEM C-3

A. CALL TO ORDER

The meeting was called to order at 6:17 PM by President Keough in the Copeland Board Room at 7714 Dexter Ann Arbor Rd. in Dexter, Michigan

B. ROLL CALL: President Keough

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

Also attending: Carol Jones, Village Clerk.

C. CLOSED SESSION FOR THE PURPOSE OF THE VILLAGE MANAGER REVIEW IN ACCORDANCE WITH MCL 15.268 Sec. 8 (a)

Motion Carson; support Fisher to go into Closed Session at 6:18 PM for the purpose of the Village Manager's review.

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

Nays: None

Absent: Semifero

Motion carries

Mr. Semifero entered the meeting at 7:03 PM

Motion Cousins; support Fisher to leave the Closed Session at 9:47 PM

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

Nays: None

Motion carries

D. ADJOURNMENT

Adjourned at 9:47 PM

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____

2012 Upcoming Meetings

Board	Date	Time	Location	Website	Village Representative
Scio Township Planning	5/12/2012	7:30 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Dexter Village Council	5/14/2012	7:30 p.m.	Dexter Senior Center	http://www.villageofdexter.org	
Dexter Township Board	5/15/2012	7:00 p.m.	Dexter Township Hall	http://www.twp-dexter.org/	
Dexter Village Parks Commission	5/15/2012	7:00 p.m.	Village Offices	http://www.villageofdexter.org	Joe Semifero
Webster Township Board	5/15/2012	7:30 p.m.	Webster Township Hall	http://www.twp.webster.mi.us/	
Regional Fire Consolidation	5/16/2012	3:30 p.m.	Scio Township Hall		Shawn Keough
Washtenaw County Board of Commissioners	5/16/2012	6:45 p.m.	Board Room, Admin Building	http://www.ewashtenaw.org/government/boc/	
Webster Township Planning	5/16/2012	7:30 p.m.	Webster Township Hall	http://www.twp.webster.mi.us/	
Washtenaw Area Transportation Study-Policy	5/16/2012	9:30 a.m.	Scio Township Hall	http://www.miwaits.org/	Jim Carson
Dexter Village Work Session	5/16/2012	6:00 p.m.	Copeland Board Room	http://www.villageofdexter.org	
Dexter Area Fire Board	5/17/2012	6:00 p.m.	Dexter Township Hall	http://dexterareafire.org/	Ray Tell/Jim Seta
Dexter Downtown Development Authority	5/17/2012	7:30 a.m.	Senior Center	http://www.villageofdexter.org	Shawn Keough
Healthy Community Steering Committee	5/17/2012	8:30 a.m.	Chelsea Hospital - White Oak Room		Paul Cousins
Chelsea Area Planning Team/Dexter Area Regi	5/21/2012	7:00 p.m.	TBD	http://www.ewashtenaw.org/	Jim Carson
Dexter Community Schools Board of Education	5/21/2012	7:00 p.m.	Creekside Intermediate School	http://web.dexter.k12.mi.us/	
Scio Township Board	5/22/2012	7:00 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Western Washtenaw Area Value Express	5/22/2012	8-15 a.m.	Chelsea Community Hospital		
Dexter Village Council	5/29/2012	7:30 p.m.	Dexter Senior Center	http://www.villageofdexter.org	Jim Carson

AGENDA 5-14-12

ITEM H-168

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

Month	Name of Group	Dates	Number Approved	Approval Date	Locations	Month	Name of Group	Dates	Number Approved	Approval Date	Locations
January	St. Andrews - Blood Drive	12/29-1/9	2 - 28" x 22"	6/2/2011	8, 22	July					
	Friends of the Library - Book Sale	1/5-1/7	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20						
	K of C - Quarter Mania	1/9-1/20	5 - 18" x 24"	1/6/2012	1, 2, 4, 5, 10						
	Encore - Intermittent	1/16-2/26	2 - 36" x 24"	1/31/2011	15, 16						
February	Mill Creek - Blood Drive	1/16-1/30	2 - 18" x 24"	1/20/2012	21	August	Friends of the Library - Book Sale	8/9-8/11	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20
	K of C - Rummage Sale	1/23-2/5	5 - 18" x 24"	1/6/2012	1, 2, 4, 5, 10						
March	St. Andrews - Monthly Dinner	1/27-2/2	1 - 36" x 24"	4/23/2012	8	September	St. Andrews - Monthly Dinner	8/31-9/6	1 - 36" x 24"	1/23/2012	8
	Friends of the Library - Book Sale	2/2-2/4	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20						
	Dexter High Drama Club - Play	2/1-2/12	2 - 2' x 4'	2/3/2012	1, 3						
	Little League - Registration	2/9-2/22	5 - 18" x 24"	2/10/2012	1, 2, 5, 44, 4						
April	Varsity Hockey Team - Skate	2/10-2/18	3 - 18" x 24"	2/1/2012	1, 46	October	United Methodist - Rummage Sale	9/17-9/30	2 - 2' x 3' 3 - 18" x 24"	4/9/2012	1, 2, 4, 5, 10
	Community Band - Concert	2/13-2/26	2 - 2' x 4' 1 - 18" x 24"	2/10/2012	1, 3, 5						
May	St. Andrews - Monthly Dinner	2/24-3/1	1 - 36" x 24"	1/23/2012	8	November	St. Andrews - Monthly Dinner	9/28-10/4	1 - 36" x 24"	1/23/2012	8
	Friends of the Library - Book Sale	3/1-3/3	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20						
	Historical Society - Art Fair	3/3-3/17	5 - 18" x 24"	2/9/2012	1, 2, 4, 10, 5						
	Community Orchestra - Concert	3/7-3/18	2 - 3' x 4'	3/2/2012	5, 9						
June	Civil War Days-Volunteer Reenactme	3/16-3/26	5 - 18" x 24"	3/15/2012	1, 2, 4, 5, 10	December	Friends of the Library - Book Sale	10/4-10/6	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20
	Peace Lutheran - Easter Egg Hunt	3/22-3/31	1 - 24" x 30"	3/22/2012	1						
	Knights of Columbus Quartermania	3/26-3/30	5 - 18" x 24"	3/26/2012	1, 2, 4, 5, 10						
	Connexions - Easter Egg Hunt	3/26-4/8	1 - 3' x 5'	3/14/2012	9						
July	Village - Easter Egg Hunt	4/3-4/7	1 - 2' x 4'	4/3/2012	44	January	St. Andrews - Monthly Dinner	11/30-12/6	1 - 36" x 24"	1/23/2012	8
	Friends of the Library - Book Sale	4/5-4/7	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20						
	St. Andrews - Blood Drive	4/2-4/16	2 - 28" x 22"	9/2/2011	8, 22						
	St. Andrews - Monthly Dinner	4/6-4/12	1 - 36" x 24"	1/23/2012	8						
August	Community Band - Concert	4/16-4/29	2 - 2' x 4' 1 - 18" x 24"	2/10/2012	1, 3, 5	February	Friends of the Library - Book Sale	10/28-11/1	1 - 36" x 24"	1/23/2012	8
	United Methodist - Rummage Sale	4/16-4/29	2 - 2' x 3' 3 - 18" x 24"	4/9/2012	1, 2, 4, 5, 10						
	Dexter Drama Club - Musical	4/23-4/30	1 - 4' x 6' 1 - 2' x 4'	4/23/2012	7, 3						
	Village - Arbor Day/Releaf	4/27-5/3	5 - 18" x 24"	4/26/2012							
September	Peace Lutheran - Family Fun Day	4/27-5/7	1 - 24" x 30"	4/19/2012	44	March	St. Andrews - Monthly Dinner	11/30-12/6	1 - 36" x 24"	1/23/2012	8
	St. Andrews - Monthly Dinner	4/27-5/3	1 - 36" x 24"	1/23/2012	8						
	St. Joseph - Plant Sale	5/5-5/19	5 - 18" x 24"	4/19/2012	1, 2, 44, 5, 10						
	St. James - Concert	5/7-5/21	2 - 2' x 3'	4/27/2012	5, 10						
October	Community Orchestra - Concert	5/9-5/20	2 - 3' x 4'	3/2/2012	5, 9	April	Senior Center - Ice Cream Social	5/25-6/3	5 - 18" x 24"	5/12/2012	1, 2, 4, 5, 44
	Senior Center - Ice Cream Social	5/25-6/3	5 - 18" x 24"	5/12/2012	1, 2, 4, 5, 44						
	Friends of the Library - Book Sale	5/31-6/2	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20						
	Dexter Soccer Club - Registration	6/2-6/17	5 - 18" x 24"	5/12/2012	2, 4, 5, 10, 44						
November	St. Andrews - Monthly Dinner	4/27-5/3	1 - 36" x 24"	1/23/2012	8	May	St. Andrews - Monthly Dinner	11/29-12/1	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20
	Friends of the Library - Book Sale	4/27-5/3	1 - 36" x 24"	1/23/2012	8						
	St. Joseph - Plant Sale	5/5-5/19	5 - 18" x 24"	4/19/2012	1, 2, 44, 5, 10						
	St. James - Concert	5/7-5/21	2 - 2' x 3'	4/27/2012	5, 10						
December	Community Orchestra - Concert	5/9-5/20	2 - 3' x 4'	3/2/2012	5, 9	June	Senior Center - Ice Cream Social	5/25-6/3	5 - 18" x 24"	5/12/2012	1, 2, 4, 5, 44
	Senior Center - Ice Cream Social	5/25-6/3	5 - 18" x 24"	5/12/2012	1, 2, 4, 5, 44						
	Friends of the Library - Book Sale	5/31-6/2	5 - 18" x 24"	11/22/2011	1, 4, 16, 19, 20						
	Dexter Soccer Club - Registration	6/2-6/17	5 - 18" x 24"	5/12/2012	2, 4, 5, 10, 44						

** Dexter Farmers Market will place up to 5 signs on Saturday and Tuesday to advertise for the market



Washnetaw County Sheriff's Activity Log

Area: 39 Dexter Village
Date Range: 04/01/2012 - 04/30/2012

Activity Log Citation by Area Report

Log ID: 324151 Date: 04/04/2012 Location: SECOND / HUDSON

Log ID: 324168 Date: 04/03/2012 Location: ISLAND LAKE/DEXTER PINCKNEY

Log ID: 324338 Date: 04/04/2012 Location: MAIN/DEX-CHEL

Log ID: 324690 Date: 04/06/2012 Location: DNA HOEY/LEXINGOTN

Log ID: 324690 Date: 04/06/2012 Location: DAN HOEY/BAKER

Citation 1: C/I Citation 2: MISD NO OPS ON PERSON

Log ID: 324828 Date: 04/07/2012 Location: ANN ARBOR/EDISON

Log ID: 324974 Date: 04/08/2012 Location: ANN ARBOR/INVERNESS

Log ID: 324974 Date: 04/08/2012 Location: ANN ARBOR/EATON CT

Log ID: 324974 Date: 04/08/2012 Location: ANN ARBOR/KENSINGTON

Log ID: 324974 Date: 04/08/2012 Location: ANN ARBOR/MEADOW VIEW

Log ID: 325025 Date: 04/09/2012 Location: MAIN

Citation 1: C/I no insurance

Log ID: 325106 Date: 04/09/2012 Location: DAN HOEY/RYAN

Log ID: 325106 Date: 04/09/2012 Location: DAN HOEY/BISHOP CIRCLE

Log ID: 325280 Date: 04/10/2012 Location: CENTRAL/HURON

Log ID: 325280 Date: 04/10/2012 Location: CENTRAL/HURON

Log ID: 325280 Date: 04/10/2012 Location: BAKER/SHIELD

Log ID: 325280 Date: 04/10/2012 Location: ANN ARBOR/ALPINE

Log ID: 325412 Date: 04/11/2012 Location: 4TH

Citation 1: C/I impede

Log ID: 325432 Date: 04/11/2012 Location: BROAD / 5TH

Citation 1: C/I Other: Tinted Windows

Log ID: 325756 Date: 04/16/2012 Location: AA ST

Log ID: 325974 Date: 04/14/2012 Location: DAN HOEY/BISHOP

Citation 1: C/I IMPEDING TRAFFIC

Log ID: 326114 Date: 04/15/2012 Location: MAIN / BROAD

Ticket #: SH279019

Ticket #: 12WD867

Ticket #: 12WD879

Ticket #: SH-228275

Ticket #: SH279021

Log ID: 326338	Date: 04/17/2012	Location: BAKER/SHIELD	
Log ID: 326618	Date: 04/18/2012	Location: BROAD X JEFFORDS	
Log ID: 326663	Date: 04/18/2012	Location: FOURTH AND DOVER	Ticket #: NONE
	Citation 1: C/I	Disobey stop sign	
Log ID: 326711	Date: 04/18/2012	Location: ANN ARBOR EDISON	Ticket #: SH279022
	Citation 1: C/I	NO INS	
		Citation 2: C/I	NO REG
Log ID: 327100	Date: 04/20/2012	Location: GRAND / BROAD	
Log ID: 327100	Date: 04/21/2012	Location: GRAND / BROAD	
Log ID: 327100	Date: 04/21/2012	Location: FOURTH / DOVER	
Log ID: 327261	Date: 04/22/2012	Location: 2280 MELBOURNE	
Log ID: 327261	Date: 04/21/2012	Location: DAN HOEY/BAKER	
Log ID: 327378	Date: 04/22/2012	Location: DAN HOEY/BISHOP	Ticket #: SH279024
	Citation 1: C/I	IMPEDING TRAFFIC	
Log ID: 327378	Date: 04/22/2012	Location: BAKER/DAN HOEY	Ticket #: SH279023
	Citation 1: C/I	NO PROOF IN	
Log ID: 327838	Date: 04/25/2012	Location: DEX-AA	Ticket #: 12WD980
	Citation 1: C/I	expired plate	
Log ID: 327866	Date: 04/25/2012	Location: DAN HOEY	Ticket #: 12WD1098
	Citation 1: C/I	impede	
Log ID: 327954	Date: 04/25/2012	Location: DAN HOEY/BAKER	
Log ID: 327954	Date: 04/25/2012	Location: DAN HOEY/BAKER	
Log ID: 328029	Date: 04/26/2012	Location: 2ND	
Log ID: 328029	Date: 04/26/2012	Location: FIFTH	Ticket #: 12WD1101
	Citation 1: C/I	impede	
Log ID: 328029	Date: 04/26/2012	Location: CENTRAL	
Log ID: 328169	Date: 04/26/2012	Location: DAN HOEY/BISHOP	Ticket #: SH279027
	Citation 1: C/I	IMPEDING TRAFFIC	
Log ID: 328169	Date: 04/26/2012	Location: DAN HOEY/BISHOP	
Log ID: 328242	Date: 04/27/2012	Location: FIFTH	Ticket #: 12WD1150
	Citation 1: C/I	impede	
Log ID: 328242	Date: 04/27/2012	Location: HUDSON	
Log ID: 328242	Date: 04/27/2012	Location: HUDSON	
Log ID: 328242	Date: 04/27/2012	Location: HUDSON	Ticket #: 12WD1152
	Citation 1: MISD	cdl vio	
Log ID: 328662	Date: 04/29/2012	Location: ISLAND LAKE/DEXTER PINCKNEY	

Log ID: 328662	Date: 04/29/2012	Location: DEXTER ANN ARBOR/INNERNESS
Log ID: 328662	Date: 04/29/2012	Location: ANN ARBOR/MEADOW VIEW
Log ID: 328662	Date: 04/29/2012	Location: ANN ARBOR/LEXINGTON
Log ID: 328822	Date: 04/30/2012	Location: GRAND / BROAD
Log ID: 328855	Date: 04/30/2012	Location: GRAND/CEMETARY

Total Traffic Stops: 52
 Total Citations Issued: 17
 Total Citation1's: 15
 Total Citation2's: 2
 Total Citation3's: 0
 Tickets Not Issued: 38
 Traffic Stops that ended in an Arrest: 0



May 1, 2012

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 a change to our channel lineup. Customers are being notified of this change via bill message.

Effective June 1, 2012: The Mountain (OOM) on the Sports Entertainment Package, channel 717, is ceasing operations and will not be available.

As always, feel free to contact me directly at 734-254-1888 with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Frederick G. Eaton".

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



April 25, 2012

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

RE: Digital Network Enhancement Expansion to Basic Service

Dear Ms. Dettling:

Comcast is *expanding* our digital network enhancement project to include *all Basic service channels* – including Public, Government and Educational Access (“PEG”) channels - in your community. Channel placements will not change as a result of this project; current channels will simply be delivered in digital rather than analog format.

This enhancement will allow us to deliver the world of all digital entertainment to all Comcast video service customers in June 2012. This means that customers will need a digital receiver or digital adapter from Comcast or a third party device with a CableCARD™ **for all televisions** on which they wish to continue receiving Comcast video services.^[1]

Enclosed please find a copy of the notices being provided by Comcast to our Basic service customers informing them of the enhancement and offer of up to three digital adapters at no additional cost. This notice provides further detailed information.

As always, if you should have any questions or concerns regarding this matter, or any matter, please feel free to contact me at 734-254-1888.

Sincerely,

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

Enclosures

^[1] Customers with digital QAM tuner televisions will continue to receive Basic service channels without a digital device. To see channels above the Basic service tier, QAM tuner TVs will need a digital device. The Basic service channel line-up varies by area but in general includes local broadcast TV stations plus local Public, Government and Educational Access (“PEG”) channels.



**We're upgrading our network –
make sure you have digital equipment
for all of your TVs at
[SERVICE ADDRESS INFORMATION]**

xfinity[®]

June, 2012

Update on Network Upgrade for:

John Q. Sample
123 Any Street
Apt. 1-A
Anytown, US 12345-6789

Unique Digital ID #: [XXXX-XXXX-XXXX-XXXX]

Account #: [XXXXXXXXXXXX]

Home Phone #: [XXX-XXX-XXXX]

**FIND THE LATEST NETWORK
UPGRADE NEWS AT
comcast.com/digitalnow**

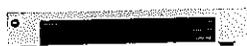
Our network upgrade to an all-digital platform will soon be complete, providing you with channels broadcasted exclusively in digital format — so you can enjoy your favorite programs in crisp digital picture and sound.

But first, you'll need to verify that you have the right digital equipment for each of your TVs. **Without the right digital equipment, you may lose your current channels.**

Here's how easy it is:

1 Check your TVs for digital equipment

DIGITAL SET-TOP BOX



DIGITAL ADAPTER



Actual equipment may vary.

To continue receiving all of your current channels, you should check each TV in your home to see if it's connected to a digital set-top box, digital adapter or CableCARD™ device (like a TiVo). If it is, that TV **does not** need any additional equipment.

If all of your TVs are connected to a digital set-top box, digital adapter or CableCARD device, there's nothing you need to do!

If you still need digital devices, go to steps 2 and 3.

2 Order equipment at comcast.com/digitalnow

- Have your Unique ID or account # handy (at the top of this letter).
- Receive a total of up to three digital adapters per account at no additional monthly service charge. Any digital adapter(s) currently in the home are included in this total.
- There's no charge for shipping this order, and it's easy to install. Professional installation is available at an additional charge.
- Additional adapters are \$.50 each per month.
- You can also order your equipment by calling 1-877-634-4434.

3 Activate your equipment

It's easy — visit comcast.com/digitalnow; you'll find helpful tips, FAQs and step-by-step self-installation videos.

The digital adapter provides:

- All your current channels in crisp digital picture and sound
- Access to more channels like XFINITY Cinema, Live! and Network and On Demand

WITH XFINITY, YOU'LL HAVE ACCESS TO:

- Faster internet
- High Def HD channels
- TV on your computer
- Get access to over 100 HD On Demand TV shows and movies on your TV and online at xfinity.com

Order by June 20, 2012 and prepare for XFINITY[®]!

XFINITY service not available in all areas. Limited to residential customers receiving Limited Basic service. Digital set-top box and remote required to receive On Demand and HD services. Access to HD channels requires an HD set-top box at an additional cost. QAM tuner TVs will continue to receive Limited Basic channels 2-4, 6-7, 10-11, 13-14, 17-18, 24, 95 & 96 without a digital device. Pricing subject to change. Applicable equipment, installation, taxes and franchise fees extra. Call for details. Comcast © 2012. All rights reserved.





**We're upgrading our network –
make sure you have digital equipment
for *all* of your TVs at
[SERVICE ADDRESS INFORMATION]**

xfinity®

June, 2012

Update on Network Upgrade for:

John Q. Sample
123 Any Street
Apt. 1-A
Anytown, US 12345-6789

Unique Digital ID #: [XXXX-XXXX-XXXX-XXXX]
Account #: [XXXXXXXXXXXX]
Home Phone #: [XXX-XXX-XXXX]

**FIND THE LATEST NETWORK
UPGRADE NEWS AT
comcast.com/digitalnow**

Our network upgrade to an all-digital platform will soon be complete, providing you with channels broadcasted exclusively in digital format — so you can enjoy your favorite programs in crisp digital picture and sound.

But first, you'll need to verify that you have the right digital equipment for each of your TVs. **Without the right digital equipment, you may lose your current channels.**

Here's how easy it is:

1 Check your TVs for digital equipment

DIGITAL SET-TOP BOX



DIGITAL ADAPTER



Actual equipment may vary.

To continue receiving all of your current channels, you should check each TV in your home to see if it's connected to a digital set-top box, digital adapter or CableCARD™ device (like a TiVo). If it is, that TV does not need any additional equipment.

If *all* of your TVs are connected to a digital set-top box, digital adapter or CableCARD device, there's nothing you need to do!

If you still need digital devices, go to steps 2 and 3.

2 Order equipment at comcast.com/digitalnow

- Have your Unique ID or account # handy (at the top of this letter).
- Receive a total of up to two digital adapters per account at no additional monthly service charge. Any digital adapter(s) currently in the home are included in this total.
- There's no charge for shipping this order, and it's easy to install. Professional installation is available at an additional charge.
- Additional adapters are \$1.99 each per month.
- You can also order your equipment by calling 1-877-634-4434.

3 Activate your equipment

It's easy — visit comcast.com/digitalnow; you'll find helpful tips, FAQs and step-by-step self-installation videos.

The digital adapter provides:

- All your current channels in crisp digital picture and sound
- Access to more channels like XFL™, Comedy, Live and Network and XFL™ Card

**WITH XFINITY, YOU'LL
HAVE ACCESS TO:**

- Full HD
- High Def TV service
- TV on your computer
- Get access to over 65,000 On Demand TV shows and movies on your TV and online at www.xfinity.com

Order by June 20, 2012 and prepare for XFINITY®!

XFINITY service not available in all areas. Limited to residential customers receiving Digital Starter service. Digital set-top box and remote required to receive On Demand and HD services. Access to HD channels requires an HD set-top box at an additional cost. QAM tuner TVs will continue to receive Limited Basic channels 2-4, 6-7, 10-11, 13-14, 17-18, 24, 95 & 96 without a digital device. Pricing subject to change. Applicable equipment, installation, taxes and franchise fees extra. Call for details. Comcast © 2012. All rights reserved.

Comcast.

P23



Comcast Cable Communications, LLC.
41112 Concept Dr.
Plymouth, MI 48170

April 5, 2012

Ms. Courtney Nicholls
Assistant Manager
Village of Dexter
8140 Main St.
Dexter, MI 48130

RE: Comcast ESL00568276/FCC#12-C00382681-1

Dear Ms. Nicholls:

Thank you for your letter dated February 29, 2012, expressing concern about Comcast's recent price adjustment.

We understand that everyone is concerned about receiving the most value for their entertainment dollar. As a company, we continue to look for ways to provide more value for our customers through our product offerings and options available for service. We believe the price of our services reflects the value our customers receive on a daily basis.

Comcast operates in an extremely competitive environment. Virtually every customer we serve chooses Comcast from among several options for television entertainment. The primary reason Comcast is able to so effectively compete, is we continually invest in our upgraded broadband network. Since 1996, more than \$1 billion has been invested in our Michigan network. We've also continued investing to develop better customer service.

Comcast periodically adjusts certain prices so we may continue to provide the best service possible. We're continuing to experience increased costs, including rising programming expenses, while making continued investments in next-generation technology to deliver innovations such as more HD and VOD, more multi-platform content, faster Internet speeds and new services consumers demand like XfinityTV.com and the XfinityTV app that lets customers watch their favorite shows and movies right on their iPad® - and now on iPhone® and iPod touch®, change channels and schedule their DVR when they're away from home.

We hope this explanation helps clarify our pricing and commitment to our more than 1.4 million customers in Michigan. If I can be of further assistance, please do not hesitate to contact me. I also hope that you will forward to me contact information for any customer who raises a concern with the village, so that we may respond directly.

Thank you for your interest, and for looking out for the people of Dexter.

Sincerely,

Frederick G. Eaton
Senior Manager, Government Affairs.

Cc: U.S. Rep. Tim Walberg
Sen. Debbie Stabenow
Sen. Carl Levin
State Sen. Rebekah Warren
State Rep. Mark Ouimet
Federal Communications Commission



Comcast Cable
41112 Concept Drive
Plymouth, MI 48170

April 6, 2012

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

Dear Ms. Dettling:

The attached has been submitted for publication in the Heritage newspapers. I thought you might be interested in it.

Sincerely,

A handwritten signature in black ink, appearing to read "Fred Eaton", written over a horizontal line.

Frederick G. Eaton
Senior Manager, Government Affairs
Comcast Heartland Region

LETTER TO THE EDITOR
HERITAGE NEWSPAPERS/DEXTER, MI
DEXTER TORNADO VICTIMS

Dear Editor,

Caring for those in the Dexter community who were impacted by the tornado on March 15, including our customers and our employees, is our priority at Comcast. After reading Sean Dalton's article from Thursday, March 29, 2012, (*Without a response policy, Comcast charges tornado-affected residents vacation fees*), we felt it appropriate to set the record straight for the Dexter community and ensure that our customers have a direct resource to our customer care organization.

In previous natural disasters, we have worked with customers on a case-by-case basis to find a solution that is sensitive to their situation. Comcast's policy includes several options to help customers retain access to their high-speed internet and digital phone service while they work through challenging times. We do not uniformly mandate a vacation charge, as has been reported, and customers can certainly suspend their service until they are able to return to their homes.

When working with the Dexter tornado victims, we have:

- offered transfer of services to a temporary location;
- waived fees for installation and for equipment lost in the tornado;
- given out replacement equipment to affected home owners;
- worked around the clock to restore services in the communities hit hardest in less than 24 hours;
- set up a temporary telephone number with our Customer Care Team. Please call 734.331.1298 if you are a Dexter tornado victim, and Comcast customer, to have your questions answered. This number will be staffed 9:00am to 5:00pm Monday through Friday.

We want to thank our employees that work out of our Scio Township facility. Their dedication and commitment to helping our customers in times of need were demonstrated by their swift response to getting customers' service restored and ensuring that repairs were handled in a timely manner.

We continue to work on improving the customer experience, which is the foundation of our Customer Guarantee. We apologize for any confusion we may have caused the Dexter community, and we want to make it right.

Sincerely,

Scott Monteith
Area Vice President, Field Operations
Comcast Heartland Region



Comcast Cable Communications, LLC.
41112 Concept Dr.
Plymouth, MI 48170

April 26, 2012

Federal Communications Commission
Consumer and Governmental Affairs Bureau
Consumer Inquiries and Complaints Division
Consumer Services Division
445 12th Street, S.W.
Washington, D.C. 20554

Re: Ms. Courtney Nicholls
Assistant Manager
City of Dexter
8140 Main St.
Dexter, MI 48130

FCC IC File Number:	12-C00382681-1
ESL Ticket Number:	ESL0056827
Response Type:	NOIC-Notice of Informal Complaint
Date of Notice:	April 4, 2012

Dear Sir/Madam:

This letter is in response to the complaint filed by Courtney Nicholls on April 4, 2012, on behalf of the City of Dexter community regarding recent Xfinity by Comcast rate increase concerns. Comcast strives to provide outstanding customer service and I appreciate your bringing this matter to my attention.

Upon receiving this complaint, a representative of Comcast Governmental Affairs contacted Ms. Nicholls to discuss her concerns. An apology for the inconvenience and frustration she experienced in her attempt to obtain assistance regarding the inquiry was provided. In addition, an explanation regarding the rate increase and cost to deliver services was given. A letter was also mailed to Ms. Nicholls as a follow up to the conversation. Ms. Nicholls was satisfied with this communication and was provided a direct number, 734-254-1888, to use at her convenience.

I trust that this provides your office with the information required in this matter. Comcast looks forward to receiving confirmation from the Commission upon closure of file # 12-C00382681-1.

Sincerely,

Rhonda Thomas
Executive Customer Care Specialist

Cc: Courtney Nicholls

WEBSTER TOWNSHIP BOARD OF TRUSTEES-PUBLIC HEARING

THE WEBSTER TOWNSHIP BOARD OF TRUSTEES WILL HOLD A PUBLIC HEARING AT THEIR REGULAR MEETING ON TUESDAY, JUNE 19TH, 2012 AT 7:30 P.M. AT THE TOWNSHIP HALL, 5665 WEBSTER CHURCH ROAD, DEXTER, MICHIGAN.

AGENDA: A request by Thomson-Shore, Inc. for a new Industrial Facilities Exemption Certificate located at 7300 Joy Rd, Dexter, MI. The exemption is for Personal Property in the amount of \$4,000,000.00 and an increase of 8 employees.

Written comments may be made in advance mailed or delivered to the above address.

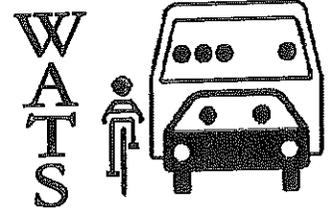
Those with disabilities must notify the Township Clerk no less than 7 (seven) days prior to the meeting, so that accommodations may be furnished to satisfy their disability and allow for meaningful attendance.

**JOHN KINGSLEY, SUPERVISOR
WEBSTER TOWNSHIP**

**POSTED 4/19/2012
PUBLISHED 5/24/2012**

THE VEHICLE

Washtenaw Area Transportation Study



705 N. Zeeb Rd | Ann Arbor, MI 48103

Ph 734-994-3127 | Fax 734-994-3129 | wats@mlwats.org

APRIL 2012

CONSTRUCTION
COVERAGE
EDITION

2012 Major Construction Projects

The following table is a list of transportation improvements scheduled to begin or resume during the 2012 construction season. The list includes the project location and improvements being undertaken. The agency or agencies responsible for the project, the estimated construction start and completion dates, project funding sources and approximate project costs are also provided. A map depicting the project locations on page 5.

Project Location and Improvement	Agency	Estimated Start	Estimated Completion	Funding Source	Construction Cost
Old US-12 from Freer to M-52 - Add non-motorized path on south side of road	Chelsea	June	August	Washtenaw County Parks	\$225,000
Woodland from Maple to Industrial - Reconstruct pavement	Saline	June	September	TEDF-F	\$655,000
Riverside Subdivision, all local roads within subdivision - Replace all water-main, storm sewer, pavement and sidewalks. Line sanitary sewer.	Milan	September 2011	July 2012	USDA Rural Infrastructure	\$3,100,000
M-14 from east of Earhart to Washtenaw County line - Joint Repair, two course HMA overlay, reconstruct under bridges	MDOT	April	September	NH- 80% FED 20% State	\$15,400,000
M-52 from Austin to Dutch; M-52 over River Rasin - Reconstruct, realignment at M-52/Main St intersection, drainage, curb and gutter, deck replacement, paint, abutment wall patching	MDOT	April	November	STP- 80% FED 20% State	\$7,380,630
M-52/Main from Duncan to Chi-Bro Park; Elton to M-52 - Streetscaping (brick pavers, lighting, trees, benches	MDOT	April	November	STE-70% FED, 7% State, 23% Village of Manchester	\$647,000
I-94 & US-12 throughout Washtenaw County - Freeway sign replacement; I-94 from Jackson County line to Wayne County Line; US-12 from I-94 to Wayne County line	MDOT	April	September	IMG- 100% FED	\$2,000,000
M-52 from I-94 (including ramps) to Old US-12 - Mill and resurface, curb and gutter, minor widening, ramp reconfiguration	MDOT	April	November	STP - 80% FED, 20% State(\$70,000 from Chelsea for mast arm signals)	\$4,100,000

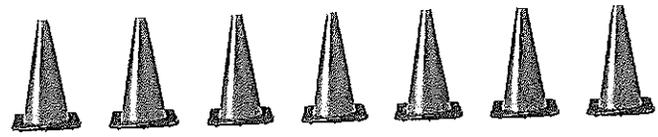
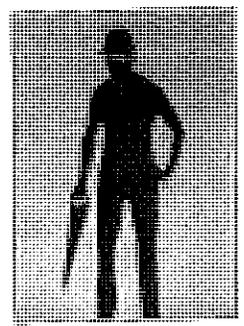
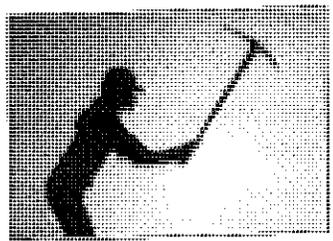
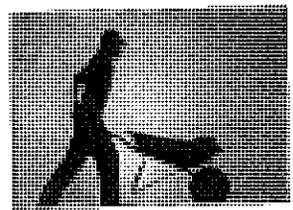
Project Location and Improvement	Agency	Estimated Start	Estimated Completion	Funding Source	Construction Cost
US-23 at M-17 - improve interchange operations, add non-motorized path and extend left turn lane	MDOT	May	September	CMAQ - 80% FED 20% State	\$2,000,000
US-23 from M-17 to M-14 - single course mill and resurface	MDOT	May	August	NH- 80% FED 20% State	\$2,100,000
US-23 from S. of Carpenter to N. of Bemis - Double micro surface	MDOT	April	August	NH- 80% FED 20% State	\$1,150,000
US-23 at Willow, Bemis over US-23 Bridges - Deep concrete overlay, sub-structure repairs, PCI beam and repairs, aesthetics	MDOT	Summer	Winter	NH- 80% FED 20% State	\$925,622
I-94 from Washtenaw/Jackson County line to Parker - Install median cable	MDOT	April	October	STH- 90% FED 10% State	\$1,600,000
I-94BL from Thayers to Ingalls - Pedestrian refuge island (packaged with Ann Arbor local agency job)	MDOT	Spring	Fall	HSIP-90% FED 10% State	\$63,670
Livingston, Washtenaw and Monroe Counties - Crack sealing	MDOT	Spring	Fall	EBSL- 80% FED 20% State	\$365,000
B2B Trail from Dexter-Huron Park - Scio Twp - Construct new non-motorized path and bridge	Washtenaw County Parks	February	May	WCPARC	\$1,200,000
Central from 2nd St. to Mast Rd Bridge - Reconstruct roadway, sidewalks, enhancements	Dexter	July	August	Dexter Local	\$475,000
Main from Baker to Jeffords - Mill/overlay & pedestrian enhancements	Dexter	April	May	Dexter Local	\$250,000
Ford Blvd from M-17 to US-12 - Mill and resurface	WCRC	August	October	STU \$222,000; MTF \$55,500	\$277,500
Golfside from Packard to Clark - Mill and resurface, 4 to 3 lanes conversion	WCRC	April	July	STU \$388,000; MTF \$97,000; YCUA \$500,000	\$985,000
Sugar Creek Drain - Construct drain improvements	WCRC	June	August	WCRC \$180,000	\$180,000
B2B from Village of Dexter to N. Territorial - Construct non-motorized pathway	WCRC	Fall 2012	Fall 2012	STU \$558,000; STE \$780,000; MDNR \$500,000; WCParks \$142,000; HCMA \$100,000	\$2,080,000

Project Location and Improvement	Agency	Estimated Start	Estimated Completion	Funding Source	Construction Cost
Plymouth from Dixboro to M-153 - Overlay	WCRC	June	October	STU \$1,100,000; MTF \$225,000; WCParks \$50,000	\$1,375,000
Waters from Wagner to end of pavement - Gravel Road improvement and ditching	WCRC	June	August	STH \$380,000; MTF \$95,000	\$475,000
Willis Bridge over west branch of Paint Creek - Replace existing bridge	WCRC	June	August	Local Bridge \$640,000; MTF \$34,000	\$674,000
Huron River Drive from Golfside to WCC Driveway - Construct turn lane and remove pedestrian structure	WCRC	April	May	Private funds	TBD
Pavement Preservation, County Wide - Overlay and Mill/Overlay	WCRC	May	September	STU \$809,000; STL \$431,000; TEDF \$659,000	\$1,899,000
Stadium Bridges from S. Industrial to Kipke - Bridge replacement	Ann Arbor	November 2011	November 2012	TIGER II - \$13,342,500; LBP - \$1,670,100; TE - \$1,180,200; A2 - \$6,807,200	\$23,000,000
State from Packard to Stimson - Reconstruct in conjunction with E. Stadium Bridge replacement		April 2012	July 2012		
Stadium from Packard to Washtenaw - Resurface and water main replacement	Ann Arbor	May	October	Street Millage & Water	\$2,300,000
Packard from Platt to City Limits - Resurface, water main replacement and non-motorized improvements	Ann Arbor	April	August	STPU & Street Millage & Water	\$1,720,000
Huron Pkwy from Hubbard to Fuller - Resurface	Ann Arbor	April	May	Street Millage	\$800,000
Liberty from Seventh to First - Resurface	Ann Arbor	May	June	Street Millage	\$325,000
Glen from Huron to E. Medical Center Dr - Resurface	Ann Arbor	May	June	Street Millage	\$435,000
Hill from S. Forest to Washtenaw - Resurface	Ann Arbor	May	July	STPU & Street Millage	\$328,000
Dexter from Maple to Huron - Reconstruct and utility improvements	Ann Arbor	March	November	STPU & Street Millage & Water & Storm	\$3,372,000
Seventh from Madison to Pauline - Reconstruct	Ann Arbor	July	August	Street Millage	\$561,000
Geddes from Awixa to Apple Way - Resurface	Ann Arbor	June	July	Street Millage	\$200,000

Project Location and Improvement	Agency	Estimated Start	Estimated Completion	Funding Source	Construction Cost
Fourth from Huron to Liberty - Resurface and water main replacement	Ann Arbor	August	October	Street Millage & Water	\$450,000
Fifth from Huron to Liberty - Resurface	Ann Arbor	May	May	Street Millage	\$90,000
W. Cross from Washtenaw to Wallace - Reconstruct road and water main replacement	Ypsilanti	June	September	STP-U \$325,000, City of Ypsilanti \$205,000 YCUA \$460,000	\$990,000

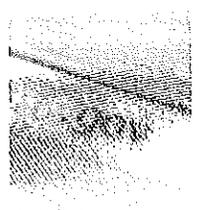
Funding Sources Key

- STL - Local
- GF - Local Agency General Fund
- STPU - Surface Transportation Program - Urban
- STPR - Surface Transportation Program - Rural
- DWRF - Drinking Water Revolving Fund
- TE - STP Enhancement
- LBP - Local Bridge Program
- EBSL - Equity Bonus
- CMAQ - Congestion Mitigation and Air Quality
- MTF - Michigan Transportation Fund
- TEDF-A Transportation Economic Development Fund
- TEDF-D Rural Economic Development
- YCUA - Ypsilanti Community Utility Authority
- STP - Surface Transportation Program
- STE - Surface Transportation Enhancement
- IMG - Interstate Maintenance Safety
- NH - National Highway System
- STH - Safety - Hazard Elimination
- HSIP - Highway Safety Improvement Program
- TIGER II - Transportation Investment Generating Economic Recovery

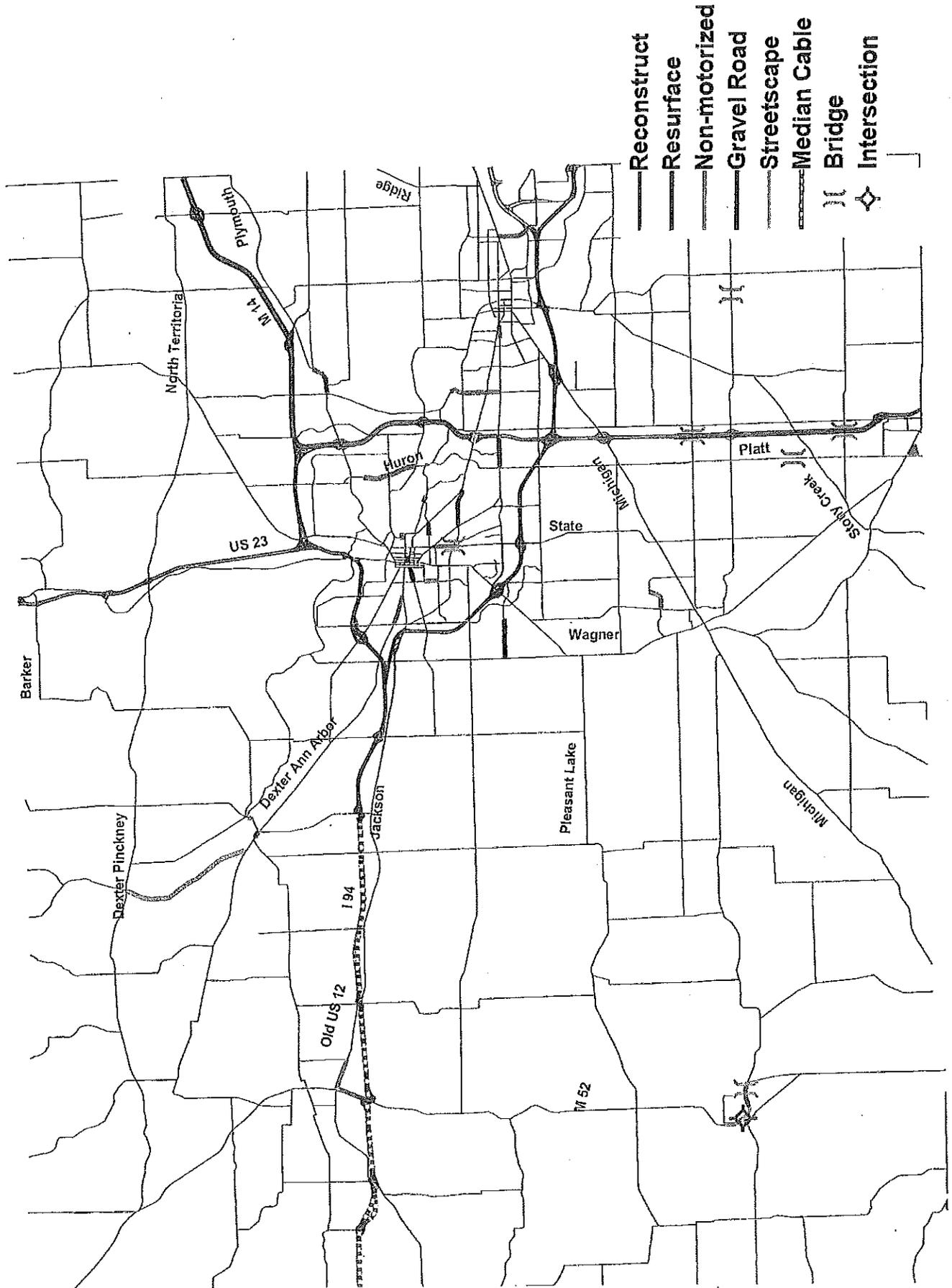


Transportation Funding Extension

SAFTEA-LU, the federal transportation legislation which provides funding for State and local transportation improvements, expired in 2009 and has been undergoing short-term renewals since. The 9th and latest renewal offers a 90-day extension which expires on June 30, 2012. Concerns over this process include the **proration of funds to transportation agencies** which limits their ability to advance projects and the need for **new funds to address the demands of an aging infrastructure**. Contact your State and Federal representatives to let them know quality transportation is important.



2012 Transportation Improvements



Introducing



AirRide public transit to Detroit Metro Airport will begin in April and offer boarding and parking options in Ann Arbor across from Blake Transit Center at Fourth and William and Kensington Court Hotel at Briarwood Mall. The new service will make stops at the International Arrival level of the McNamara Terminal, and at the Ground Transportation Center at the North Terminal.



AirRide will feature 12 daily round-trips (four stops at UM Central Campus Transit Center) with fares of (\$12 - reservation) and (\$15 - no reservation) and buses will provide WiFi and restrooms. Travelers can connect with SMART transit service at the airport. Visit <http://theride.org/PRAirRide.asp> for more info.

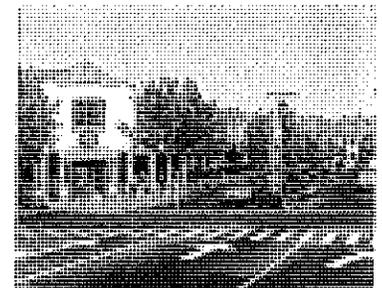
Parking for AirRide travelers is offered at the Fourth and William structure \$2 per trip! Parking is also available at and at Kensington Court for \$2 per day.

Reimagine Washtenaw - Update

As reported in the January edition of The Vehicle, Reimagine Washtenaw is a partner recipient of Washtenaw County's HUD Community Challenge grant. Part of the work focuses on aligning the zoning policies of the four communities along the Washtenaw corridor.

Corridor Improvement Authority (CIA)

The Cities of Ann Arbor and Ypsilanti and Pittsfield and Ypsilanti Townships intend to form a CIA to precipitate and manage a reimagined Washtenaw Avenue. The Michigan House of Representatives have been busy in Lansing updating CIA legislation, which currently requires each community to form separate CIA's, to allow multiple communities to form



Pedestrian Focused

one CIA. The House has passed the necessary CIA updates and the bill is expect to pass the Senate later this year.

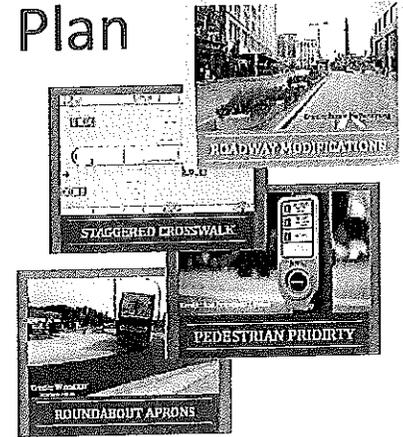


Auto Focused

Washtenaw's New Complete Streets Plan

The Complete Streets Plan for Washtenaw County is ready! WATS designed the plan for use by the public as well as transportation professionals. The plan provides a toolkit to identify and define treatments and

employs a checklist to uncover system users and potential funding sources. Sustainability and Livability are plan themes that will lead WATS into 2040 Long Range Transportation Plan development.



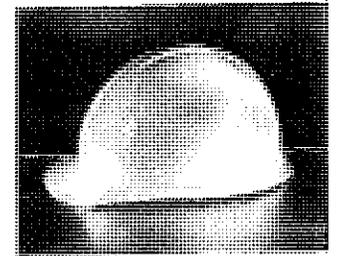
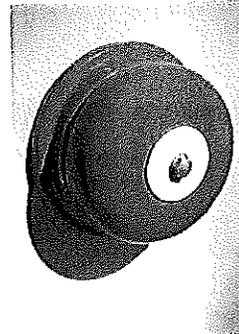
MIWATS.ORG

Road Safety Audit For You

Eric Bombery from the WATS office can assist your group to conducting an independent road safety audit. The training provided Mr. Bombery with the framework to select participants and evaluate the safety of a roadway.

Projects large and small can benefit from the audit. The team is independent of the road agency that owns the roadway and team members should include at a minimum law enforcement, planning and engineering representation, however, this will vary depending on the project type. The removal of direct affiliation from the project provides a transparent and unbiased evaluation. A formal report is given to the road agency at the end of the evaluation.

Please contact Eric Bombery at bomberye@miwats.org if you have any questions or would like to schedule a road safety audit.



A road safety audit is an independent formal review where the information can be used during the development of a project.

May is Commuter Challenge Month

If you are ready to try a new, affordable and green way to travel to work, visit getDowntown.org for details on 2012 Commuter Challenge in the month of May. During the Challenge, you'll compete with other organizations of similar size for prizes and fame. There are also daily prize drawings, special events, and much more!

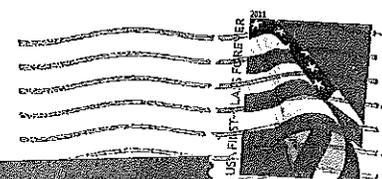
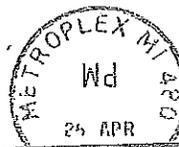


Visit the [GetDowntown](http://GetDowntown.org) website and Facebook page for Commuter Challenge updates

Transit Master Plan - Public Meetings

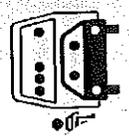
TheRide announces a new round of Transit Master Plan meetings to present the five-year implementation plan, including proposed services, for public Comment. Visit a meeting to help shape transit in your area. For more information visit www.movingyouforward.org

Tuesday, May 1	7:00 – 9:00 p.m.	South Central District	Saline Senior Center (7190 N. Maple Road Saline)
Wednesday, May 9	6:00 – 8:00 p.m.	West District	TBD
Thursday, May 10	6:30 – 8:30 p.m.	Southeast District	Lincoln High School (7525 Willis Rd.)
Monday, May 14	7:00 – 9:00 p.m.	Ann Arbor District	Mallets Creek Branch Library (3090 E. Eisenhower Parkway)
Tuesday, May 15	5:30 - 7:30 p.m.	Northeast District	TBD
Wednesday, May 16	7:00 – 9:00 p.m.	North Central District	Scio Township Hall (827 N. Zeeb Rd.)
Thursday, May 17	7:00 – 9:00 p.m.	Pittsfield District	Pittsfield Senior Center (701 W. Ellsworth Road)
TBD		Ypsilanti District	



WATS COMMITTS TO A SUSTAINABLE OFFICE, EMAIL WATS@MIWATS.ORG
TO RECEIVE AN ELECTRONIC NEWSLETTER INSTEAD OF A PAPER COPY.

Washtenaw Area
Transportation Study (WATS)
705 North Zeeb
Ann Arbor, Michigan 48103-1560



Donna L. Dettling
Dexter Village
8140 Main St.
Dexter, MI 48130

DEXTER SENIOR CENTER
"Serving Our Seniors"

May 4, 2012

Village of Dexter
c/o Donna Dettling, Village Manager
8123 Main Street
Dexter, MI 48130

Dear Dexter Village Council,

On behalf of the Dexter Senior Center, I would like to thank you for the generous gift of \$1000.00. This truly makes a difference in our efforts to offer programs and activities to the seniors in our community.

Your support is greatly appreciated.

Sincerely



Kimberly R. Martini
Director
Dexter Senior Center



Memorandum

AGENDA 5-14-12
ITEM I-1

To: Village Council and President Keough
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: REPORT
Date: May 9, 2012

Planning Commission

LaFontaine Wind Turbines –

LaFontaine has withdrawn their request for street light wind turbines. LaFontaine has indicated that they will proceed with installation of the standard Village streetscape lights and consider a small scale turbine on the interior of the site at a later date.

LaFontaine Art Display –

Staff is meeting with LaFontaine Friday at 11 am to discuss signage and the status or plans for installation of the art display at the corner of Ryan Drive and Dexter Ann Arbor Road.

LaFontaine Temporary Occupancy –

LaFontaine has been granted temporary occupancy in the new building. Moving staff and equipment into the new space will begin shortly and then the existing building will be demolished to prepare for construction of Phase 2 of the development. Over the next few weeks we should see paving, landscaping installation and removal of the temporary used car trailer.

Article 14A, Professional Business District –

The Planning Commission held a public hearing to consider adding child care center and day care center to the PB District permitted uses. One member of the public, Carrie Anderson of Morning Star Child Care, spoke in support of the amendment. The Planning Commission discussion included, but was not limited to, supporting the addition of child care centers and day care centers to the district because of the uses good transitional qualities, the good transitional quality of child care centers and day care centers regardless of the end user, support from some residents adjacent to the site and their preference for a child care center or day care center as a use due to the limited weekend and evening hours, most municipalities permit child care centers and day care centers in mixed use and office districts, the Dexter Ann Arbor Road Master Plan Objective, the Intent of the PB, Article 14A District, the need for more zoning districts that permit child care centers and day care centers, currently child care centers and day care centers are limited to the R-3 Multiple Family District. This amendment will be before the Village Council on May 29, 2012.

K-Space and DAPCO Additions –

K-Space and DAPCO have completed their building addition projects.

Master Plan –

The 63 day required review period for the draft Master Plan ended on May 3, 2012. The Planning Commission received comments from the Washtenaw Area Transportation Study (WATS) and Dexter Township. The comments are attached and will be included in the revised draft. The Planning Commission also set a public hearing for June 4, 2012 to allow the public to comment on the draft Master Plan. Following the public hearing the Planning Commission will recommend that the Village Council adopt the plan.

Northern United Brewing Company -

As staff has mentioned in recent months Northern United Brewing Company (NUBC) is moving forward with the purchase of a building, former Martinrea/Pilot Building, in the industrial park. NUBC would like to relocate their headquarters from Ann Arbor and consolidate their brewing manufacturing to one location. The approximately 85,000 square foot building would include manufacturing, retail and a tasting/sampling room. As part of NUBC's due diligence they have requested a liquor license from the State of Michigan for the location. The license they have requested is for a brewery which includes approval to permit on-site consumption, i.e. tasting room. Prior to local authorization by the Village Council staff reviewed the application and has noted that zoning approval is necessary. Zoning approval and liquor license approval are separate and authorization for a liquor license by a local elected body does not permit an applicant to circumvent zoning approval. The applicant has requested that the Village proceed with the liquor license approval due to the time that it takes to complete that process, however staff will continue to work through the necessary zoning issues.

Staff's review of the request has determined that there are 2 options to move forward on the zoning request to permit a tasting/sampling room in the Village's RD Research and Development District.

1. Currently the Village does not have zoning for tasting/sampling rooms; therefore action by the Planning Commission in accordance with Section 3.07, Uses Not Otherwise Listed within a District, would be required. In accordance with Section 3.07 the Planning Commission will review the applicant's plans and project description and determine the compatibility of a tasting room in the RD Research and Development District and as an accessory use to the brewing operations. Upon the Planning Commission's determination of the compatibility of the tasting room use in the RD Research and Development District, the Planning Commission would determine if the use should be considered a permitted or special land use. Staff's preliminary review anticipates that the tasting room use will be considered a special land use given the accessory nature of the use and the specific relationship to a brewery.

2. The other option for proceeding would be to add Manufacturing of Beverages and/or Food and accessory tasting/sampling rooms to the permitted land uses within the RD District, Article 17 of the Zoning Ordinance. Adding the use as a permitted land use would require that tasting or sampling rooms only be permitted when in association with manufacturing of beverages or food. An ordinance amendment to add the use would reduce potential tasting/sampling rooms to be a principle special land use or the only land use on a property.

Staff's preliminary recommendation is to move forward with option 2. Option 2 eliminates the unknowns, such as a tasting room associated with a use that does not involve the manufacturing of food or beverages. Staff plans to discuss both options with the Planning Commission in June, however welcomes any feedback on the issue.

Article 7 – Sign Regulations –

Staff has provided the Planning Commission with a revised draft of Article 7, Sign Regulations to consider over the next month. Staff has reviewed the draft ordinance with the Planning Consultant and has added graphics in an attempt to provide an ordinance that illustrate to users what type of signage the Village is attempting to promote and regulations that are easier to understand. Staff has requested that the Planning Commission be prepared to comment on the draft

at the next meeting and then set a public hearing for the July 2, 2012 meeting for consideration. A copy of the ordinance was included in the emailed Planning Commission packet, however if Council would like an additional copy please let me know.

Park Updates

Mill Creek Park –

Project Update – Project meetings will now be held weekly until the project is complete. Landscaping and seeding continues to occur and placement of the rock amphitheater and rock outcroppings will be complete by weeks end. It is anticipated that concrete will be complete, weather dependent, by the end of the week, including under the Main Street Bridge.

County B2B and Subdivision Connector –

Project Update – Seal coating of the asphalt path will be completed on Wednesday, May 9th, weather dependent and the pathway will be closed for the day. Landscape restoration is still necessary and should be completed within the next few weeks. Tree removal of downed trees in the Mill Creek will be completed next week. Installation of the boulder play structure should be completed this week.

Other

Dexter Plaza – A.F. Jonna has purchased the multi-tenant portion of the Dexter Plaza (Busch's) complex. The developer indicated plans to expand the current building to the approved bank pad. If and when a site plan is submitted it will be brought before the Planning Commission and Village Council.

Dexter Crossing – The Dexter Crossing Commercial Center, exclusive of the Country Market, has been sold to Oxford Companies out of Ann Arbor. Oxford has indicated that they may be interested in developing one of the outlots, however no plans have been received to date. Any development will require site plan review and approval.

Storm water workshop – Staff conducted a workshop on May 7th collaboratively with the MDEQ, OHM and the HRWC on storm water, including what it is, why it is important, what regulations the Village is required to comply with and funding. The workshop assists the Village in meeting our compliance requirements for public education and also educated the Planning Commission, Village Council and one Village resident on the importance of understanding and managing storm water. The next steps will be continuing to discuss potential funding options, including a tentative presentation from the City of Ann Arbor on their Storm Water Utility and examples of Village projects. The tentative next meeting is scheduled for June 4th at 6:30 prior to the Planning Commission meeting.

Chamber –

Annual Dinner - The Chamber is hosting the annual dinner re-do on Tuesday, May 22 at 5:30 at Aubree's. The event will include a brief presentation of awards and meet and greet with a cash bar and h'orderves.

Marc Breckenridge, Washtenaw County Emergency Manager, has been asked to present his Dexter Tornado presentation to Chamber members at a breakfast meeting tentatively June 13 or June 20th. Staff will inform Council upon selection of a date and location.

Main Street Opening – Staff will coordinate with the Chamber to announce the opening of Main Street next week using the Village’s Facebook Page, Email Update, etc.

Business Development Opportunity – The Chamber will be working with the Michigan Small Business and Technology consultants to host a Business Development Education series for local businesses to participate in to obtain information and education on how to improve their business. The series will be presented at the July 18th Chamber breakfast (time/location TBD) and participants will be asked to sign up for the 10 week education series.

Chamber Golf Outing – June 4th at Reddeman Farms co-hosted by the Chelsea Chamber.

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



Memorandum

To: Planning Commission
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: Public Hearing – Ordinance Amendment
Article 14A, Professional Business (PB) District
Date: May 1, 2012

At the April 2, 2012 meeting the Planning Commission set a public hearing for May 7, 2012 to consider adding Child Care / Day Care Centers to Article 14A as a permitted land use.

BACKGROUND

The Planning Commission held a public input forum on the draft Master Plan on December 5, 2011. Several members of the public attended, including representatives from Morning Star Child Care.

Representatives from Morning Star Child Care wanted to attend to tentatively discuss the possibility of constructing a new facility within Dexter. The representatives indicated that they were looking at vacant property in the Village within the PB District. A zoning map and a future land use map are included in the packet for your reference. They were inquiring about the Planning Commission's input on the possibility of allowing day care or child care facilities within the PB Professional Business District.

At the time the Planning Commission briefly discussed the Dexter Ann Arbor Road Corridor's mixed use future land use designation and the appearance that a child care/day care center would be consistent with the mixed use district.

At this time Morning Star Child Care would like to request that the Planning Commission consider adding Child Care Center and Day Care Centers to the PB Professional District as a permitted land use.

Included in the attached information is the following:

1. Article 14A, PB Professional Business District Zoning Ordinance Regulations.
2. Dexter Ann Arbor Road Draft Master Plan Goals and Objectives
3. Dexter Ann Arbor Road Draft Master Plan Description
4. Article 2, Definitions – Child Care Center and Day Care Center
5. Future Land Use Map
6. Zoning Map

REVIEW

Section 23.07 Criteria for Amendment to the Zoning Ordinance Text

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

- A. Documentation has been provided from Village Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance.
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the Village's standards are outdated.
- C. The Village Attorney recommends an amendment to respond to significant case law.
- D. The amendment would promote implementation of the goals and objectives of the Village's Master Plan.
- E. Other factors deemed appropriate by the Planning Commission and Village Council.

Article 14A - Intent

The proposed amendment is consistent with the stated intent of Article 14A, PB Professional Business District due to the districts intent to provide lower impact uses than those found in the general commercial (C-1) district, however uses more intense than those within residential districts. The Village's PB District is intended to provide a transitional use space between commercial and residential uses. The proposed addition of child care centers and day care centers is consistent with the intent to provide a lower impact and transitional use.

Master Plan – Objectives

The Dexter Ann Arbor Road Corridor is a mixed use district intended to encourage cohesive and distinct development of a mix of commercial, office, service and residential uses. The proposed addition of child care centers and day care centers adds to the mixed use nature of the district, the transitional type uses within the district and the diverse service uses permitted within the district. Child care and day care center uses also compliment the mixture of uses within the district and provide for a valuable and necessary service use within the district. Currently child care centers and day care centers are only permitted within the R-3 Multi-Family District.

RECOMMENDATION

Based on the review staff recommends that the Planning Commission approve the inclusion of child care centers and day care centers as a permitted use within the Article 14A permitted land uses. The recommendation is supported by the Zoning Ordinance and the goals and objectives included within the Village's Master Plan.

ACTION REQUESTED

Please hold the public hearing.

Article XIV (A) **PB PROFESSIONAL BUSINESS DISTRICT**

(Amended April 22, 1996. Effective May 13, 1996)
(Amended June 12, 2000. Effective July 5, 2000)

Section 14(A).01 INTENT

The Professional Business District is intended for the offices of professionals and professional-type services. The uses in this district are generally lower impact uses than those found in the general commercial district in respect to the normal hours of operation and the amount of automobile trips generated. The PB District is also intended to provide a transition between commercial uses and residential uses. Professional Business Districts shall be located along an arterial street in order to service both local and through traffic.

Section 14(A).02 PERMITTED PRINCIPAL USES

- A. Offices of health care professionals, including physicians, dentists, chiropractors, and physical therapists.
- B. Office of architects, engineers, surveyors, community planners and other professions of similar nature.
- C. Offices of executives, administrative, legal, accounting, insurance, real estate, travel agencies and uses of similar nature.
- D. Financial institutions, including banks, credit unions, tax preparation, financial management.
- E. Child Care Centers and Day Care Centers
- F. Essential service structures, except telephone, electric, and television lines and poles, transformer stations, substations, gas regulator stations and buildings, may be permitted when operating requirements necessitate the location of said structures within the district in order to serve the immediate vicinity.
- G. Accessory uses or structures.
- H.G. Theaters and studios for professional work.
- H. Signs in accordance with the regulations of Article VII.
- J. Parking in accordance with the regulations in Article V.

Section 14(A).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. Funeral homes.
- B. Essential service buildings (without storage yards) when operating requirements necessitate the locating of said buildings within the district in order to serve the immediate vicinity.
- C. The business office of an establishment, which provides service to its customers off-site, such as electricians, decorators, plumbers, heating and air conditioning installers, but not to include retail sales, personal services, wholesaling or warehousing. A workshop with material storage incidental to the service is permitted.

Planning Reviews

Community: Dexter Village

Date Received:

Complete Master Plan Update: Yes

Complete Zoning Plan Update:

Master Plan Amendment:

Zoning Plan Amendment:

Other: Growth Management Plan Update

Sections reviewed: Goals Policies Land Use Recommendations

Transportation Recommendations Other

Land Use Implications:

Transportation Component Implications:

Add sidewalks and bike parking to commercial, public, and recreational areas including the Dexter-Ann Arbor Road and Baker Road Corridors. Acquiring additional right of way along Dexter-Ann Arbor and Baker for bike lands and sidewalks is great!

Comments by Section:

Page 21, Natural Resources, objective 2 - might consider adding both the Washtenaw County Water Resources Department and the Huron River Watershed Council.

Page 22, Natural Resources, objective 9 – perhaps add the village residents in addition to the Huron River and Mill Creek for those not to be impacted.

Page 24, Residential, objective 11 – add other neighborhoods for pedestrian connections.

Page 32, Transportation, objective 6 – WATS is Washtenaw Area Transportation Study not “Transit”.

Page 32, Transportation, objective 7 – Include bike parking

Page 34, Community Facilities and Services, Objective 8 – include the Washtenaw County Water Resources Department and Huron River Watershed Council to work with for protecting watersheds.

Page 37, Multiple-Family Residential – consider requiring pocket parks and bike parking.

Page 37, Downtown- Mixed Use – provide bike in addition to auto parking.

Page 42, Baker Road Corridor-Mixed Use – provide pedestrian/non-motorized connections between parcels and provide bike parking for commercial.

Page 49, Transportation Plan, National Functional Classification – second sentence – need to eliminate either “type of” or “pattern of”

Page 49, Transportation Plan, National Functional Classification – last sentence – the transportation plan assists in establishing priorities for future transportation improvements including non-motorized and transit rather than just road improvements.

Page 51, Access Management, 5 – might add “unless too close to signalized intersections.”

Page 51, Access Management, 7 – might add “when they meet warrants”

Page 51, Access Management, 9 – might consider protected crossings.

Page 51, Public Transportation – the paragraph refers to the Village of Chelsea instead of the City of Chelsea.

Page 53, Add circulator to the list of services proposed for Dexter Village.

Page 55, WATS is responsible for ... eliminate airports and add highways and rail.

Page 59, Add bike parking to Non-motorized facilities map.

Page 64, First paragraph – the vacant land in the village, does not guarantee to the continued development. It could be “expected” or the village could have the capacity for more population, but no guarantee...

Page 64, the Village does not have a median age, the residents do. Might also add residents to the sentence discussing median age.

Page 65, the housing stock increased dramatically, it did not “turn”.

Page 67, Property Values, Table 10 provides a history not historical of the SEV. The next sentence, replace rate of growth with gain in SEV.

Page 68, Capital Improvements/Community Facilities – last sentence under Village utilities – consider changing “system” to “treatment”.

Page 69, Water System, third paragraph – update the water main reference to reflect that the upgrade is completed.

Page 71, DDA – Third paragraph, Consider replacing “not constructed to date” with an actual date.

Page 72, The first sentence of the first two paragraphs is nearly the same – repetitive.

Page 77, Natural Features, third paragraph – consider changing “limited removal” to retention.

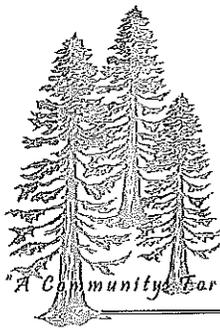
Page 78, Water Resources, the fourth and the last sentence are nearly the same – repetitive.

Page 80, Table 11 – is the Smith Woods the same as the Smith Preserve on Figure 10? If it is, need to use the same name on the Figure.

Page 84, Include Chelsea Area Planning Team (CAPT) when referencing regional groups.

Page 88, Zoning Adjustments – include bike parking for commercial, government and educational institutions.

Page 93, Survey – formatting problem begins with question 3.



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

WWW.TWP-DEXTER.ORG

MOLLY WADE
CHAIR

KENNETH TAPPE
VICE CHAIR

MARY ADAMS
VICKIE KOOYERS

TOM LEWIS

BOB NESTER

MARTY RUHLIG

DATE: April 17, 2012
TO: Dexter Township Planning Commission
FROM: Patrick Sloan, Director of Planning and Zoning
RE: Proposed Village of Dexter Master Plan

Dexter Township received a copy of the proposed Village of Dexter Draft Master Plan (letter to Dexter Township dated March 1, 2012). The Plan can be accessed at the following link:
http://www.villageofdexter.org/planning/draft_master_plan_2012-02.pdf

The northwest corner of the Village of Dexter abuts a southeast portion of Dexter Township (see Figure 5 on page 17). If traveling to the Village of Dexter, most Dexter Township residents do so either by going south on Dexter-Pinckney Road, east on Island Lake Road, or south on Huron River Drive. If traveling from the Village of Dexter to Dexter Township, most travelers will go northwest on Main Street through downtown Dexter and under the railroad viaduct.

I have reviewed the Plan with its relationship to Dexter Township and the region in mind. My comments are as follows:

1. Figure 5 on Page 17 of the Plan illustrates the future land uses of adjacent communities. According to the map, the future land use of properties in southeast Dexter Township is for ½ acre lots. Based on the Dexter Township Future Land Use Map, a more appropriate designation is for 1 acre lots.
2. Several areas of the Plan promote working with adjacent municipalities on items of regional importance, including transportation, recreation, environmental protection, public safety, and other public services. Dexter Township's Master Plan also promotes regional cooperation on these items.
3. Figure 6 on Page 39 of the Plan illustrates the future land uses of the Village of Dexter. Section 31(1)(b) of the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) allows cities and villages to include in their planning jurisdiction any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality. Although the Village of Dexter has included "Area[s] under Property Transfer Agreement" in Webster and Scio Townships in its proposed future land use maps, no areas of Dexter Township are designated as future land uses on this map or elsewhere in the plan. Therefore, there is no indication that the Village of Dexter intends to extend its planning into Dexter Township. If circumstances change, I would anticipate a thorough and productive evaluation process between officials of the Village of Dexter, officials of Dexter Township, and members of the public.
4. Note 2 on Page 51 states: "Permit only one (1) access or shared access per site unless a larger residential development (i.e. greater than fifty (50) units)." When Dexter Township has residential developments of less than 50 units, the Dexter Area Fire Department (DAFD) often requires 2 or more access points in case one of the access points is inaccessible during an emergency. I recommend that DAFD be consulted on the language of Note 2.
5. As a very minor editing item, per the Village Council's recent action, "Warrior Park" on Page 54 should be renamed to "Mill Creek Park."

6. Pages 60-61 include SEMCOG's 2035 Regional forecast. SEMCOG recently published its 2040 Regional Development Forecast, and I recommend replacing the 2035 data with the 2040 data. At this time, I have no opinion on whether or not the 2040 Forecast is accurate for the Village of Dexter.
7. Page 70 states that the DAFD covers "ninety (90%) percent of Dexter Township." Recently, the DAFD began covering the Portage Lake area in Dexter Township and part of Webster Township. As a minor revision, I recommend changing the text to read, "about ninety-five (95%) percent of Dexter Township."

Overall, I approve of the proposed Plan. The Michigan Planning Enabling Act provides a 63-day period in which local municipalities can submit comments to the Village of Dexter on the draft. The Village of Dexter submitted the draft Master Plan on March 1, 2012. The 63-day review/comment period will end on May 3, 2012.

Please contact me if you have any questions.

Treasurer/Finance Director's Report to Council
Fiscal Year 2011/2012
Third Quarter

ITEM I-2

I am pleased to present you with the Treasurer/Finance Director's Report to Council for the Third Quarter of Fiscal Year 2011/2012.

In this report I will give Council a more detailed view of this department's activities, as well as an overview of the Village's financial outlook. As always, if you have any questions, please call me. I would be happy to sit down with you.

Department Activities

Financial Software Upgrade

The computer hardware and financial software upgrades have been completed. Due to the tornado occurring in the middle of our training weeks, the thoroughness of our training was less than it would have been without all the tornado-related calls and foot traffic. However, BS&A has been very helpful since the conversion, and has been working with us to smooth out any glitches. Please bear with us as we continue to learn the features and capabilities of the new software package.

2011 Tax Collection

Collection of the 2011 property taxes is now complete. We collected 96.8% of our real property taxes and 98.9% of our personal property taxes. This is an improvement over last year (93% for real and 96% for personal). 75% of the delinquent real property is developer-owned.

Tornado Clean-Up

We have consulted with the Michigan Public Services Commission, and funds received under the Metro Act can be used for repairs and clean-up in the right-of-way due to the tornado. There is currently \$54,000 in this account.

Credit Card Payments

We are currently using Official Payments for on-line credit card payment of property taxes. I would like to recommend that we switch to Point and Pay for these services for the 2012 tax year. I would then do further research on credit card payments for non-tax items, such as utility bills and permits, and report back to Council at a later date. I would further recommend that we not add

utility billing to our internet services until such time as we decide on a method for using credit cards, if any.

Fiscal Year 2011-2012 Audit

We have requested that Post, Smythe, Lutz and Ziel give us a three-year proposal, as was discussed when we did the one-year extension for Fiscal Year 2010-2011's audit. Following is a table showing their previous charges as well as their proposed charges (the DDA is proposed to stay the same, at \$1,500 per year).

Prior Year Costs		Proposed Costs	
FY 2004/2005	\$10,375	FY 2011/2012	\$11,500
FY 2005/2006	\$10,500	FY 2012/2013	\$12,000
FY 2006/2007	\$11,000	FY 2013/2014	\$12,000
FY 2007/2008	\$11,000		
FY 2008/2009	\$11,500		
FY 2009/2010	\$11,500		
FY 2010/2011	\$11,500		

New Reports

The new accounting software allows different types of reports to be printed. I have changed this report to include computer-generated reports for revenue and expenditures, cash balances by fund, and cash balances by bank account. I will include the cash balances by fund with the fund revenue/expenditure sections, and the cash balances by bank account at the end of this report.

Education and Committee Memberships

- I am a current member of the Michigan Municipal Treasurer Association's (MMTA) Education Committee and the Michigan Government Finance Officers (MGFOA) Mentoring Committee, and am continuing as a budget reviewer for the Government Finance Officer's Association.
- I attended the combined MGFOA/MMTA Spring Legislative Conference in Lansing in April.

Fiscal Year 2011/2012 Third Quarter Budget Reports

The Revenue/Expenditure Report is used to track how our revenue and expenditures compare to our budget. A general rule of thumb is that each quarter represents 25% of the budget, although certain departments may spend all of their budget at one time.

General Fund Revenue and Expenditures:

- Finance Department (Dept. 201): Currently at 82.52% of budget because the audit has been paid to bring that line to 100%.
- Attorney (Dept. 210): Currently at 80.10% of budget, but we do not expect this department to be over budget at year end.
- Law Enforcement (Dept. 301): Currently at 78.94%, because the crossing guards have been paid in full.
- Insurance & Bonds (Dept. 851): Currently at 88.46% because the liability insurance and other post employment benefits have been paid in full.
- Contingencies (Dept. 890): Currently at 414.38%. Tornado-related expenses are being temporarily accounted for in this department until we get all costs received and reallocated to the correct areas/funds.
- Transfers Out (Dept. 965): Currently at 102.06%. We are still awaiting grant funds for the park that will reduce this down to budgeted levels.

User: marie
DB: Dexter

PERIOD ENDING 03/31/2012

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GL NUMBER	DESCRIPTION	2011-12		2011-12		END BALANCE		AVAILABLE		% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	NORMAL	ABNORMAL	NORMAL	ABNORMAL	BALANCE	(ABNORMAL)	
Fund 101 - GENERAL FUND										
000.000-ASSETS, LIABILITIES & REVENUE										
101.000-VILLAGE COUNCIL										
172.000-VILLAGE MANAGER										
201.000-FINANCE DEPARTMENT										
210.000-ATTORNEY										
215.000-VILLAGE CLERK										
253.000-TREASURER										
265.000-BUILDINGS & GROUNDS										
285.000-VILLAGE TREE PROGRAM										
301.000-LAW ENFORCEMENT										
336.000-FIRE DEPARTMENT										
400.000-PLANNING DEPARTMENT										
410.000-ZONING BOARD OF APPEALS										
441.000-DEPARTMENT OF PUBLIC WORKS										
442.000-DOWNTOWN PUBLIC WORKS										
447.000-ENGINEERING										
448.000-MUNICIPAL STREET LIGHTS										
528.000-SOLID WASTE										
728.000-ECONOMIC DEVELOPMENT										
751.000-PARKS & RECREATION										
850.000-LONG-TERM DEBT										
851.000-INSURANCE & BONDS										
875.000-CONTRIBUTIONS										
890.000-CONTINGENCIES										
901.000-CAPITAL IMPROVEMENTS										
965.000-TRANSFERS OUT - CONTROL										
		2,907,500.00	2,931,750.00	2,485,204.78	446,545.22	84.77				
		50,600.00	62,600.00	32,136.27	30,463.73	51.34				
		268,100.00	268,100.00	197,393.32	70,706.68	73.63				
		17,000.00	13,000.00	10,727.48	2,272.52	82.52				
		25,000.00	25,000.00	20,025.69	4,974.31	80.10				
		6,600.00	6,600.00	3,136.19	3,463.81	47.52				
		102,500.00	102,500.00	74,882.68	27,617.32	73.06				
		64,700.00	64,700.00	48,359.26	16,340.74	74.74				
		24,000.00	24,000.00	8,870.50	15,129.50	36.96				
		557,500.00	557,500.00	440,071.70	117,428.30	78.94				
		379,000.00	412,000.00	300,803.35	111,196.65	73.01				
		123,700.00	123,700.00	90,739.89	32,960.11	73.35				
		1,100.00	1,100.00	40.00	1,060.00	3.64				
		181,800.00	191,800.00	144,726.80	47,073.20	75.46				
		82,800.00	82,800.00	60,122.91	22,677.09	72.61				
		11,000.00	11,000.00	7,051.00	3,949.00	64.10				
		66,000.00	77,000.00	51,965.07	25,034.93	67.49				
		517,400.00	517,400.00	358,192.51	159,207.49	69.23				
		0.00	49,000.00	19,525.00	29,475.00	39.85				
		52,400.00	46,400.00	26,322.35	20,077.65	56.73				
		128,300.00	128,300.00	31,503.75	96,796.25	24.53				
		58,300.00	53,300.00	47,160.99	6,139.01	88.48				
		23,300.00	23,300.00	16,500.00	6,800.00	70.82				
		23,000.00	4,500.00	18,647.26	(14,147.26)	414.38				
		110,000.00	214,000.00	120,174.16	93,825.84	56.16				
		402,600.00	402,600.00	410,884.42	(8,284.42)	102.06				
		2,907,500.00	2,931,750.00	2,485,204.78	446,545.22	84.77				
		3,276,700.00	3,462,200.00	2,539,962.55	922,237.45	73.36				
		(369,200.00)	(530,450.00)	(54,757.77)	(475,692.23)	10.32				

Fund 101:

TOTAL REVENUES	2,907,500.00	2,931,750.00	2,485,204.78	446,545.22	84.77
TOTAL EXPENDITURES	3,276,700.00	3,462,200.00	2,539,962.55	922,237.45	73.36
NET OF REVENUES & EXPENDITURES	(369,200.00)	(530,450.00)	(54,757.77)	(475,692.23)	10.32

Streets Funds (Fund 202, Fund 203 and Fund 204)

Major Streets (Fund 202) Revenue and Expenditures

- Revenue: Currently at 27.34%. Revenue appears low because the transfers in line is only at 15% of budget. Funds transferred from Fund 204 only as needed.
- Administration (Dept. 248): Currently at 96.99% because other post employment benefits have been paid in full.
- Stormwater (Dept. 445): Currently at 80.84% because the projects budgeted for in the contracted services line have been completed.

Local Streets (Fund 203) Revenue and Expenditures

- Revenue: Currently at 56.04%. Revenue appears low because the transfers in line is only at 49% of budget. Funds transferred from Fund 204 only as needed.
- Administration (Dept. 248): Currently at 85.57% because other post employment benefits have been paid in full.
- Stormwater (Dept. 445): Currently at 79.26% because the projects budgeted for in the contracted services line have been completed.

Municipal Streets (Fund 204) Revenue and Expenditures

- All lines are at or below benchmark.

PERIOD ENDING 03/31/2012

User: marie
DB Dexter

GL NUMBER	DESCRIPTION	2011-12		2011-12		END BALANCE		AVAILABLE		% BDDT USED
		ORIGINAL BUDGET	AMENDED BUDGET	NORMAL (ABNORMAL)	03/31/2012	NORMAL (ABNORMAL)	BALANCE			
Fund 202 - MAJOR STREETS FUND										
000.000-ASSETS, LIABILITIES & REVENUE		732,000.00	727,900.00		198,992.78		528,907.22		27.34	
248.000-ADMINISTRATION		1,700.00	1,700.00		1,648.79		51.21		96.99	
445.000-STORMWATER		35,900.00	46,900.00		37,912.69		8,987.31		80.84	
451.000-CONTRACTED ROAD CONSTRUCTION		708,000.00	708,000.00		52,831.48		655,168.52		7.46	
463.000-ROUTINE MAINTENANCE		80,000.00	86,400.00		45,940.40		40,459.60		53.17	
474.000-TRAFFIC SERVICES		30,100.00	30,100.00		14,594.64		15,505.36		48.49	
478.000-WINTER MAINTENANCE		65,200.00	54,200.00		27,978.46		26,221.54		51.62	
890.000-CONTINGENCIES		10,000.00	3,600.00		0.00		3,600.00		0.00	
Fund 202:										
TOTAL REVENUES		732,000.00	727,900.00		198,992.78		528,907.22		27.34	
TOTAL EXPENDITURES		930,900.00	930,900.00		180,906.46		749,993.54		19.43	
NET OF REVENUES & EXPENDITURES		(198,900.00)	(203,000.00)		18,086.32		(221,086.32)		(8.91)	
Fund 203 - LOCAL STREETS FUND										
000.000-ASSETS, LIABILITIES & REVENUE		220,100.00	220,100.00		123,335.11		96,764.89		56.04	
248.000-ADMINISTRATION		1,700.00	1,700.00		1,454.76		245.24		85.57	
445.000-STORMWATER		15,900.00	19,400.00		15,375.62		4,024.38		79.26	
451.000-CONTRACTED ROAD CONSTRUCTION		48,000.00	48,000.00		16,964.63		31,035.37		35.34	
463.000-ROUTINE MAINTENANCE		69,600.00	74,000.00		47,311.49		26,688.51		63.93	
474.000-TRAFFIC SERVICES		19,100.00	19,100.00		7,971.72		11,128.28		41.74	
478.000-WINTER MAINTENANCE		55,800.00	52,300.00		25,262.68		27,037.32		48.30	
890.000-CONTINGENCIES		10,000.00	5,600.00		0.00		5,600.00		0.00	
Fund 203:										
TOTAL REVENUES		220,100.00	220,100.00		123,335.11		96,764.89		56.04	
TOTAL EXPENDITURES		220,100.00	220,100.00		114,340.90		105,759.10		51.95	
NET OF REVENUES & EXPENDITURES		0.00	0.00		8,994.21		(8,994.21)		100.00	
Fund 204 - MUNICIPAL STREETS										
000.000-ASSETS, LIABILITIES & REVENUE		528,100.00	528,100.00		524,786.05		3,313.95		99.37	
248.000-ADMINISTRATION		40,300.00	40,300.00		10,637.15		29,662.85		26.39	
965.000-TRANSFERS OUT - CONTROL		715,000.00	715,000.00		165,000.00		550,000.00		23.08	
Fund 204:										
TOTAL REVENUES		528,100.00	528,100.00		524,786.05		3,313.95		99.37	
TOTAL EXPENDITURES		755,300.00	755,300.00		175,637.15		579,662.85		23.25	
NET OF REVENUES & EXPENDITURES		(227,200.00)	(227,200.00)		349,148.90		(576,348.90)		(153.67)	
TOTAL REVENUES - ALL FUNDS										
TOTAL REVENUES		1,480,200.00	1,476,100.00		847,113.94		628,986.06		57.39	
TOTAL EXPENDITURES		1,906,300.00	1,906,300.00		470,884.51		1,435,415.49		24.70	
NET OF REVENUES & EXPENDITURES		(426,100.00)	(430,200.00)		376,229.43		(806,429.43)		87.45	

Enterprise Funds (Fund 590 and Fund 591)

Sewer Fund (Fund 590) Revenue and Expenditures

- Long-Term Debt (Dept. 850): Currently at 77.6%. We do not expect this department to be over budget at year end.

Water Fund (Fund 591) Revenue and Expenditures

- Water Utilities Department (Dept. 556): Currently at 80.08%. We will monitor this department over the next quarter.
- Long-Term Debt (Dept. 850): Currently at 84.38%. We do not expect this department to be over budget at year end.

Note on cash balances: The investments for the RD Bond Reserves in sewer and water were called by the issuer. Due to the imminent refunding of the Rural Development bonds, the balances were deposited into the Pooled Account for use in the refunding issue.

User: marie
DB: Dexter

PERIOD ENDING 03/31/2012

GL NUMBER	DESCRIPTION	2011-12		2011-12		END BALANCE		AVAILABLE		% BGDG USED
		ORIGINAL BUDGET	AMENDED BUDGET	NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	BALANCE	(ABNORMAL)	
Fund 590 - SEWER ENTERPRISE FUND										
000.000-ASSETS, LIABILITIES & REVENUE		981,500.00	981,500.00			702,416.66		279,083.34		71.57
248.000-ADMINISTRATION		80,700.00	80,700.00			12,008.07		68,691.93		14.88
548.000-SEWER UTILITIES DEPARTMENT		553,400.00	568,400.00			414,456.60		153,943.40		72.92
850.000-LONG-TERM DEBT		280,000.00	280,000.00			217,283.67		62,716.33		77.60
890.000-CONTINGENCIES		15,000.00	0.00			0.00		0.00		0.00
901.000-CAPITAL IMPROVEMENTS		35,000.00	35,000.00			24,670.79		10,329.21		70.49
Fund 590:										
TOTAL REVENUES		981,500.00	981,500.00			702,416.66		279,083.34		71.57
TOTAL EXPENDITURES		964,100.00	964,100.00			668,419.13		295,680.87		69.33
NET OF REVENUES & EXPENDITURES		17,400.00	17,400.00			33,997.53		(16,597.53)		195.39
Fund 591 - WATER ENTERPRISE FUND										
000.000-ASSETS, LIABILITIES & REVENUE		669,500.00	669,500.00			509,606.43		159,893.57		76.12
248.000-ADMINISTRATION		71,400.00	71,400.00			8,955.39		62,444.61		12.54
556.000-WATER UTILITIES DEPARTMENT		294,400.00	342,400.00			274,181.38		68,218.62		80.08
850.000-LONG-TERM DEBT		271,600.00	271,600.00			229,033.92		42,566.08		84.33
890.000-CONTINGENCIES		15,000.00	0.00			0.00		0.00		0.00
901.000-CAPITAL IMPROVEMENTS		30,000.00	30,000.00			30,342.36		(342.36)		101.14
Fund 591:										
TOTAL REVENUES		669,500.00	669,500.00			509,606.43		159,893.57		76.12
TOTAL EXPENDITURES		682,400.00	715,400.00			542,513.05		172,886.95		75.83
NET OF REVENUES & EXPENDITURES		(12,900.00)	(45,900.00)			(32,906.62)		(12,993.38)		71.69
TOTAL REVENUES - ALL FUNDS										
TOTAL EXPENDITURES - ALL FUNDS		1,651,000.00	1,651,000.00			1,212,023.09		438,976.91		73.41
NET OF REVENUES & EXPENDITURES		1,646,500.00	1,679,500.00			1,210,932.18		468,567.82		72.10
		4,500.00	(28,500.00)			1,090.91		(29,590.91)		3.83

Other Funds (Fund 275, Fund 303 and Fund 402)

Tree Fund (Fund 275) Revenue and Expenditures

- All lines are at or below benchmark.

Streetscape Debt Service Fund (Fund 303) Revenue and Expenditures

- Revenue: Currently at 102.85% due to pay-offs of special assessments.
- Administration (Dept. 248): Currently at 162.53% due to property tax refunds. An amendment will be made at year end.

Equipment Replacement Fund (Fund 402) Revenue and Expenditures

- Department of Public Works (Dept. 441): Currently at 108.06%. An amendment will be presented at year end.

User: marie
DB: Dexter

PERIOD ENDING 03/31/2012

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GL NUMBER	DESCRIPTION	2011-12		2011-12		END BALANCE		AVAILABLE		% BGD	% USED
		ORIGINAL BUDGET	AMENDED BUDGET	NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	BALANCE	(ABNORMAL)		
Fund 275 - TREE REPLACEMENT FUND											
000.000-ASSETS, LIABILITIES & REVENUE		500.00	500.00	793.13		(293.13)		158.63			
965.000--TRANSFERS OUT - CONTROL		68,000.00	68,000.00	0.00		68,000.00		0.00			
TOTAL REVENUES		500.00	500.00	793.13		(293.13)		158.63			
TOTAL EXPENDITURES		68,000.00	68,000.00	0.00		68,000.00		0.00			
NET OF REVENUES & EXPENDITURES		(67,500.00)	(67,500.00)	793.13		(68,293.13)		(1.18)			
Fund 303 - STREETSCAPE DEBT SERVICE FUND											
000.000-ASSETS, LIABILITIES & REVENUE		213,400.00	213,400.00	219,472.47		(6,072.47)		102.85			
248.000-ADMINISTRATION		300.00	300.00	487.59		(187.59)		162.53			
570.000--STREETSCAPE		232,700.00	232,700.00	80,940.00		151,760.00		34.78			
TOTAL REVENUES		213,400.00	213,400.00	219,472.47		(6,072.47)		102.85			
TOTAL EXPENDITURES		233,000.00	233,000.00	81,427.59		151,572.41		34.95			
NET OF REVENUES & EXPENDITURES		(19,600.00)	(19,600.00)	138,044.88		(157,644.88)		(704.31)			
Fund 402 - EQUIPMENT REPLACEMENT FUND											
000.000-ASSETS, LIABILITIES & REVENUE		93,500.00	93,500.00	43,697.13		49,802.87		46.73			
248.000-ADMINISTRATION		200.00	200.00	164.43		35.57		82.22			
441.000-DEPARTMENT OF PUBLIC WORKS		16,000.00	16,000.00	17,289.48		(1,289.48)		108.06			
TOTAL REVENUES		93,500.00	93,500.00	43,697.13		49,802.87		46.73			
TOTAL EXPENDITURES		16,200.00	16,200.00	17,453.91		(1,253.91)		107.74			
NET OF REVENUES & EXPENDITURES		77,300.00	77,300.00	26,243.22		51,056.78		33.95			
Fund 402: - ALL FUNDS											
TOTAL REVENUES		307,400.00	307,400.00	263,962.73		43,437.27		85.87			
TOTAL EXPENDITURES		317,200.00	317,200.00	98,881.50		218,318.50		31.17			
NET OF REVENUES & EXPENDITURES		(9,800.00)	(9,800.00)	165,081.23		(174,881.23)		1,684.50			

**Village of Dexter
Cash Accounts**

General Ledger Name	Bank & Account Name	Purpose	Balance 03/31/12	Status of Cash
General Fund				
Cash	TCF & PNC Pooled	General operating	\$ 109,934.85	Unrestricted
Cash Savings	TCF Bank	General operating	\$ 75,766.12	Unrestricted
Chelsea Bank CD	Chelsea Bank	General operating	\$ 205,777.85	Unrestricted
CSB Investments Money Market	Chelsea Bank	General operating	\$ 273,113.78	Unrestricted
Comerica Bank CD	Comerica Bank	General operating	\$ 261,072.49	Unrestricted
MBIA Class	MBIA Class	General operating	\$ 150,270.62	Unrestricted
Building Reserve Account	TCF Pooled	Reserved for future building project	\$ 5,891.57	Restricted
Building Reserve CD	Multi-Bank Securities	Reserved for future building project	\$ 235,000.00	Restricted
Petty Cash	Office	Small cash purchases	\$ 100.00	Unrestricted
Matching Funds for Park Grants	TCF Pooled	Reserved for grant match	\$ -	Restricted
Property Tax Savings	TCF Property Tax Savings	Clearing account for undistributed tax collections	\$ 25,000.00	Unrestricted*
Property Tax Checking	TCF Property Tax Checking	Used to distribute taxes and make refunds	\$ 500.01	Unrestricted
Voluntary Public Parking	TCF Pooled	Reserved for parking activities	\$ 10,048.90	Restricted
Facilities Bond Debt	PNC Bank	Debt retirement	\$ 38,434.89	Restricted
Subtotal Unrestricted			\$ 1,101,535.72	
Subtotal Restricted			\$ 289,375.36	
Total General Fund			\$ 1,390,911.08	

*This account contains undistributed taxes collections. New this fiscal year is breaking this account across funds (like Pooled).

Major Streets Fund

Cash	TCF Pooled	General operating for major streets activities	\$ 4,192.84	Unrestricted*
Central Street Pooled	TCF Pooled	Central Street Project	\$ 203,696.26	Restricted**
Subtotal Unrestricted			\$ 4,192.84	
Subtotal Restricted			\$ 203,696.26	
Total Major Streets Fund			\$ 207,889.10	

*These funds come from the State in the form of Act 51 payments and transfers from Municipal Streets.

**This is the reimbursement from the Ann-Arbor Street project, which must be used in Major Streets.

Local Streets Fund

Cash	TCF Pooled	General operating for major streets activities	\$ 4,557.86	Unrestricted*
Metro Act Account (Pooled)	TCF Pooled	Reserved for right of way activities	\$ 54,350.70	Restricted
Subtotal Unrestricted			\$ 4,557.86	
Subtotal Restricted			\$ 54,350.70	
Total Local Streets Fund			\$ 58,908.56	

*These funds come from the State in the form of Act 51 payments and transfers from Municipal Streets.

Municipal Streets Fund

Cash	TCF Pooled	Available for transfer to Major & Local Streets	\$ 955,498.65	Unrestricted
Property Tax Savings	TCF Property Tax Savings	Available for transfer to Major & Local Streets	\$ -	Unrestricted
Subtotal Unrestricted			\$ 955,498.65	
Subtotal Restricted			\$ -	
Total Municipal Streets Fund			\$ 955,498.65	

**Village of Dexter
Cash Accounts**

General Ledger Name	Bank & Account Name	Purpose	Balance 03/31/12	Status of Cash
Tree Replacement Fund				
Multi-Bank CD	Multi-Bank Securities	Restricted for trees	\$ 125,002.91	Restricted
Restricted Tree Replacement	PNC Bank	Restricted for trees	\$ 116,418.76	Restricted
Subtotal Unrestricted			\$ -	
Subtotal Restricted			\$ 241,421.67	
Total Tree Replacement Fund			\$ 241,421.67	
Streetscape Debt Service Fund				
Cash	TCF Pooled	Tax collections for GO Bond payments	\$ 154,784.42	Restricted
Streetscape Debt Retire	PNC Streetscape	Special Assessments for bond payments	\$ 98,453.94	Restricted
Property Tax Savings	TCF Property Tax Savings	Tax collections for GO Bond payments	\$ -	Restricted
Tax Savings for Streetscape	TCF Property Tax Savings	Special Assessments for bond payments	\$ 3,622.38	Restricted
Subtotal Unrestricted			\$ -	
Subtotal Restricted			\$ 256,860.74	
Total Streetscape Debt Service Fund			\$ 256,860.74	
Equipment Replacement Fund				
Cash	TCF Pooled	Reserved for vehicle expenses including capital pu	\$ 198,098.89	Restricted
Subtotal Restricted			\$ 198,098.89	
Total Equipment Replacement Fund			\$ 198,098.89	
Mill Creek Park Project Fund				
Cash	TCF Pooled	Reserved for Mill Creek Park Project	\$ -	Restricted
Subtotal Restricted			\$ -	
Total Equipment Replacement Fund			\$ -	
Sewer Enterprise Fund				
Cash	TCF Pooled	Sewer operating	\$ 59,405.37	Unrestricted
University Bank CD - Taps	University Bank Ann Arbor	Sewer tap-in fees	\$ 254,505.39	Unrestricted
Property Tax Savings	TCF Property Tax Savings	Tax collections for delinquent utilities	\$ -	Unrestricted
RD Sewer Repair & Improve	TCF Pooled	Reserved for infrastructure & equipment replacem	\$ 14,842.29	Restricted
RD Sewer Bond Reserve	Pooled	Reserved for RD Sewer final year bond payment	\$ 197,189.19	Restricted
Sewer Tap Fees Account	TCF Sewer & Water	Sewer tap-in fees	\$ 358,526.80	Unrestricted
Subtotal Unrestricted			\$ 672,437.56	
Subtotal Restricted			\$ 212,031.48	
Total Sewer Enterprise Fund			\$ 884,469.04	
Water Enterprise Fund				
Cash	TCF Pooled	Water operating	\$ 46,020.49	Unrestricted
Bank of Ann Arbor CD	Bank of Ann Arbor	Water tap-in fees	\$ 255,587.57	Unrestricted
Property Tax Savings	TCF Property Tax Savings	Tax collections for delinquent utilities	\$ -	Unrestricted
RD Water Repair & Improve	TCF Pooled	Reserved for infrastructure & equipment replacem	\$ 19,381.59	Restricted
RD Water Bond Reserve	TCF Pooled	Reserved for RD Water final year bond payment	\$ 171,941.17	Restricted
Water Tap Fees Account	TCF Sewer & Water	Water tap-in fees	\$ 274,629.64	Unrestricted
Subtotal Unrestricted			\$ 576,237.70	
Subtotal Restricted			\$ 191,322.76	
Total Water Enterprise Fund			\$ 767,560.46	

**Village of Dexter
Cash Accounts**

General Ledger Name	Bank & Account Name	Purpose	Balance 03/31/12	Status of Cash
Trust & Agency Fund				
Performance Guarantees	TCF Performance Guarantees	Escrows for development bonds such as tree bond	\$ 74,323.50	Restricted
Site Plan Review	TCF Pooled	Escrows for payment of development related fees	\$ -	Restricted
Tree Escrow	TCF Pooled	Escrows for Tree Replacement	\$ 1,625.00	Restricted
Subtotal Unrestricted			\$ -	
Subtotal Restricted			\$ 75,948.50	
Total Trust & Agency Fund			\$ 75,948.50	
Retiree Health Care Fund				
Cash	Mers	Funds reserved for OPEB	\$ 320,540.37	Restricted
Subtotal Unrestricted			\$ -	
Subtotal Restricted			\$ 320,540.37	
Total Trust & Agency Fund			\$ 320,540.37	
*Balance as of March 30, 2011.				
Payroll Fund				
Cash	TCF Payroll	Funds reserved for payment of accrued benefits	\$ 40,041.22	Restricted
Subtotal Unrestricted			\$ -	
Subtotal Restricted			\$ 40,041.22	
Total Trust & Agency Fund			\$ 40,041.22	
Economic Development Fund				
Cash	TCF Pooled	Funds reserved for economic development	\$ 104.08	Restricted
Subtotal Unrestricted			\$ -	
Subtotal Restricted			\$ 104.08	
Total Trust & Agency Fund			\$ 104.08	
Total Unrestricted			\$ 3,314,460.33	
Total Restricted			\$ 2,083,792.03	
Grand Total Cash			\$ 5,398,252.36	

Summary of General Funds Available for Non-Operational Use

General Fund Unrestricted	\$ 1,101,535.72
15% Fundbalance (based on revenue budget)	\$ (438,112.50)
Expected revenue (based on budget)	\$ 446,545.22
Expected expenditures (based on budget)	\$ (922,237.45)
Available Unrestricted	\$ 187,730.99
Restricted for Equipment	\$ 198,098.89
Restricted for Facilities	\$ 240,891.57
Restricted for Public Parking	\$ 10,048.90
Restricted for Grant Match	\$ -
Restricted for Trees	\$ 241,421.67

**Expected expenditures include Mill Creek Park expenses, some of which will be funded by the "Restricted for Grant Match" cash account. Park funds previously in the General Fund have been moved to the Mill Creek Park Fund.

Bank Code	Description	Beginning Balance 01/01/2012	Total Debits	Total Credits	Ending Balance 03/31/2012
CD'S	CERTIFICATES OF DEPOSIT				
101	GENERAL FUND	466,850.34	0.00	0.00	466,850.34
204	MUNICIPAL STREETS	0.00	0.00	0.00	0.00
590	SEWER ENTERPRISE FUND	254,125.25	380.14	0.00	254,505.39
591	WATER ENTERPRISE FUND	255,587.57	0.00	0.00	255,587.57
	CERTIFICATES OF DEPOSIT	976,563.16	380.14	0.00	976,943.30
CSB	INVESTMENTS				
101	GENERAL FUND	273,106.99	9.53	2.74	273,113.78
204	MUNICIPAL STREETS	0.00	0.00	0.00	0.00
	CSB INVESTMENTS	273,106.99	9.53	2.74	273,113.78
FACIL	FACILITIES BOND DEBT RETIREMENT				
101	GENERAL FUND	38,424.45	10.44	0.00	38,434.89
	FACILITIES BOND DEBT RETIREMENT	38,424.45	10.44	0.00	38,434.89
OPFB	MERS HEALTH CARE FUNDING VEHICLE				
736	RETIREE HEALTH CARE FUND	299,530.81	21,009.56	0.00	320,540.37
	MERS HEALTH CARE FUNDING VEHICLE	299,530.81	21,009.56	0.00	320,540.37
MBIA	MICHIGAN CLASS				
101	GENERAL FUND	150,250.29	20.33	0.00	150,270.62
	MICHIGAN CLASS	150,250.29	20.33	0.00	150,270.62
MULTI	MULTI-BANK INVESTMENTS				
101	GENERAL FUND	235,000.00	0.00	0.00	235,000.00
275	TREE REPLACEMENT FUND	125,002.91	0.00	0.00	125,002.91
590	SEWER ENTERPRISE FUND	195,000.00	2,176.31	197,176.31	0.00
591	WATER ENTERPRISE FUND	170,000.00	1,929.94	171,929.94	0.00
	MULTI-BANK INVESTMENTS	725,002.91	4,106.25	369,106.25	360,002.91
PAY	PAYROLL				
750	PAYROLL FUND	23,551.83	299,094.82	282,605.43	40,041.22
	PAYROLL	23,551.83	299,094.82	282,605.43	40,041.22
PERF	PERFORMANCE GUARANTEE				
701	TRUST & AGENCY FUND	70,498.50	3,825.00	0.00	74,323.50
	PERFORMANCE GUARANTEE	70,498.50	3,825.00	0.00	74,323.50
PETTY	PETTY CASH				
101	GENERAL FUND	100.00	0.00	0.00	100.00

CASH SUMMARY BY BANK FOR VILLAGE OF DEXTER
 FROM 01/01/2012 TO 03/31/2012

Bank Code	Description	Beginning Balance 01/01/2012	Total Debits	Total Credits	Ending Balance 03/31/2012
	PETTY CASH	100.00	0.00	0.00	100.00
POOL	POOLED CASH				
101	GENERAL FUND	450,024.15	1,295,732.40	1,619,881.23	125,875.32
202	MAJOR STREETS FUND	207,168.68	96,184.08	95,463.66	207,889.10
203	LOCAL STREETS FUND	52,036.12	67,952.64	61,080.20	58,908.56
204	MUNICIPAL STREETS	984,721.26	20,506.45	49,729.06	955,498.65
275	TREE REPLACEMENT FUND	0.00	22.12	22.12	0.00
303	STREETSCAPE DEBT SERVICE FUND	150,489.93	5,869.86	1,575.37	154,784.42
402	EQUIPMENT REPLACEMENT FUND	186,023.21	56,694.44	44,618.76	198,098.89
403	SRF PROJECT FUND	(17,965.63)	43,448.13	25,482.50	0.00
404	DWRF PROJECT FUND	(38,141.53)	280,932.58	242,791.05	0.00
405	MILL CREEK PARK PROJECT FUND	3,237.50	175,857.87	179,095.37	0.00
590	SEWER ENTERPRISE FUND	96,656.78	397,127.59	222,347.52	271,436.85
591	WATER ENTERPRISE FUND	68,964.81	303,254.46	134,876.02	237,343.25
701	TRUST & AGENCY FUND	125.00	27,911.75	26,411.75	1,625.00
792	ECONOMIC DEVELOPMENT T & A	104.08	0.00	0.00	104.08
	POOLED CASH	2,143,444.36	2,771,494.37	2,703,374.61	2,211,564.12
SAVIN	POOLED SAVINGS ACCOUNT				
101	GENERAL FUND	150,663.55	130.30	75,027.73	75,766.12
	POOLED SAVINGS ACCOUNT	150,663.55	130.30	75,027.73	75,766.12
STSCA	STREETSCAPE BOND				
303	STREETSCAPE DEBT SERVICE FUND	98,414.95	38.99	0.00	98,453.94
	STREETSCAPE BOND	98,414.95	38.99	0.00	98,453.94
TAX	TAX CHECKING				
101	GENERAL FUND	500.00	14,440.01	14,440.00	500.01
204	MUNICIPAL STREETS	0.00	2,541.02	2,541.02	0.00
303	STREETSCAPE DEBT SERVICE FUND	0.00	1,003.72	1,003.72	0.00
	TAX CHECKING	500.00	17,984.75	17,984.74	500.01
TAXSA	TAX SAVINGS				
101	GENERAL FUND	57,404.62	54,679.29	87,083.91	25,000.00
204	MUNICIPAL STREETS	7,262.03	14,713.91	21,975.94	0.00
303	STREETSCAPE DEBT SERVICE FUND	2,161.00	8,203.32	6,741.94	3,622.38
590	SEWER ENTERPRISE FUND	0.00	75.07	75.07	0.00
591	WATER ENTERPRISE FUND	0.00	84.58	84.58	0.00
	TAX SAVINGS	66,827.65	77,756.17	115,961.44	28,622.38

FROM 01/01/2012 TO 03/31/2012

Fund	Code	Description	Beginning Balance 01/01/2012	Total Debits	Total Credits	Ending Balance 03/31/2012
TREE	275	TREE FUND MONEY MARKET	116,346.21	72.55	0.00	116,418.76
		TREE REPLACEMENT FUND				
		TREE FUND MONEY MARKET	116,346.21	72.55	0.00	116,418.76
TAPS	590	WATER & SEWER TAP FEES	343,262.00	15,264.80	0.00	358,526.80
	591	SEWER ENTERPRISE FUND	265,435.56	9,194.08	0.00	274,629.64
		WATER ENTERPRISE FUND				
		WATER & SEWER TAP FEES	608,697.56	24,458.88	0.00	633,156.44
TOTAL - ALL FUNDS			5,741,923.22	3,220,392.08	3,564,062.94	5,398,252.36

P70

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@villageofdexter.org

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

MEMO

To: President Keough and Council Members
From: Donna Dettling, Village Manager
Date: May 9, 2012
**Re: Assistant Village Manager &
Village Manager Report - Meeting of May 14, 2012**

1. Meeting Review:

- May 2nd – Meeting with Lisa Pung MEDC re: 8059 Main, former Pharmacy remodel plan
- May 2nd – Meeting with President Keough re: Annual Review
- May 2nd – Meeting with Encore Theater re: Expansion Plans
- May 2nd - Budget Review Work Session
- May 7th – Dexter-Pinckney Sidewalk bid open at WC Road Commission
- May 7th – Stormwater Workshop
- May 7th – Memorial Day planning meeting
- May 8th – Main Street Project Update meeting
- May 9th – Bond Pricing Conference Call

2. Upcoming Meeting Review:

- May 14th – Meeting with Craig Manser re: Insurance Renewal
- May 16th – Budget Review Work Session
- May 21st – SPARK Annual Meeting

3. Rating Affirmed. After the Rating Call last week Standard and Poor affirmed the Village's AA- rating. We received the **attached** confirmation from Standard and Poor for the Village Bond rating of AA-.

4. SRF S2 Grant Update. The village is eligible to receive \$210,000 in grant funds from the SRF S2 grant program for our Sludge Improvement Project. A **copy of the award letter** and breakdown of costs is provided for your review. An application for reimbursement of \$138,000 that has been expended so far was submitted on May 7, 2012.

5. Stormwater Work Session. The Stormwater Workshop held prior to the May 7, 2012 Planning Commission meeting had decent attendance. We covered the fundamentals related to the village's stormwater MS4 Permit and Village policies. It is tentatively planned to have a follow-up session prior to the June 4, 2012 Planning Commission to develop funding options and possibly hear a presentation from Ann Arbor on their stormwater utility research. The slide on the Capital Improvements Plan at the end of the PowerPoint is **attached** to my report. Further discussion to prioritize stormwater capital improvements is planned for the May 16th budget work session.

6. 8059 Main Street. Fred Schmid owner of 8059 Main Street requested a meeting with MEDC to present his plans for remodeling the former pharmacy. His plan is to give the front of the building a facelift and work with a potential tenant to remodel the interior. MEDC doesn't have a funding assistance program for this type of investment. The owner and potential tenant are evaluating their options before they move forward with the remodel.
7. Insurance Renewal. We received our insurance renewal 2012-13 from Michigan Municipal Risk Management Authority (MMRMA) and we will see a 2% reduction from \$59,034 to \$57,814. We are expecting to receive a disbursement again this year in a similar amount as last year around \$18,000.
8. Water Main Project-Bricco Update. Bricco's sod subcontractor will be on site Thursday and Friday, May 10th and 11th to install the sod. Sod installation has been delayed since the week of April 23rd due to rain. OHM is working with Bricco to reconcile all project quantity adjustments for the final change order. OHM is also reconciling the engineering construction services costs (preliminary amount \$6,000) and testing services costs (preliminary amount \$7,000) for this project. A request for additional engineering services and material testing will be submitted for the next agenda on May 29, 2012.
9. Main Street Project Update. Pro-Line will pave either Monday the 14th or Tuesday the 15th. After pavement markings are applied and dry, Main Street will re-open to all traffic. It is anticipated the re-open will be Thursday, May 17th, weather dependent. We are getting the word out to warn people not to walk over the paved areas while Pro-Line is paving. There is a tack coat that can take up to an hour to dry and it tracks onto anything it comes into contact with and it is difficult to remove from shoes, brick, concrete, etc.
10. Sludge Handling Improvement Project. Just a reminder that Dan Schlaff invited Council members that may be interested in learning more about the project to let him know. Dan would appreciate the opportunity to walk Council members through the Sludge Handling Improvements and provide an on-site summary of the changes that have taken place and will take place at the Wastewater Treatment Facility.
11. Waste Management Renewal. Staff is still sorting out options for the waste management renewal based on feedback from the budget meeting. We will be meeting with Patrick Greve again before we bring a proposal to Council for consideration.
12. Budget Work Session. Reminder we have a budget work session scheduled for Wednesday, May 16, 2012 at 6:00 p.m. at the Copeland Board room.
13. Next Council Meeting on a Tuesday. Due to the Memorial Day Holiday, the next Council meeting will be held on Tuesday, May 29, 2012.
14. Public Art Selection Committee. The first meeting of the Public Art Selection Committee was held on May 8, 2012. All members of the Committee were in attendance. Five sculptures were received. We also received three sculptures that had been submitted to the Chelsea Sculpture Walk to consider. The Committee reviewed the selections and

decided to meet again on May 22, 2012 at 7 p.m. at the Senior Center before making a recommendation to Council.

15. Northern United Brewing Company. On the next agenda Council will be considering the liquor license application for a new Micro Brewery license, Small Wine Maker license, and new Small Distiller license. Attached for your review is the draft application.
16. Rural Development Water and Sewer Bonds Refinance Update. Copies of the "Debt Service Comparison" for each of the three rural development bonds are attached for your review.
17. Newsletter. Staff is preparing a May Newsletter that will go out the end of May or early June. Let us know if you have ideas for the newsletter.

April 27, 2012

Summary:

**Dexter Village, Michigan; General
Obligation**

Primary Credit Analyst:

Jeffrey Devine, Boston (1) 617-530-8318; jeffrey_devine@standardandpoors.com

Secondary Contact:

Helen Samuelson, Chicago (1) 312-233-7011; helen_samuelson@standardandpoors.com

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Rationale

Outlook

Related Criteria And Research

Summary:

Dexter Village, Michigan; General Obligation

Credit Profile

US\$3.865 mil GO ltd tax rfdg bnds ser 2012 due 10/01/2031

Long Term Rating

AA-/Stable

New

Dexter Vill ltd tax GO bnds ser 2006

Long Term Rating

AA-/Stable

Affirmed

Dexter Vill GO

Unenhanced Rating

AA-(SPUR)/Stable

Affirmed

Many issues are enhanced by bond insurance.

Rationale

Standard & Poor's Ratings Services assigned its 'AA-' rating and stable outlook to Dexter Village, Mich.'s series 2012 limited-tax general obligation (GO) refunding bonds and affirmed its 'AA-' rating, with a stable outlook, on the village's existing GO debt.

The rating reflects our view of the village's:

- Access to, and participation in, the Ann Arbor metropolitan statistical area (MSA);
- Very strong income and, what we consider, extremely strong wealth; and
- Very strong available general fund balance.

We believe the village's debt profile -- including, in our view, its moderately-high-to-high overall net debt, elevated carrying charge, and slow amortization schedule -- somewhat offsets these strengths.

The village's limited-tax GO pledge secures the series 2012 bonds. Officials intend to use bond proceeds to refund the village's series 1999, 2000A, and 2000B revenue bonds.

The 1.9-square-mile village is in Washtenaw County, 11 miles northwest of Ann Arbor. The village's population continues to increase rapidly: The 2010 U.S. Census population of 4,067 was a 74% increase from the 2000 U.S. Census. Aside from several midsize employers in the village, residents benefit from the village's access to Ann Arbor for employment. Village unemployment figures are unavailable; Washtenaw County unemployment, however, was 6.5% in 2011, well below the state's 10.3% rate, not seasonally adjusted. Median household and per capita effective buying incomes are, in our opinion, a very strong 130% and 140%, respectively, of national levels.

The property tax base has declined throughout the economic downturn. Taxable value of \$196 million in 2011 was a 10.2% decrease since 2008. Market value has undergone similar reductions; market value was \$411.7 million, or, what we consider, an extremely strong \$101,224 per capita, in 2011. The 10 leading taxpayers account for a diverse 20.1% of taxable value. Dexter Fastener Technologies Inc., a manufacturer of bolts and rivets, is the village's leading taxpayer, accounting for approximately 10.3% of taxable value.

Dexter maintains, in our opinion, very strong available reserves; it, however, has spent down fund balance over the

past few years to fund a park project. Following the construction, which officials expect to be complete by fiscal year-end June 30, 2012, Dexter does not plan to spend down fund balance for capital purposes.

Due to the ongoing project, Dexter expects to use approximately \$490,000 of general fund balance to close fiscal 2012. Audited results indicate the village has used \$490,000 of fund balance over the past three fiscal years. It ended fiscal 2011 with a \$1.5 million combined assigned and unassigned fund balance, or, what we view as, a very strong 51.3% of general fund expenditures.

Standard & Poor's considers Dexter's financial management practices "good" under its Financial Management Assessment methodology, indicating financial practices exist in most areas but that governance officials might not formalize or regularly monitor all of them.

When combining overlapping and direct debt, Dexter's overall debt is, in our opinion, a high \$9,329 per capita, or a moderately high 9.2% of market value. Carrying charges were, in our view, elevated during fiscal 2011: They accounted for 16.9% of governmental expenditures. It is our understanding officials pay a portion of the village's direct debt through utility rates and tax-increment financing. We consider direct debt amortization slow with officials planning to retire about 39% of principal over 10 years. Dexter does not currently have any property-tax-supported debt plans.

Dexter participates in the Michigan Municipal Employees' Retirement System; it contributed \$131,000, or 100% of the annual required contribution (ARC) and 3% of governmental expenditures, in fiscal 2011. As of the most recent valuation date of July 1 2011, the village has an other postemployment benefits unfunded accrued liability of \$3.8 million, a significant increase from the \$1.6 million valuation as of Jan. 1, 2008.

The new study, however, assumes a larger health care inflation rate of 7%, up from 5%, and a smaller investment return of 4.2%, down from 8%. In addition, the study does not incorporate recent changes to retiree health care; effective with the last contract negotiation, health care benefits are no longer available to employees hired after March 1, 2011.

The village had made 129% and 23% of the ARCs in fiscal years 2010 and 2011, respectively. According to village resolution, management intends to contribute \$95,000 annually to the fiscal years 2013-2017 liability. The village's current actuarial-determined ARC is \$348,000, or 8% of fiscal 2011 governmental expenditures.

Outlook

The stable outlook reflects Standard & Poor's opinion that the village will likely maintain fund balance that Standard & Poor's considers very strong. Although we acknowledge the use of general fund reserves over the past few fiscal years, we realize that management planned the drawdowns to fund a capital project and that the drawdowns are not necessarily an indication of fiscal instability. Therefore, we do not expect to change the rating within the outlook's two-year period. The village's access to, and participation in, the diverse Ann Arbor MSA provides further rating stability.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

April 27, 2012

Ms. Donna Dettling, Village Manager
Village of Dexter
8140 North Main
Dexter, Michigan 48130

Dear Ms. Dettling:

SUBJECT: S2 Grant Program
Village of Dexter
S2 Grant No. 9188-01

Congratulations on your award of an S2 Grant for the above-referenced project. Attached is one original signed copy of your S2 Grant Agreement. You may immediately request a disbursement for any previously-incurred eligible costs. Additional disbursements can be requested as eligible costs are incurred. Enclosed is a copy of the S2 Grant Disbursement Request (DR) form and Disbursement Instructions. Additional forms are available on the website noted below.

Below is a list of important S2 Grant Program reminders and requirements:

- ◆ The first and final DRs must be submitted by mail and include an "original" signature of an Authorized Representative.
- ◆ Subsequent DRs can be faxed to our office at 517-335-0743.
- ◆ Each DR must be accompanied by complete supporting documentation (invoices or proof of payment) of incurred costs.
- ◆ DRs can be submitted at any time, but only one per calendar month will be processed.
- ◆ The approved budget period for your grant-funded activities closes at the end of **June 2012**.
- ◆ Each DR must include a brief status report on the S2 Grant activities completed to date.
- ◆ It is very important that the S2 Grant-funded activities adhere to the SRF/SWQIF Project Plan Preparation Guidance and the Clean Water Revolving Funds Design Phase Guidance.
- ◆ Project scope or end date changes need Department of Environmental Quality (DEQ) approval in advance.
- ◆ Within 30 days following the grant end date, all deliverables must be submitted to the DEQ for review/approval.
- ◆ A complete loan application includes three DEQ-approved components: SRF/SWQIF Project Plan, plans and specifications, and a revenue system.
- ◆ Visit our web page at http://www.michigan.gov/deq/0,1607,7-135-3307_3515_4143---,00.html.

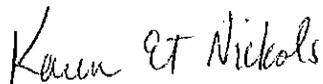
It is essential that your community's S2 Grant-funded activities culminate in the submittal of an administratively complete loan application for assistance from the SRF or the SWQIF programs or other source of financing for the project no later than April 24, 2015. Failure to do so may result in all grant funds becoming repayable and due according to the terms of the S2 Agreement. We strongly recommend that you read Section XVIII(B)(1-3), located on page 7 of the attached S2 Agreement, before drawing any S2 Grant Funds.

Ms. Donna Dettling
Page 2
April 27, 2012

I would recommend that we schedule a meeting or a conference call with your consulting engineer as soon as possible to assist you in development of approvable documents in preparation for an SRF/SWQIF loan application. In addition, working closely with your Water Resources Division District Engineer will help to ensure that the S2 Grant-funded work products to be developed will adequately address community need and satisfy SRF/SWQIF Program criteria.

Again, congratulations on taking this step toward protection of water quality and public health in Michigan. Should you have any questions, please contact me at the phone number listed below, e-mail at NickolsK@michigan.gov, or by mail at DEQ, P.O. Box 30241, Lansing, Michigan 48909-7741.

Sincerely,



Karen Nickols, Project Manager
Revolving Loan Section
Resource Management Division
517-241-8114

Enclosures

cc: Mr. Rhett Gronevelt, Orchard, Hiltz & McCliment, Inc. - Mt. Pleasant
Mr. Joe Fielek, Department of Treasury, MFA
Mr. Alan J. Lambert, Attorney General
Mr. Brent Bodnar, DEQ-Water Resources Division, Jackson District Office
Mr. Jn Russell, DEQ-Water Resources Division, Jackson District Office
Ms. Debbie Martinson, DEQ

S2 Grant Program**Exhibit A**

Grantee: Village of Dexter

Project Name: Sludge Handling System Upgrades

DEQ Approved Grant Amount: \$210,246 (Two Hundred Ten Thousand Two Hundred Forty-six Dollars)

Time Period for Eligible Costs: Start Date March 1, 2011

End Date June 30, 2012

Description of Approved Project Scope: Completion of a State Revolving Fund project plan, revenue system, and design engineering costs for the village of Dexter's sludge handling system upgrade project.

DEQ Approved Project Costs	
1. Planning Costs	\$54,597
2. Revenue System Development Costs	\$4,500
3. Design Engineering Costs	\$174,510
4. Eligible Cost Subtotal	\$233,607
5. LESS ($\geq 10\%$) Local Match	\$23,361
6. Approved S2 Grant Amount (Line 4 minus Line 5)	\$210,246

Capital Improvements Plan

PROJECT #
(Priority-
Section-Year)

PROJECT NAME

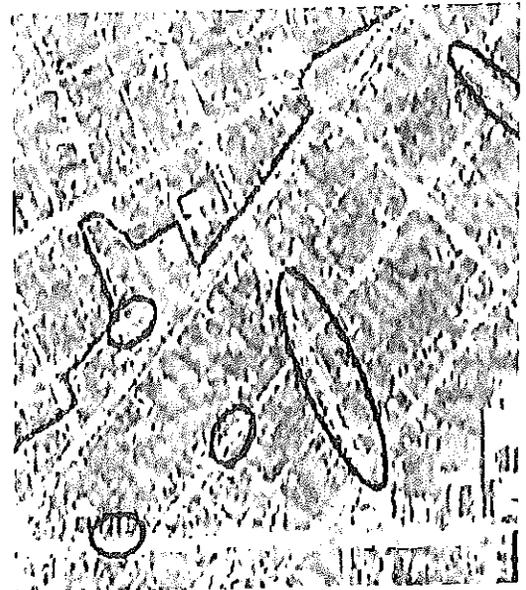
FUNDING SOURCES 1st Year FY 12-13 2nd Year FY 13-14 3rd Year FY 14-15 4th Year FY 15-16 5th Year FY 16-17 BEYOND FY 17 UNDECIDE D TOTAL EXPEN (thous)

STORM WATER

PROJECT #	PROJECT NAME	Street Fund	50	50	50	50	50	50	50	50	TOTAL EXPEN (thous)
01-7.0-2004	Catch Basin Replacement	Street Fund									
02-7.0-2009	Regional Storm Basin	TOTAL		274							
		Street Fund		69							
		Grants		205							
03-7.0-2009	Baker Road Storm Channel Rehabilitation	TOTAL			50						
		Street Fund			14						
		Grants			36						
04-7.0-2005	Fourth Street Storm Sewer	Street Fund				100					
05-7.0-2009	Grand Street Storm Sewer	Street Fund				135					
06-7.0-2009	Storm Outlet Rehabilitation	Street Fund						160			
07-7.0-2009	Bio-retention swales	TOTAL						60			
		Street Fund						100			
		Grants									

SECTION TOTALS

TOTAL		50	324	100	285	210	250			
Street Fund		50	119	64	285	110	250			
Grants		0	205	36	0	100	0			





VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE

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

**VILLAGE OF DEXTER
LIQUOR LICENSE TRANSFER APPLICATION**

Date Rec'd: 5/2/12

2319 Bishop Circle, Dexter MI
Property Address

Tax Code I.D.

Zoning

Northern United Real Estate, LLC, 116 W Washington St. #E, Ann Arbor, MI 48104, 734-604-0977
Property Owner, Address, City, State, Zip Phone

Northern United Brewing Company, LLC
Applicant

3075 CHARLEVOIX DR SE # 100 GRAND RAPIDS MI 49546; jon@2mission.com 734-604-0977
Applicant Address, City, State, Zip E-Mail/Phone

Name, address and type of license as it appears on current liquor license:

No applicable, this is a new Micro Brewery license, Small Wine Maker license and new Small Distiller license.

Name of all persons listed on current liquor license:

n/a

Type of license that you are requesting (new, permit, transfer of ownership, transfer into the Village):

New Micro Brewer license, new Small Wine Maker license and new Small Distiller License.

Name, address and type of license as it is proposed (if change is approved):

Northern United Brewing Company, LLC, 2319 Bishop Circle East, Dexter, Michigan. A new Micro Brewer license, Small Wine Maker license, new Small Distiller license.

Provide the names of all persons listed on the proposed liquor license (partners):

Jerry Carlson, Andrea Lobdell, Linda Wilke, Ronald Jeffries

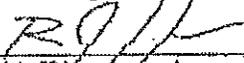
Anticipated opening date (for a new business): September 2012.

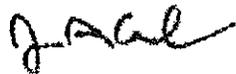
Please provide a summary of the plan of operation including hours of operation, description of establishment (including anticipated food sales to alcohol sales ratio), and whether outdoor seating will be requested.

Northern United Brewing Company, LLC ("Northern United") will do business as the Jolly Pumpkin. Northern United currently has three licensed locations in the State of Michigan, currently located in Dexter, Traverse City and Ann Arbor. This location will serve as a beer, spirit, and wine manufacturing plant for Northern United to supply the products to its current locations. The business will be open for customer tastings from 10 am to 10 pm and production 24 hours a day. There will not be any sale of food and no outdoor seating required for this applicant.

Date Signed: 4-27-12

Corporate Name/Doing Business As: Jolly Pumpkin

By: 
Ronald Jeffries, managing member


Jon A. Carlson, manager

For Office Use Only

Date Considered by Council _____

Approved _____

Denied _____

LAW OFFICES

ADKISON, NEED & ALLEN

PROFESSIONAL LIMITED LIABILITY COMPANY

PHILLIP G. ADKISON
KELLY A. ALLEN
LISA J. HAMAMEH
BARRY D. MALONE
LINDA S. MAYER
GREGORY K. NEED
G. HANS RENTROP

40950 Woodward, Suite 300
Bloomfield Hills, Michigan 48304
Telephone (248) 540-7400
Facsimile (248) 540-7401
www.ANAfirm.com

OF COUNSEL:

KEVIN M. CHUDLER
COLEMAN E. KLEIN

April 25, 2012

VIA FIRST CLASS MAIL

Ms. Carol Jones, Clerk
Village of Dexter
8140 Main Street
Dexter, MI 48130

Re: Northern United Brewing Company, LLC

Dear Ms. Jones:

We represent Northern United Brewing Company, LLC ("Northern United") in liquor licensing matters.

Northern United will be located at 2319 Bishop Circle, Dexter, located in the Business and Research Park. Northern United is requesting a new Microbrewer License, a New Small Wine Maker License and a new Small Distiller License ("Manufacturer Licenses").

The two types of licenses are defined by the MLCC as follows:

"Microbrewer" means a brewer that produces in total less than 30,000 barrels of beer per year and that may sell the beer produced to consumers at the licensed brewery premises for consumption on or off the licensed brewery premises. In determining the 30,000-barrel threshold, all brands and labels of a brewer, whether brewed in this state or outside this state, shall be combined and all facilities for the production of beer that are owned or controlled by the same person shall be treated as a single facility.

"Small wine maker" means a wine maker manufacturing or bottling not more than 50,000 gallons of wine in one calendar year.

"Small distiller" means a manufacturer of spirits annually manufacturing in Michigan not exceeding 60,000 gallons of spirits, of all brands combined.

Pursuant to the MLCC Code and Rules, municipalities are allocated one quota on-premise license (Class C, Tavern, or Hotel license) per every 1,500 in population. Manufacturer Licenses are not included in, and do not count against, the MLCC quota allocation.

Northern United currently holds Manufacturer Licenses in three locations: the Village of Dexter, City of Ann Arbor, and City of Traverse City, Michigan. As you may know, the Dexter location is primarily a manufacturing plant and the Ann Arbor and Traverse City locations are pubs/restaurants/bars/manufacturers. Northern United's first location opened in 2009. Northern United also has been approved for Manufacturer's Licenses in Royal Oak, Michigan.

Northern United is owned and operated by members Ronald Jeffries, Jerry Carlson, Linda Wilke and Andrea Lobdell ("Owners"). Jon Carlson and Greg Lobdell are officers of Northern United and will be the General Managers of the new facility in Dexter.

A related company, Northern United Real Estate, LLC, will purchase the 68,000 square foot building and lease it to Northern United.

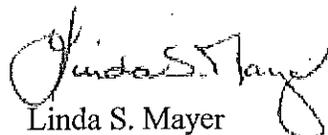
Pursuant to MLCC Bulletin No. 2012-05, effective April 1, 2012, the MLCC is requiring that all applicants for licenses obtain the approval from the local unit of government *before* the MLCC will accept the application. Attached for your reference is a copy of MLCC Bulletin No. 2012-05.

Enclosed for the Village Council's consideration is a proposed MLCC resolution recommending approval of the application for a new Microbrewer License and new Small Wine Maker license for Northern United.

Please place this request on the next possible Village Council agenda. If you have any questions or need any further information, please do not hesitate to contact my office.

Very truly yours,

ADKISON, NEED & ALLEN, P.L.L.C.


Linda S. Mayer

/lbp
Enclosure



Michigan Department of Licensing and Regulatory Affairs
 Liquor Control Commission (MLCC)
 7150 Harris Drive, P.O. Box 30005 - Lansing, Michigan 48909-7505
 Toll Free (866) 813-0011 • www.michigan.gov/lcc

Business ID: _____
 Request ID: _____
 (For MLCC use only)

Local Government Approval

(Authorized by MCL 436.1501)

Instructions for Applicants:

- Provide a copy of your Application for New Licenses, Permits, or Transfer of Ownership or Interest in License (form LCC-3011 for Retail or form LCC-3015 for Manufacturers and Wholesalers) to the local unit of government.

Instructions for Local Legislative Body:

- Complete this resolution, or provide a resolution, a letter of certification from the clerk, or minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (township, city, village)
 called to order by _____ on _____ at _____
(date) (time)
 the following resolution was offered:

Moved by _____ and supported by _____
 that the application from Northern United Brewing Company, LLC
(name of applicant)

for the following license(s): New Micro Brewer license, New Small Wine Maker License and New Small Distiller license
(e.g. Class C, Tavern, B-Hotel, Micro Brewer)

and the following permits, if applied for: Dance Permit Entertainment Permit Topless Activity Permit

Extended Hours Dance Permit Hours Required: _____

Extended Hours Entertainment Permit Hours Required: _____

to be located at 2319 Bishop Circle East, Dexter, MI 48130

be considered for _____
(approval or disapproval)

Approval

Yeas: _____

Nays: _____

Absent: _____

Disapproval

Yeas: _____

Nays: _____

Absent: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

I hereby certify that the foregoing is true and is a complete copy of th resolution offered and adopted by the _____
 council/board at a _____ meeting held on _____
(regular or special) (date) (township, city, village)

Name and title of authorized officer (please print): _____

Signature and date of authorized clerk: _____

Phone number and e-mail of authorized officer: _____



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
MICHIGAN LIQUOR CONTROL COMMISSION
ANDREW J. DELONEY
CHAIRMAN

STEVEN H. HILFINGER
DIRECTOR

MLCC Bulletin No. 2012-05

DATE: February 28, 2012

TO: Local Units of Government, Local Law Enforcement Agencies,
and Applicants for MLCC Licenses.

FROM: Michigan Liquor Control Commission

SUBJECT: Local Approvals for Licensing Application Process

This is an important notice about local approvals as part of the application process for the Michigan Liquor Control Commission ("Commission"). Effective April 1, 2012 the Commission is changing the procedure for obtaining approvals set forth in the Michigan Liquor Control Code and Administrative Rules. As of April 1, 2012, the Commission is requiring all applicants for licenses to submit required approvals from the local unit of government or the local law enforcement agency to the Commission.

The Commission is requiring the applicant to directly submit requests for these local approvals to the local unit of government or local law enforcement agency; these forms will not be transmitted directly from the Commission after April 1, 2012. The Commission's website has forms available for use at:
www.michigan.gov/lcc.

The Commission cannot review or consider an application until that application is "complete," as defined in MCL 436.1525(6). A completed application must include any information, records, approval or similar item required by law or rule from a law enforcement agency or local unit of government.

Also, the Commission will continue to provide the applicant's names, home and business addresses, and home and business phone numbers to the local unit of government and to the local chief of police when required to do so under MCL 436.1501(2).

Please contact the Commission's Licensing Division at (866) 813-0011 if you have any questions.

Village of Dexter
 County of Washtenaw, State of Michigan
 Refunding Bonds Series 2012
 Series 1999 *Water*

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
05/31/2012	-	(4,708.61)	(37,347.90)	(32,639.29)
10/01/2012	40,764.45	40,764.45	94,087.50	53,323.05
04/01/2013	58,201.25	58,201.25	40,950.00	(17,251.25)
10/01/2013	57,851.25	57,851.25	94,950.00	37,098.75
04/01/2014	57,501.25	57,501.25	39,768.75	(17,732.50)
10/01/2014	62,151.25	62,151.25	95,768.75	33,617.50
04/01/2015	61,751.25	61,751.25	38,543.75	(23,207.50)
10/01/2015	61,351.25	61,351.25	96,543.75	35,192.50
04/01/2016	60,951.25	60,951.25	37,275.00	(23,676.25)
10/01/2016	60,551.25	60,551.25	98,275.00	37,723.75
04/01/2017	60,151.25	60,151.25	35,940.63	(24,210.62)
10/01/2017	59,751.25	59,751.25	99,940.63	40,189.38
04/01/2018	59,351.25	59,351.25	34,540.63	(24,810.62)
10/01/2018	58,971.25	58,971.25	101,540.63	42,569.38
04/01/2019	58,591.25	58,591.25	33,075.00	(25,516.25)
10/01/2019	58,211.25	58,211.25	103,075.00	44,863.75
04/01/2020	57,831.25	57,831.25	31,543.75	(26,287.50)
10/01/2020	62,331.25	62,331.25	104,543.75	42,212.50
04/01/2021	61,768.75	61,768.75	29,946.88	(31,821.87)
10/01/2021	61,206.25	61,206.25	105,946.88	44,740.63
04/01/2022	60,643.75	60,643.75	28,284.38	(32,359.37)
10/01/2022	60,081.25	60,081.25	107,284.38	47,203.13
04/01/2023	59,518.75	59,518.75	26,556.25	(32,962.50)
10/01/2023	58,943.75	58,943.75	109,556.25	50,712.50
04/01/2024	58,168.75	58,168.75	24,740.63	(33,428.12)
10/01/2024	62,493.75	62,493.75	110,740.63	48,246.88
04/01/2025	61,743.75	61,743.75	22,859.38	(38,884.37)
10/01/2025	60,993.75	60,993.75	112,859.38	51,865.63
04/01/2026	60,243.75	60,243.75	20,890.63	(39,353.12)
10/01/2026	59,493.75	59,493.75	113,890.63	54,396.88
04/01/2027	58,743.75	58,743.75	18,856.25	(39,887.50)
10/01/2027	57,993.75	57,993.75	115,856.25	57,862.50
04/01/2028	62,243.75	62,243.75	18,734.38	(45,509.37)
10/01/2028	61,384.38	61,384.38	117,734.38	56,350.00
04/01/2029	60,525.00	60,525.00	14,525.00	(46,000.00)
10/01/2029	59,631.25	59,631.25	120,525.00	60,893.75
04/01/2030	58,737.50	58,737.50	12,206.25	(46,531.25)
10/01/2030	57,843.75	57,843.75	122,206.25	64,362.50
04/01/2031	61,950.00	61,950.00	9,800.00	(52,150.00)
10/01/2031	60,975.00	60,975.00	124,800.00	63,825.00
04/01/2032	-	-	7,284.38	7,284.38
10/01/2032	-	-	127,284.38	127,284.38
04/01/2033	-	-	4,659.38	4,659.38
10/01/2033	-	-	130,659.38	130,659.38
04/01/2034	-	-	1,903.13	1,903.13
10/01/2034	-	-	88,903.13	88,903.13
Total	\$2,321,492.58	\$2,316,783.97	\$2,990,508.46	\$673,724.49

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	468,434.33
Net PV Cashflow Savings @ 2.826%(Bond Yield).....	468,434.33
Transfers from Prior Issue Debt Service Fund.....	(37,347.90)
Contingency or Rounding Amount.....	4,708.61
Net Present Value Benefit.....	\$435,795.04
Net PV Benefit / \$1,924,000 Refunded Principal.....	22.650%

Refunding Bond Information

Refunding Dated Date.....	5/31/2012
Refunding Delivery Date.....	5/31/2012

Series 2012 - FINAL | Series 1999 | 5/9/2012 | 1:03 PM

Village of Dexter
 County of Washtenaw, State of Michigan
 Refunding Bonds Series 2012
 Series 2000A

Sewer

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
05/31/2012	-	2,890.77	(21,751.65)	(24,642.42)
10/01/2012	30,702.62	30,702.62	60,510.05	29,807.43
04/01/2013	40,721.25	40,721.25	31,810.05	(8,911.20)
10/01/2013	40,471.25	40,471.25	61,810.05	21,338.80
04/01/2014	40,221.25	40,221.25	31,060.05	(9,161.20)
10/01/2014	39,971.25	39,971.25	62,060.05	22,088.80
04/01/2015	39,721.25	39,721.25	30,285.05	(9,436.20)
10/01/2015	39,471.25	39,471.25	63,285.05	23,813.80
04/01/2016	39,221.25	39,221.25	29,460.05	(9,761.20)
10/01/2016	38,971.25	38,971.25	64,460.05	25,488.80
04/01/2017	38,721.25	38,721.25	28,585.05	(10,136.20)
10/01/2017	43,471.25	43,471.25	64,585.05	21,113.80
04/01/2018	43,171.25	43,171.25	27,685.05	(15,486.20)
10/01/2018	42,886.25	42,886.25	65,685.05	22,798.80
04/01/2019	42,601.25	42,601.25	26,735.05	(15,866.20)
10/01/2019	42,316.25	42,316.25	66,735.05	24,418.80
04/01/2020	42,031.25	42,031.25	25,735.05	(18,296.20)
10/01/2020	41,656.25	41,656.25	67,735.05	26,078.80
04/01/2021	41,281.25	41,281.25	24,685.05	(16,596.20)
10/01/2021	40,906.25	40,906.25	68,685.05	27,778.80
04/01/2022	40,531.25	40,531.25	23,585.05	(16,946.20)
10/01/2022	40,156.25	40,156.25	69,585.05	29,428.80
04/01/2023	39,781.25	39,781.25	22,435.05	(17,346.20)
10/01/2023	39,331.25	39,331.25	71,435.05	32,103.80
04/01/2024	38,881.25	38,881.25	21,210.05	(17,671.20)
10/01/2024	38,431.25	38,431.25	72,210.05	33,778.80
04/01/2025	42,981.25	42,981.25	19,935.05	(23,046.20)
10/01/2025	42,456.25	42,456.25	73,935.05	31,478.80
04/01/2026	41,931.25	41,931.25	18,585.05	(23,346.20)
10/01/2026	41,406.25	41,406.25	75,585.05	34,178.80
04/01/2027	40,881.25	40,881.25	17,160.05	(23,721.20)
10/01/2027	40,356.25	40,356.25	77,160.05	36,803.80
04/01/2028	39,831.25	39,831.25	15,660.05	(24,171.20)
10/01/2028	39,284.38	39,284.38	78,660.05	39,375.67
04/01/2029	38,737.50	38,737.50	14,085.05	(24,652.45)
10/01/2029	43,168.75	43,168.75	80,085.05	36,916.30
04/01/2030	42,518.75	42,518.75	12,435.05	(30,083.70)
10/01/2030	41,868.75	41,868.75	82,435.05	40,566.30
04/01/2031	41,218.75	41,218.75	10,685.05	(30,533.70)
10/01/2031	35,568.75	35,568.75	83,685.05	48,116.30
04/01/2032	-	-	8,860.05	8,860.05
10/01/2032	-	-	85,860.05	85,860.05
04/01/2033	-	-	6,935.05	6,935.05
10/01/2033	-	-	87,935.05	87,935.05
04/01/2034	-	-	4,910.05	4,910.05
10/01/2034	-	-	89,910.05	89,910.05
04/01/2035	-	-	2,785.05	2,785.05
10/01/2035	-	-	91,785.05	91,785.05
04/01/2036	-	-	560.05	560.05
10/01/2036	-	-	22,962.05	22,962.05
Total	\$1,577,837.00	\$1,580,727.77	\$2,222,892.80	\$642,165.03

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	420,243.39
Net PV Cashflow Savings @ 2.826%(Bond Yield).....	420,243.39
Transfers from Prior Issue Debt Service Fund.....	(21,751.65)
Contingency or Rounding Amount.....	(2,890.77)
Net Present Value Benefit.....	\$395,600.97
 Net PV Benefit / \$1,300,405 Refunded Principal.....	 30.421%

Refunding Bond Information

Refunding Dated Date.....	5/31/2012
Refunding Delivery Date.....	5/31/2012

Series 2012 - FINAL | Series 2000A | 5/9/2012 | 1:03 PM

Village of Dexter
 County of Washtenaw, State of Michigan
 Refunding Bonds Series 2012
 Series 2000B

Sewer

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
05/31/2012	-	(2,536.86)	(18,692.17)	(16,155.31)
10/01/2012	29,339.69	29,339.69	49,653.13	20,313.44
04/01/2013	33,693.75	33,693.75	24,106.25	(9,587.60)
10/01/2013	33,493.75	33,493.75	50,106.25	16,612.50
04/01/2014	33,293.75	33,293.75	23,537.50	(9,756.25)
10/01/2014	33,093.75	33,093.75	50,537.50	17,443.75
04/01/2015	32,893.75	32,893.75	22,946.88	(9,946.87)
10/01/2015	37,693.75	37,693.75	50,946.88	13,253.13
04/01/2016	37,443.75	37,443.75	22,334.38	(15,109.37)
10/01/2016	37,193.75	37,193.75	52,334.38	15,140.63
04/01/2017	36,943.75	36,943.75	21,678.13	(15,265.62)
10/01/2017	36,693.75	36,693.75	52,678.13	15,984.38
04/01/2018	36,443.75	36,443.75	21,000.00	(15,443.75)
10/01/2018	36,206.25	36,206.25	53,000.00	16,793.75
04/01/2019	35,968.75	35,968.75	20,300.00	(15,668.75)
10/01/2019	35,731.25	35,731.25	54,300.00	18,568.75
04/01/2020	35,493.75	35,493.75	19,556.25	(15,937.50)
10/01/2020	35,181.25	35,181.25	54,556.25	19,375.00
04/01/2021	34,868.75	34,868.75	18,790.63	(16,078.12)
10/01/2021	34,556.25	34,556.25	54,790.63	20,234.38
04/01/2022	34,243.75	34,243.75	18,003.13	(16,240.62)
10/01/2022	33,931.25	33,931.25	56,003.13	22,071.88
04/01/2023	33,618.75	33,618.75	17,171.88	(16,446.87)
10/01/2023	33,243.75	33,243.75	57,171.88	23,928.13
04/01/2024	37,888.75	37,888.75	18,298.88	(21,571.87)
10/01/2024	37,418.75	37,418.75	58,298.88	20,878.13
04/01/2025	36,968.75	36,968.75	15,378.13	(21,590.62)
10/01/2025	36,518.75	36,518.75	58,378.13	21,859.38
04/01/2026	36,068.75	36,068.75	14,437.50	(21,631.25)
10/01/2026	35,618.75	35,618.75	59,437.50	23,818.75
04/01/2027	35,168.75	35,168.75	13,453.13	(21,715.62)
10/01/2027	34,718.75	34,718.75	60,453.13	25,734.38
04/01/2028	34,268.75	34,268.75	12,425.00	(21,843.75)
10/01/2028	33,800.00	33,800.00	61,425.00	27,625.00
04/01/2029	33,331.25	33,331.25	11,353.13	(21,978.12)
10/01/2029	37,843.75	37,843.75	62,353.13	24,509.38
04/01/2030	37,275.00	37,275.00	10,237.50	(27,037.50)
10/01/2030	36,706.25	36,706.25	63,237.50	26,531.25
04/01/2031	36,137.50	36,137.50	9,078.13	(27,059.37)
10/01/2031	35,568.75	35,568.75	64,078.13	28,509.38
04/01/2032	-	-	7,875.00	7,875.00
10/01/2032	-	-	65,875.00	65,875.00
04/01/2033	-	-	6,606.25	6,606.25
10/01/2033	-	-	66,608.25	66,608.25
04/01/2034	-	-	5,293.75	5,293.75
10/01/2034	-	-	68,293.75	68,293.75
04/01/2035	-	-	3,915.63	3,915.63
10/01/2035	-	-	69,915.63	69,915.63
04/01/2036	-	-	2,471.88	2,471.88
10/01/2036	-	-	71,471.88	71,471.88
04/01/2037	-	-	962.50	962.50
10/01/2037	-	-	44,962.50	44,962.50
Total	\$1,376,545.94	\$1,374,009.08	\$1,851,379.84	\$477,370.76

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	282,717.95
Net PV Cashflow Savings @ 2.826%(Bond Yield).....	282,717.95
Transfers from Prior Issue Debt Service Fund.....	(18,692.17)
Contingency or Rounding Amount.....	2,536.86
Net Present Value Benefit.....	\$268,562.64
Net PV Benefit / \$1,127,000 Refunded Principal.....	23.852%

Refunding Bond Information

Refunding Dated Date.....	5/31/2012
Refunding Delivery Date.....	5/31/2012

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Village President Report

AGENDA 5-14-12

Hello Residents and Fellow Council Members,

ITEM I-6

Here is a summary of my recent activities since the last Council meeting (April 23rd) and some of my planned activities:

Recent Activities

May 2, 2012 – Village Manager Review – Village Manager Donna Dettling and I met for an extended lunch and reviewed Council comments to complete her annual review.

May 2, 2012 – Meeting with representatives of Encore Theatre – Village Manager Donna Dettling, Community Development Manager Allison Bishop, Trustee Jim Carson and I met with 3 representatives of the Encore Theatre. They are interested in the Village donating land/building to them at the old DAPCO location for a new theatre with larger lobby, restrooms and space. Their business is at somewhat of a turning point after 4 years and they need to explore staying the same size as they are currently, or try to take the local theatre to the next level. They love being in Dexter and believe that they are the perfect type of draw to be located adjacent to the new park. They want to start a fund raising effort but need to have a firm plan before they can do it. They mentioned that they have also considered renovations to the current building that they are in on Broad Street. We told them that the Village doesn't take possession of the DAPCO site until September of 2012 and that all options for renovation/redevelopment are currently being considered and discussed, but that all discussions so far are really at a very preliminary stage. They would like to have another meeting with us in the future to see if there are any people that object to their idea.

May 2, 2012 – Budget Review Workshop No. 1 – The Village's new fiscal year (2012/2013) begins on July 1, 2012. In preparation for the upcoming year, Council had a workshop with our Village Manager Donna Dettling, Assistant Village Manager Courtney Nicholls and our Treasurer/Finance Director Marie Sherry. Together, we reviewed the preliminary budget for the upcoming year that had been drafted by staff, primarily focusing on the General Fund. We covered some topics that are threaded throughout the expense line items of all of our Village Funds. The ensuing discussion stressed the importance of continuing to make progress on long term priorities such as reducing our unfunded liabilities (pension and retirement), reviewing health care plan options with a goal of absorbing the increased cost of providing health care for our union and non-union employees while providing a solid health care plan for all employees, overall employee salaries, the potential for a new hire and the increased demands on our current staff. We reviewed the recommendations for funding from our Parks Commission and our Arts, Culture and Heritage Commission. We discussed the facts that our cost for police services (the Village contracts with the Washtenaw County Sheriff Department), fire protection (Dexter Area Fire Department) and refuse collection (Waste Management) will go up slightly in 2012/2013. Last, but not least, we discussed setting the tax millage rate for the next fiscal year.

May 3, 2012 – Regional Fire - Along with Assistant Village Manager Courtney Nicholls, I met with Webster Township Treasurer Carol Whitney to review a draft of the Regional Fire Department budget and organizational chart document that we prepared. The Regional Committee will be reviewing the draft budget and organizational chart at our next meeting (please see below – it is scheduled for May 9, 2012).

May 7, 2012 – Dexter Storm Water Presentation

Future Activities

May 9, 2012 – Regional Fire Department meeting – the committee will be reviewing the draft budget and organizational chart that was requested by the Webster Township Board at their last discussion of the Regional Fire Department topic. Our goal will be to finalize the draft budget so that the Webster Township Board can continue their discussion of this important regional initiative.

May 9, 2012 – State Boundary Commission meeting in Lansing regarding the Village's cityhood incorporation petition.

May 14, 2012 – Village Council meeting

May 16, 2012 – Budget Review Workshop No. 2 – Council's next workshop will focus on a review of our Municipal, Major and Local Street Funds and our Water and Sewer Funds. The discussion will include a review of capital improvements that are included in the draft 2012/2013 budget as well as water and sewer rates and the street millage.

May 16, 2012 – Regional Fire Department meeting – this is our regular monthly meeting

May 17, 2012 – Village of Dexter Downtown Development Authority meeting – The DDA Board will be reviewing and approving their fiscal year 2012/2013 budget.

May 29, 2012 (Tuesday) – Village Council meeting – Note this is on Tuesday this year due to the Memorial Day Holiday

Please let me know if you have any questions. I hope to see you around our town.

Shawn Keough

Village President

skeough@villageofdexter.org

(734) 426-5486 (home) or (313) 363-1434 (cell phone)

User: erin

DB: Dexter

EXP CHECK RUN DATES 05/09/2012 - 05/09/2012

JOURNALIZED OPEN AND PAID

BANK CODE: POOL

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. ABSOLUTE INTERNET SERVICES	450.00		
2. ALEXANDER CHEMICAL CORPORATION	2,649.50		
3. ALLISON BISHOP	33.55		
4. AMERICAN WATER WORKS ASSOC	491.13		
5. ANDREA DORNEY	70.00		
6. ANN ARBOR LANDSCAPING INC.	11,485.00		
7. ARBOR CARE TREE SURGEONS	1,650.00		
8. ARBOR SPRINGS WATER CO.INC	17.25		
9. AT&T	275.13		
10. CALL CENTER SHARED SERVICES	812.41	VOID	
11. CARRIER & GABLE, INC.	6,685.45		
12. CEDRONI ASSOCIATES INC	122,498.25		
13. CINTAS CORPORATION	588.22		
14. CMR MECHANICAL	194.00		
15. COMCAST	486.09		
16. CORRIGAN OIL COMPANY	2,600.95		
17. CULLIGAN WATER CONDITIONING	55.59		
18. DDS JEFFERY BURSTEIN	160.75		
19. DETROIT SALT COMPANY	7,289.49		
20. DEXTER AREA FIRE DEPARTMENT	109,754.00		
21. DEXTER LEADER	64.00		
22. DEXTER MILL	425.14		
23. DIUBLE EQUIPMENT INCORPORATED	566.54		
24. DOAN COMPANIES	397.00		
25. DTE ENERGY	14,895.73		
26. DTE ENERGY-STREET LIGHTING	6,334.66		
27. DYKEMA GOSSETT PLLC	816.00		
28. ETNA SUPPLY CO	1,431.09		
29. GRISSOM JANITORIAL	320.00		
30. HACH COMPANY	675.05		
31. HACKNEY HARDWARE	476.70		
32. HERITAGE NEWSPAPERS	54.00		
33. IKON OFFICE SOLUTIONS	765.00		
34. JOHN'S SANITATION	375.00		
35. KENNEDY INDUSTRIES, INC.	413.00		
36. KEVIN ERNST	190.00		
37. LESSORS WELDING SUPPLY	28.50		
38. L-N-J LANDSCAPING AND LAWCARE	765.00		
39. METRO ENVIROMENTAL SERVICES	1,481.25		
40. MICHIGAN FARMERS MARKET ASSOC	150.00		
41. MICHIGAN FOOD AND FARMING SYST	74.00		
42. MICHIGAN PIPE & VALVE, INC.	339.18		
43. MIDWESTERN CONSULTING	585.20		
44. NORTH CENTRAL LABORATORIES	293.82		
45. ORCHARD, HILTZ & MCCLIMENT INC	45,747.61		
46. PARTS PEDDLER AUTO SUPPLY	151.01		
47. PNC	761.77		
48. QUALITY ASSURANCE SERVICE	120.00		
49. RADTKE TRUCKING, LLC	600.00		

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DB: Dexter

EXP CHECK RUN DATES 05/09/2012 - 05/09/2012

JOURNALIZED OPEN AND PAID

BANK CODE: POOL

Claimant	Amount Claimed	Amount Owed	Amount Rejected
50. SIGNS IN 1 DAY	98.00		
51. SMITHGROUP JJR	3,907.73		
52. STAPLES CREDIT PLAN	275.40		
53. SUN VALLEY EQUIPMENT	122.46		
54. SYNAGRO CENTRAL	22,619.52		
55. UIS PROGRAMMABLE SERVICES INC	1,250.34		
56. US BANK CORPORATE TRUST	300.00		
57. WASHTENAW COUNTY TREASURER	37,963.42		
58. WASTE MANAGEMENT	59,234.64		
TOTAL ALL CLAIMS	473,314.52		

POST DATES 05/07/2012 - 05/09/2012
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P97

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
Fund 101 GENERAL FUND							
Dept 101.000 VILLAGE COUNCIL							
101-101.000-956.000	COUNCIL DISCRETIONARY EX	PNC	CREDIT CARD CHARGES	**	05/09/12	64.32	38205
Total For Dept 101.000 VILLAGE COUNCIL						64.32	
Dept 172.000 VILLAGE MANAGER							
101-172.000-727.000	OFFICE SUPPLIES	STAPLES CREDIT PLAN	OFFICE SUPPLIES	8021763970	05/09/12	90.99	38240
101-172.000-802.000	PROFESSIONAL SERVICES	CALL CENTER SHARED SE	AD	985-00162105	05/09/12	812.41	38198
Total For Dept 172.000 VILLAGE MANAGER						903.40	
Dept 210.000 ATTORNEY							
101-210.000-810.000	ATTORNEY FEES	DYKEMA GOSSETT PLLC	PROFESSIONAL SERVICES	1449915	05/09/12	816.00	38216
Total For Dept 210.000 ATTORNEY						816.00	
Dept 215.000 VILLAGE CLERK							
101-215.000-901.000	PRINTING & PUBLISHING	DEXTER LEADER	VILLAGE OF DEXTER	429-300102528	05/09/12	64.00	38210
Total For Dept 215.000 VILLAGE CLERK						64.00	
Dept 253.000 TREASURER							
101-253.000-721.000	HEALTH & DENTAL INSURANC	DOS JEFFERY BURSTEIN	DENTAL CARE	DENNIS SHERRY	05/09/12	160.75	38197
Total For Dept 253.000 TREASURER						160.75	
Dept 265.000 BUILDINGS & GROUNDS							
101-265.000-727.000	WATER	ARBOR SPRINGS WATER C	office	1334889	05/09/12	11.50	38194
101-265.000-727.000	WATER	ARBOR SPRINGS WATER C	WATER	1337912	05/09/12	5.75	38194
101-265.000-727.000	OFFICE SUPPLIES	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	11.91	38220
101-265.000-803.000	CONTRACTED SERVICES	STAPLES CREDIT PLAN	OFFICE SUPPLIES	8021763970	05/09/12	72.15	38240
101-265.000-920.000	UTILITIES	ABSOLUTE INTERNET SER	on site repair at wtcp	63777	05/09/12	450.00	38190
101-265.000-920.000	UTILITIES	COMCAST	09588 328749-01-4	4/14/21	05/09/12	267.86	38203
101-265.000-935.000	OFFICE CLEANING	DTE ENERGY	APRIL BILLS	5/9/12	05/09/12	732.97	38208
101-265.000-935.000	OFFICE CLEANING	CINTAS CORPORATION	UNIFORMS AND MATS	5/7/12	05/09/12	67.50	38201
101-265.000-935.001	EQUIPMENT SERVICE CONTRA	GRISSOM JANITORIAL	OFFICE CLEANING	202	05/09/12	320.00	38218
101-265.000-962.000	COMMUNITY GARDEN	IKON OFFICE SOLUTIONS	QUARTERLY LEASE PAYMENT	86776309	05/09/12	765.00	38222
101-265.000-962.000	COMMUNITY GARDEN	KEVIN ERNST	SPRING TILLING AND MULCH HAY	4-20-12	05/09/12	190.00	38225
101-265.000-962.000	COMMUNITY GARDEN	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	36.55	38220
Total For Dept 265.000 BUILDINGS & GROUNDS						2,931.19	
Dept 285.000 VILLAGE TREE PROGRAM							
101-285.000-731.000	LANDSCAPE SUPPLIES	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	10.49	38220
101-285.000-731.000	LANDSCAPE SUPPLIES	SIGNS IN 1 DAY	TORNADO RE-LEAF	22289	05/09/12	98.00	38238
101-285.000-731.001	LANDSCAPE SUPPLIES - TRE	ANN ARBOR LANDSCAPING	TREE PLANTING invoice no's 4045/40	4045	05/09/12	2,685.00	38189
101-285.000-731.001	LANDSCAPE SUPPLIES - TRE	ANN ARBOR LANDSCAPING	TREES DAN HOEY & KENNINGTON	4044	05/09/12	3,400.00	38189
101-285.000-803.000	CONTRACTED SERVICES	ANN ARBOR LANDSCAPING	TREE REMOVALS APRIL 7 2012	4042	05/09/12	600.00	38189
101-285.000-803.000	CONTRACTED SERVICES	ANN ARBOR LANDSCAPING	RELOCATE TREES 5-4-12	4047	05/09/12	475.00	38189
101-285.000-803.000	CONTRACTED SERVICES	ARBOR CARE TREE SURGE	TREE REMOVAL 7531 FOREST	5-1-12	05/09/12	550.00	38193
101-285.000-803.000	CONTRACTED SERVICES	ARBOR CARE TREE SURGE	TREE REMOVALS	4/9/12	05/09/12	1,100.00	38193
Total For Dept 285.000 VILLAGE TREE PROGRAM						8,918.49	
Dept 301.000 LAW ENFORCEMENT							
101-301.000-803.000	UTILITIES	WASHTEANAW COUNTY TREA	WCSD CT MARCH 2012	21221	05/09/12	314.67	38245
101-301.000-803.000	UTILITIES	WASHTEANAW COUNTY TREA	WCSD LAW ENFORCEMENT	21240	05/09/12	37,648.75	38245
101-301.000-920.000	UTILITIES	WASHTEANAW COUNTY TREA	APRIL BILLS	5/9/12	05/09/12	373.20	38208

POST DATES 05/07/2012 - 05/09/2012
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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
Fund 101 GENERAL FUND							
Dept 301.000 LAW ENFORCEMENT							
			Total For Dept 301.000 LAW ENFORCEMENT			38,336.62	
Dept 336.000 FIRE DEPARTMENT							
101-336.000-803.000	CONTRACTED SERVICES	DEXTER AREA FIRE DEPA	SECOND QUARTER PAYMENTS	4/23/12	05/09/12	109,754.00	38207
101-336.000-920.000	UTILITIES	DTE ENERGY	APRIL BILLS	5/9/12	05/09/12	466.50	38208
			Total For Dept 336.000 FIRE DEPARTMENT			110,220.50	
Dept 400.000 PLANNING DEPARTMENT							
101-400.000-861.000	TRAVEL & MILEAGE	ALLISON BISHOP	EXPENSE REPORT	4/4/12-4/27/12	05/09/12	33.55	38196
101-400.000-901.000	PRINTING & PUBLISHING	HERITAGE NEWSPAPERS	ADVERTISING	2041448	05/09/12	45.00	38221
			Total For Dept 400.000 PLANNING DEPARTMENT			78.55	
Dept 441.000 DEPARTMENT OF PUBLIC WORKS							
101-441.000-740.000	OPERATING SUPPLIES	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	139.27	38220
101-441.000-740.000	OPERATING SUPPLIES	LESSORS WELDING SUPPL	CYLINDER RENTAL	220639	05/09/12	28.50	38227
101-441.000-740.000	OPERATING SUPPLIES	STAPLES CREDIT PLAN	OFFICE SUPPLIES	8021763970	05/09/12	112.26	38240
101-441.000-745.000	OPERATING SUPPLIES	CINTAS CORPORATION	UNIFORMS AND MATS	5/7/12	05/09/12	260.00	38201
101-441.000-751.000	UTILITIES	CORRIGAN OIL COMPANY	GAS	5644225	05/09/12	688.59	38204
101-441.000-920.000	UTILITIES	COMCAST	09588 353732-01-8	4/7/12	05/09/12	145.95	38203
101-441.000-920.000	UTILITIES	DTE ENERGY	APRIL BILLS	5/9/12	05/09/12	1,285.30	38208
101-441.000-935.000	BUILDING MAINTENANCE & R	CMR MECHANICAL	DAFD	8222	05/09/12	194.00	38202
			Total For Dept 441.000 DEPARTMENT OF PUBLIC WORK			2,853.87	
Dept 442.000 DOWNTOWN PUBLIC WORKS							
101-442.000-730.000	FARMERS MARKET SUPPLIES	PNC	CREDIT CARD CHARGES	**	05/09/12	25.00	38205
101-442.000-730.000	FARMERS MARKET SUPPLIES	MICHIGAN FARMERS MARK	MEMBERSHIP RENEWAL NOTICE	#504	05/09/12	150.00	38230
101-442.000-730.000	FARMERS MARKET SUPPLIES	MICHIGAN FOOD AND FAR	PURCHASE OF WOODEN TOKENS-FARMERS	508	05/09/12	74.00	38231
101-442.000-740.000	PROFESSIONAL SERVICES	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	54.48	38220
101-442.000-802.000	UTILITIES	L-N-J LANDSCAPING AND	LANDSCAPING SERVICES	APRIL	05/09/12	765.00	38226
101-442.000-920.000	UTILITIES	DTE ENERGY	APRIL BILLS	5/9/12	05/09/12	567.57	38208
			Total For Dept 442.000 DOWNTOWN PUBLIC WORKS			1,636.05	
Dept 447.000 ENGINEERING							
101-447.000-830.000	ENGINEERING CONSULTING	ORCHARD, HILTZ & MCC	APRIL INVOICES	5/1/12	05/09/12	211.75	38234
			Total For Dept 447.000 ENGINEERING			211.75	
Dept 448.000 MUNICIPAL STREET LIGHTS							
101-448.000-920.003	UTILITIES - STREET LIGHT	DTE ENERGY-STREET LIG	0000-7727-1	05/09/12	05/09/12	6,334.66	38215
			Total For Dept 448.000 MUNICIPAL STREET LIGHTS			6,334.66	
Dept 528.000 SOLID WASTE							
101-528.000-805.000	WASTE MANAGEMENT	WASTE MANAGEMENT	COMMERCIAL TRASH MARCH 2012	7193830	05/09/12	20,321.06	38246
101-528.000-805.000	WASTE MANAGEMENT	WASTE MANAGEMENT	RESIDENTIAL TRASH APRIL 2012	7198045	05/09/12	19,176.78	38246
101-528.000-805.000	WASTE MANAGEMENT	WASTE MANAGEMENT	COMMERCIAL TRASH APRIL 2012	7199087	05/09/12	19,736.80	38246
			Total For Dept 528.000 SOLID WASTE			59,234.64	
Dept 728.000 ECONOMIC DEVELOPMENT							
101-728.000-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCC	APRIL INVOICES	5/1/12	05/09/12	6,191.25	38234
			Total For Dept 728.000 ECONOMIC DEVELOPMENT			6,191.25	
Dept 751.000 PARKS & RECREATION							

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 POST DATES 05/07/2012 - 05/09/2012
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GL Number Inv. Line Desc Vendor Invoice Invoice Due Date Amount Check

GL Number	Inv. Line Desc	Vendor	Invoice	Invoice	Due Date	Amount	Check
Fund 101 GENERAL FUND							
Dept 751.000 PARKS & RECREATION							
101-751.000-731.000	LANDSCAPE SUPPLIES	PNC	CREDIT CARD CHARGES	**	05/09/12	300.00	38205
101-751.000-937.000	EQUIPMENT MAINTENANCE & PORTABLE TOILET RENTAL	SUN VALLEY EQUIPMENT	EQUIPMENT	242224	05/09/12	122.46	38241
101-751.000-944.000	PORTABLE TOILET RENTAL	JOHN'S SANITATION	PORTA POTTY RENTAL	33206	05/09/12	375.00	38223
101-751.000-955.000	MISCELLANEOUS	PNC	CREDIT CARD CHARGES	**	05/09/12	10.79	38205
			Total For Dept 751.000 PARKS & RECREATION			808.25	

Dept 901.000 CAPITAL IMPROVEMENTS							
101-901.000-975.011	PROPERTY ACQUISITION	DEXTER MILL	APRIL INVOICES	4/30/12	05/09/12	272.80	38211
101-901.000-975.011	PROPERTY ACQUISITION	RADTKE TRUCKING, LLC	TOP SOIL	04/24/12	05/09/12	600.00	38237
			Total For Dept 901.000 CAPITAL IMPROVEMENTS			872.80	
			Total For Fund 101 GENERAL FUND			240,637.09	

Fund 202 MAJOR STREETS FUND							
Dept 445.000 STORMWATER							
202-445.000-740.000	OPERATING SUPPLIES	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	21.96	38220
202-445.000-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCI	APRIL INVOICES	5/1/12	05/09/12	837.25	38234
202-445.000-960.000	EDUCATION & TRAINING	PNC	CREDIT CARD CHARGES	**	05/09/12	140.66	38205
			Total For Dept 445.000 STORMWATER			999.87	

Dept 451.000 CONTRACTED ROAD CONSTRUCTION							
202-451.000-974.009	CENTRAL STREET PROJECT	ORCHARD, HILTZ & MCCI	APRIL INVOICES	5/1/12	05/09/12	3,497.75	38234
202-451.000-974.010	MAIN STREET RESURFACING	CARRIER & GABLE, INC.	SIGNS FOR MAIN STREET PROJECT	239490	05/09/12	988.00	38199
202-451.000-974.010	MAIN STREET RESURFACING	CARRIER & GABLE, INC.	SIGNS FOR MAIN STREET PROJECT	239281	05/09/12	3,256.05	38199
202-451.000-974.010	MAIN STREET RESURFACING	CARRIER & GABLE, INC.	MAIN STREET PAVING PROJECT	239565	05/09/12	2,201.40	38199
202-451.000-974.010	MAIN STREET RESURFACING	CARRIER & GABLE, INC.	MAIN STREET PAVING PROJECT	239564	05/09/12	240.00	38199
202-451.000-974.010	MAIN STREET RESURFACING	ORCHARD, HILTZ & MCCI	APRIL INVOICES	5/1/12	05/09/12	4,714.75	38234
			Total For Dept 451.000 CONTRACTED ROAD CONSTRUCT			14,897.95	

Dept 463.000 ROUTINE MAINTENANCE							
202-463.000-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCI	APRIL INVOICES	5/1/12	05/09/12	290.00	38234
			Total For Dept 463.000 ROUTINE MAINTENANCE			290.00	
Dept 474.000 TRAFFIC SERVICES							
202-474.000-740.000	OPERATING SUPPLIES	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	83.94	38220
			Total For Dept 474.000 TRAFFIC SERVICES			83.94	

Dept 478.000 WINTER MAINTENANCE							
202-478.000-740.000	OPERATING SUPPLIES	DETROIT SALT COMPANY	ROCK SALT	26558	05/09/12	7,289.49	38209
			Total For Dept 478.000 WINTER MAINTENANCE			7,289.49	
Fund 203 LOCAL STREETS FUND							
Dept 451.000 CONTRACTED ROAD CONSTRUCTION							
203-451.000-932.000	SIDEWALKS	DOAN COMPANIES	SUPPLIES-CONCRETE	208656	05/09/12	397.00	38213
			Total For Fund 202 MAJOR STREETS FUND			23,561.25	

Dept 463.000 ROUTINE MAINTENANCE							
203-463.000-740.000	OPERATING SUPPLIES	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	11.98	38220

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
Fund 203 LOCAL STREETS FUND	Dept 463.000 ROUTINE MAINTENANCE		Total For Dept 463.000 ROUTINE MAINTENANCE	11.98			
Dept 474.000 TRAFFIC SERVICES	PROFESSIONAL SERVICES	MIDWESTERN CONSULTING	PROF. SERVICES	03088A-77	05/09/12	585.20	38232
203-474.000-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCL	APRIL INVOICES	5/1/12	05/09/12	870.00	38234
203-474.000-802.000			Total For Dept 474.000 TRAFFIC SERVICES	1,455.20			
			Total For Fund 203 LOCAL STREETS FUND	1,864.18			
Fund 303 STREETSCAPE DEBT SERVICE FUND	Dept 850.000 LONG-TERM DEBT		SPECIAL ASSESS BONDS DTD 4-1-09 BI 3112877	150.00	05/09/12		38244
303-850.000-992.000	BOND FEES	US BANK CORPORATE TRU	Total For Dept 850.000 LONG-TERM DEBT	150.00			
			Total For Fund 303 STREETSCAPE DEBT SERVICE FUND	150.00			
Fund 402 EQUIPMENT REPLACEMENT FUND	Dept 441.000 DEPARTMENT OF PUBLIC WORKS		Total For Dept 441.000 DEPARTMENT OF PUBLIC WORK	643.20			
402-441.000-939.000	VEHICLE MAINTENANCE & RE	DITBLE EQUIPMENT INCO	EQUIPMENT	97611	05/09/12	267.00	38212
402-441.000-939.000	VEHICLE MAINTENANCE & RE	DITBLE EQUIPMENT INCO	EQUIPMENT	97612	05/09/12	299.54	38212
402-441.000-939.000		PARTS PEDDLER AUTO SU	APRIL INVOICES	*	05/09/12	76.66	38235
			Total For Fund 402 EQUIPMENT REPLACEMENT FUND	643.20			
Fund 403 SRF PROJECT FUND	Dept 907.000 SLUDGE PROJECT		Total For Dept 907.000 SLUDGE PROJECT	19,809.36			
403-907.000-830.000	ENGINEERING CONSULTING	ORCHARD, HILTZ & MCCL	APRIL INVOICES	5/1/12	05/09/12		38234
			Total For Fund 403 SRF PROJECT FUND	19,809.36			
Fund 404 DWRF PROJECT FUND	Dept 906.000 WATER PROJECT PHASE 2		Total For Dept 906.000 WATER PROJECT PHASE 2	6,800.25			
404-906.000-830.000	ENGINEERING CONSULTING	ORCHARD, HILTZ & MCCL	APRIL INVOICES	5/1/12	05/09/12		38234
			Total For Fund 404 DWRF PROJECT FUND	6,800.25			
Fund 405 MILL CREEK PARK PROJECT FUND	Dept 901.000 CAPITAL IMPROVEMENTS		Total For Dept 901.000 CAPITAL IMPROVEMENTS	126,405.98			
405-901.000-830.000	ENGINEERING CONSULTING	SMITHGROUP JDR	PROFESSIONAL SERVICES	88467	05/09/12	3,907.73	38239
405-901.000-830.000	CIP CAPITAL IMPROVEMENTS	CEBRONI ASSOCIATES IN	MILL CREEK PARK PHASE 1	5/3/12	05/09/12	122,498.25	38200
405-901.000-974.000			Total For Fund 405 MILL CREEK PARK PROJECT FUND	126,405.98			
Fund 590 SEWER ENTERPRISE FUND	Dept 548.000 SEWER UTILITIES DEPARTMENT		Total For Dept 548.000 SEWER UTILITIES DEPARTMENT	126,405.98			
590-548.000-740.000	OPERATING SUPPLIES	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	4.40	38220
590-548.000-740.000	OPERATING SUPPLIES	DEXTER MTL	APRIL INVOICES	4/30/12	05/09/12	19.90	38211
590-548.000-742.000	CHEMICAL SUPPLIES - PLAN	ALEXANDER CHEMICAL CO	Chemicals	195222	05/09/12	745.00	38191

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
Fund 590	SEWER ENTERPRISE FUND						
Dept 548.000	SEWER UTILITIES DEPARTMENT						
590-548.000-742.000	CHEMICAL SUPPLIES - PLAN	ALEXANDER CHEMICAL CO	CHEMICALS	0195897	05/09/12	1,159.50	38191
590-548.000-742.000	CHEMICAL SUPPLIES - PLAN	ALEXANDER CHEMICAL CO	CHEMICALS	0195902	05/09/12	745.00	38191
590-548.000-743.000	CHEMICAL SUPPLIES - IAB	CULLIGAN WATER CONDIT	SOFTNER AND EQUIPMENT	482448	05/09/12	55.59	38220
590-548.000-743.000		HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	12.87	38226
590-548.000-743.000		NORTH CENTRAL LABORAT	CHEMICALS	30341	05/09/12	158.67	38233
590-548.000-743.000		NORTH CENTRAL LABORAT	CHEMICALS	303668	05/09/12	70.06	38233
590-548.000-743.000		NORTH CENTRAL LABORAT	CHEMICAL SUPPLIES	302851	05/09/12	65.09	38233
590-548.000-743.000		CINTAS CORPORATION	UNIFORMS AND MATS	5/7/12	05/09/12	105.36	38201
590-548.000-751.000	CHEMICALS	CORRIGAN OIL COMPANY	gas	5642274	05/09/12	1,034.16	38204
590-548.000-751.000		CORRIGAN OIL COMPANY	gas	5644225	05/09/12	878.20	38204
590-548.000-802.000	PROFESSIONAL SERVICES	KENNEDY INDUSTRIES, I	FIELD SERVICE	537622	05/09/12	413.00	38224
590-548.000-802.000	PROFESSIONAL SERVICES	METRO ENVIRONMENTAL SE	VACUOR SERVICE	45964	05/09/12	1,481.25	38228
590-548.000-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCI	APRIL INVOICES	5/1/12	05/09/12	51.50	38234
590-548.000-802.000	PROFESSIONAL SERVICES	UIS PROGRAMMABLE SERV	SERVICE	530339082	05/09/12	119.20	38243
590-548.000-802.000	PROFESSIONAL SERVICES	UIS PROGRAMMABLE SERV	SERVICE	530339234	05/09/12	117.00	38243
590-548.000-803.003	SLUDGE HAULING	SYNAGRO CENTRAL	SLUDGE REMOVAL	20-1000039	05/09/12	22,619.52	38242
590-548.000-901.000	PRINTING & PUBLISHING	HERITAGE NEWSPAPERS	ADVERTISING	2041086	05/09/12	9.00	38221
590-548.000-920.000	UTILITIES	COMCAST	09588 358642-02-2	4/21/12	05/09/12	36.14	38203
590-548.000-920.000	UTILITIES	DTE ENERGY	APRIL BILLS	5/9/12	05/09/12	8,474.19	38208
590-548.000-920.001	UTILITIES	AT&T	wt&p	05/07/12	05/09/12	137.57	38195
590-548.000-935.000	BUILDING MAINTENANCE & R	CINTAS CORPORATION	UNIFORMS AND MATS	5/7/12	05/09/12	50.00	38201
590-548.000-935.000	BUILDING MAINTENANCE & R	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	13.36	38220
590-548.000-935.000	BUILDING MAINTENANCE & R	DEXTER MILL	APRIL INVOICES	4/30/12	05/09/12	132.44	38211
590-548.000-937.000	EQUIPMENT MAINTENANCE &	HACH COMPANY	PARTS	7702234	05/09/12	675.05	38219
590-548.000-937.000	EQUIPMENT MAINTENANCE &	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	5.49	38220
590-548.000-937.000	EQUIPMENT MAINTENANCE &	QUALITY ASSURANCE SER	ANNUAL SERVICE	4151202	05/09/12	120.00	38236
590-548.000-937.000	EQUIPMENT MAINTENANCE &	UIS PROGRAMMABLE SERV	PROF. SERVICES	530339153	05/09/12	507.07	38243
			Total For Dept 548.000 SEWER UTILITIES DEPARTMENT			40,015.58	
Fund 591	WATER ENTERPRISE FUND						
Dept 556.000	WATER UTILITIES DEPARTMENT						
591-556.000-740.000		HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	26.98	38220
591-556.000-745.000	PROFESSIONAL SERVICES	CINTAS CORPORATION	UNIFORMS AND MATS	5/7/12	05/09/12	105.36	38201
591-556.000-802.000	UTILITIES	ORCHARD, HILTZ & MCCI	APRIL INVOICES	5/1/12	05/09/12	217.50	38234
591-556.000-920.000	UTILITIES	COMCAST	09588 358642-02-2	4/21/12	05/09/12	36.14	38203
591-556.000-920.001	UTILITIES	DTE ENERGY	APRIL BILLS	5/9/12	05/09/12	2,996.00	38208
591-556.000-937.000	EQUIPMENT MAINTENANCE &	AT&T	wt&p	05/07/12	05/09/12	137.56	38195
591-556.000-937.000	EQUIPMENT MAINTENANCE &	HACKNEY HARDWARE	APRIL INVOICES	4/1-4/28/12	05/09/12	43.02	38220
591-556.000-939.000	VEHICLE MAINTENANCE & RE	UIS PROGRAMMABLE SERV	PROF. SERVICES	530339153	05/09/12	507.07	38243
591-556.000-958.000	MEMBERSHIPS & DUES	PARTS PEDDLER AUTO SU	APRIL INVOICES	5/9/12	05/09/12	43.16	38235
591-556.000-960.000	EDUCATION & TRAINING	PNC	CREDIT CARD CHARGES	**	05/09/12	221.00	38205
591-556.000-961.000	WELLHEAD PROTECTION PROG	ANDREA DORNEY	WATER TEST-ANDREA	5/6/12	05/09/12	70.00	38214
591-556.000-977.000	EQUIPMENT	AMERICAN WATER WORKS	bill stuffer	70168	05/09/12	491.13	38192
591-556.000-977.000	EQUIPMENT	ETNA SUPPLY CO	METTER	S100394349.001	05/09/12	1,181.09	38217
591-556.000-977.000	EQUIPMENT	ETNA SUPPLY CO	SUPPLIES	S100386369.001	05/09/12	250.00	38217
591-556.000-977.000	EQUIPMENT	MICHIGAN PIPE & VALVE	VALVE BOX SUPPLIES	85765	05/09/12	339.18	38229
591-556.000-977.000	EQUIPMENT	PARTS PEDDLER AUTO SU	APRIL INVOICES	*	05/09/12	31.19	38235
			Total For Fund 590 SEWER ENTERPRISE FUND			40,015.58	

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF DEXTER

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Fund 591 WATER ENTERPRISE FUND
Dept 556.000 WATER UTILITIES DEPARTMENT

Total For Dept 556.000 WATER UTILITIES DEPARTMENT 6,696.38

Dept 850.000 LONG-TERM DEBT
591-850.000-992.000 BOND FEES

US BANK CORPORATE TRU GO BOND DTD 4-1-98 BI#3322 3112881

Total For Dept 850.000 LONG-TERM DEBT 150.00 05/09/12 38244

Total For Fund 591 WATER ENTERPRISE FUND 6,846.38

Fund 701 TRUST & AGENCY FUND
Dept 000.000 ASSETS, LIABILITIES & REVENUE
701-000.000-040.000-D ACCOUNTS RECEIVABLE-GENE
701-000.000-040.000-L ACCOUNTS RECEIVABLE-GENE
701-000.000-040.000-U ACCOUNTS RECEIVABLE-GENE
701-000.000-255.000 CUSTOMER DEPOSITS
701-000.000-255.004 FOREST STREET DRAINAGE

ORCHARD, HILTZ & MCCL APRIL INVOICES 5/1/12 227.00 05/09/12 38234
ORCHARD, HILTZ & MCCL APRIL INVOICES 5/1/12 417.75 05/09/12 38234
ORCHARD, HILTZ & MCCL APRIL INVOICES 5/1/12 1,067.75 05/09/12 38234
ANN ARBOR LANDSCAPING TREE PLANTING invoice no's 4045/40 4045 4,325.00 05/09/12 38189
ORCHARD, HILTZ & MCCL APRIL INVOICES 5/1/12 543.75 05/09/12 38234

Total For Dept 000.000 ASSETS, LIABILITIES & REV 6,581.25

Total For Fund 701 TRUST & AGENCY FUND 6,581.25

Fund Totals:

Fund 101 GENERAL FUND	240,637.09
Fund 202 MAJOR STREETS FUND	23,561.25
Fund 203 LOCAL STREETS FUND	1,864.18
Fund 303 STREETS/CAPE DEBT SERVICE FU	150.00
Fund 402 EQUIPMENT REPLACEMENT FUND	643.20
Fund 403 SRF PROJECT FUND	19,809.36
Fund 404 DWRP PROJECT FUND	6,800.25
Fund 405 MILL CREEK PARK PROJECT FUN	126,405.98
Fund 590 SEWER ENTERPRISE FUND	40,015.58
Fund 591 WATER ENTERPRISE FUND	6,846.38
Fund 701 TRUST & AGENCY FUND	6,581.25

Total For All Funds: 473,314.52

AGENDA 5-14-12

ITEM J-2

Courtney Nicholls

From: 56skyhawk@comcast.net
Sent: Friday, April 20, 2012 6:03 PM
To: Courtney Nicholls
Subject: Fwd: Dexter Lions White Cane Dates

E-mail address was wrong the first time.

Dennis

From: 56skyhawk@comcast.net
To: cnichcolls@villageofdexter.org
Sent: Friday, April 20, 2012 5:51:19 PM
Subject: Dexter Lions White Cane Dates

Ms. Nicholls,

The Dexter Lions club is planning on having their annual White Cane fund drive for the visually impaired on Friday, May 25th and Saturday, May 26th. We will be soliciting at Buschs Market, Dexter Bakery/Hackney Hardware, BP Gas Station, Joe & Rosies Cafe, Mug & Bops and the Post office. Please let us know if a permit can be granted for these dates.

Dennis Berry
Dexter Lions Club
424-0687



AGENDA 5-14-12

ITEM J-3

VILLAGE OF DEXTER-PARKS COMMISSION
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Date Received: 5/11/12
Receipt #: N/A

APPLICATION AND RELEASE OF LIABILITY WAIVER
FOR PARK/FACILITY USE and/or ROAD CLOSURE

EVENT: ICE CREAM SOCIAL EVENT DATES/TIMES: JUNE 2, 2012 SATURDAY
10 AM - 5 PM
EVENT LOCATION: MONUMENT PARK
Applicant/Sponsoring Party: DEXTER SENIOR CENTER Phone/Email: 426-7737
Primary Contact: JIM CARSON Phone/Email: 502-4257
Secondary Contact: KIM MARTINI Phone/Email: 426-7737
Address (City, State, Zip): 7720 ANN ARBOR ST. DEXTER, MI 48130
Event Description: GAMES, RIDES, ENTERTAINMENT, CRAFT SHOW, FOOD

TYPE OF EVENT (Check all that apply)

- Park Use Facility Use: List the Facility MONUMENT PARK DATE APPROVED _____
- Road Closure: List Event _____ (Village Council Approval Required) DATE APPROVED _____
- Fire/Open Burning (DAFD Approval Required) DATE APPROVED _____

CENTRAL STREET TO 5th 6-2 7:00AM CLOSE
6-2 6:00PM OPEN

FEES

Residents - \$25/4 hours
Non Village Residents - \$150/4 hours, \$50 each additional hour
Chamber, Non-profits, Community Events exempt from fee
*\$200 Damage Deposit Required

THE FOLLOWING ACTIVITIES REQUIRE A PERMIT (Check all that apply)

- Road Closure - additional requirements apply.
- Hold a parade - additional requirements apply.
- Conduct exhibitions, erect any building or structure, sell or giveaway any food, drink, or other upon or across park lands.
- Display, or offer for sale, any article in any park or recreation area.
- Hold assembly involving 30 participants or more (exempts classroom activities).
- Distribute, deliver or place any bill, billboard, placard, banner, circular, or other advertisement - additional requirements apply.
- Furnish and/or consume any beer, wine, or other alcoholic beverage within the boundaries of any park or recreation area - additional requirements apply.
- Fire Pit or other open burning activities. Type of Burning: _____

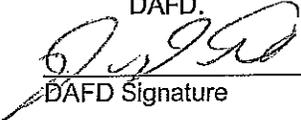
INSTRUCTIONS AND REQUIREMENTS FOR APPLICATION

1. Application must be filed, and complete, at least 3 weeks prior to scheduled event (includes administrative approval).
2. Village Services - Provide information on the requested village services, i.e. barricades, detour signs, etc.
3. Road Closure Applications - A complete diagram/map/routes for events and road closures must include distances, schedule, etc. Sheriff's Dept. and Fire Dept. approvals are required for road closures. Contracts and authorizations will be required prior to permit approval. This can take up to 3 weeks, please plan accordingly. Upon approval by both departments obtain signatures below. Road Closures require that the

applicant notify all residents/businesses affected by the closure. Notification must be completed a minimum of 2 weeks prior to the event. Please indicate on the permit the date in which notification will be completed.

DATE COMPLETED: _____

- a. Contact the Washtenaw County Sheriff Department substation-Dexter (734) 424-0587- to arrange contracted officers for events requiring road closures. Provide copy of agreement/contract with WCSD.
- b. Contact the Dexter Area Fire Department (734) 426-4500 to arrange contracted services or to provide information for event requiring road closures. Provide copy of agreement/contract with the DAFD.

 5-1-12  5-1-12
DAFD Signature Date WCSD Signature Date

- c. Provide the Village with a road closure barricade and sign plan indicating where road closures are required. The Village of Dexter has four (4) road closure barricades available for use therefore additional contracts may be required. Contact POCO-734-397-1677; or Spartan- 313-292-2488, if applicable.
 - d. The Washtenaw County Road Commission (734) 761-1500 may require additional Road Closure permits for events within their jurisdiction. Contact the Village for more information on jurisdiction.
4. Insurance –
- a. Private and/or Nonprofit Group Sponsored Event or Personal Events (weddings, birthday parties, etc.) - The following insurance coverage's are required:
 - i. Home Owners Policy coverage certificate or renters policy with general liability coverage of \$100,000 must be provided to show host coverage for offsite events in an amount.
 - ii. General liability insurance in the amount of \$1,000,000 naming the Village of Dexter, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and their board members, employees and volunteers.
 - b. Alcohol – Events
 - i. Selling alcohol requires a permit from the Michigan Liquor Control Commission. General liability insurance in the amount of \$1,000,000 naming the Village of Dexter, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and their board members, employees and volunteers, is required. Alcohol sales must be separate and fenced from the rest of the event.
 - ii. Serving alcohol at a private/host events requires a Home Owners Policy or renters policy with \$1,000,000 worth of coverage for Host Liquor. Single day coverage may be necessary for special events. Applicants should check with their insurance companies. Copies of coverage certificates are required prior to issuance of permit.
5. Hold Harmless/Indemnification Waiver (below) must be signed and dated by the sponsoring party and/or representative.
6. Signage – On site and off site signage is permitted with approval. See *Temporary Sign Permit*.
7. Loading and Unloading - NOT permitted within parks unless permission is specifically granted. If loading and unloading is required temporary road closures may be arranged.
8. Waste Management – Upon completion of the event, the sponsors are responsible for removal of all equipment brought to the site, and for returning the site to the same condition as prior to the event. Arrangements should be made with Waste Management for trash disposal: (800) 796-9696.
9. Publication Methods – Please circle all that apply: (Village event calendar, village newsletter, Dexter Leader, Chamber Newsletter, Flyers, Brochures, Banners, Others _____)
10. Waiver – The event sponsor may petition the Village Council in writing for a waiver of one or more of the rules, policies or fees in this document. Upon receipt of the written request, if it appears to the Village Council that one or more of the rules, policies or fees creates an unnecessary hardship, not created by action of the event sponsor, or that a genuine hardship exists because of the unusual circumstances with regard to the particular activity, such requirement or requirements may be waived at the discretion of the Village Council.

TERMS OF USE

As a representative for and on behalf of the Sponsoring Party, the applicant acknowledges the following:

1. Completed application, rental fees and damage deposits, must be paid in full before the permit is granted.
2. If the Sponsoring Party is authorized to use a park gazebo or other designated facility or space, expect to have exclusive use of that gazebo, facility or designated space for the period defined in this permit.
3. The park, in which the authorized activity will be located, will continue to be open for use by the public during the period of the authorized activity and the authorized activity or use of the park will not unreasonably interfere with or detract from the general public's enjoyment of the park during the authorized hours of the event.
4. The authorized activity or use will not unreasonably interfere with the promotion of public health, welfare, safety and recreation consistent with Dexter's mission.
5. The authorized activity or use will not include or cause violence, crime or disorderly conduct on the part of any individual participating in the authorized event, activity, or use.
6. Village of Dexter parks and park facilities are valuable community assets and, as such, are to be treated with respect and care including, but not limited to, all structures, lighting, benches, and related physical assets. No modifications (use of nails, tape, etc.) are to be made to any park, park asset, including gazebos, light poles, etc. without the express written consent of the Village of Dexter. All natural areas, trees, boulders, and other landscaping, and memorials are to be protected from damage and not subject to wear and tear from either human or animal activity.
7. A \$200 damage deposit will be required for ALL events. The deposit will be returned upon inspection of the facilities the following workday. The deposit may be picked up or destroyed upon inspection of the facilities the following workday. Damage will be documented with photos and provided to applicant if any portion of the damage deposit is retained. Damage consists of anything that requires Village staff time, resources or additional contracts to repair and/or restore.
8. The Sponsoring Party agrees that all site clean-up is the responsibility of the Sponsoring Party and not the Village of Dexter.
9. To the best of the Sponsoring Party's ability, the authorized activity will not require or cause unanticipated or unauthorized expense by the Village of Dexter, its departments, units or services, or its community police operations. The Village of Dexter and/or its community police operation reserve the right to invoice the Sponsoring Party for additional costs incurred as a result of the authorized use specified in this application. It will be the responsibility of the Sponsoring Party to pay such costs. Such costs may be related but not limited to police services, damage to facilities, landscaping, sidewalks, grass, or other park assets, or post-activity area or facility clean-up.
10. The Sponsoring Party must provide a copy of the permit, if requested, at the event.

HOLD HARMLESS AGREEMENT

To the fullest extent permitted by law, DEXTER SENIOR CENTER, the Sponsoring Party, agrees to defend, pay in behalf of, indemnify, and hold harmless the Village of Dexter, its elected and appointed officials, employees and volunteers and others working in behalf of the Village of Dexter against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Village of Dexter, by reason of personal injury, including bodily injury or death and/or property damage, including others working in behalf of the Village of Dexter, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this contract.

Date 4-30-12 Signed [Signature] PRESIDENT

FOR OFFICE USE ONLY

Approved/Denied on _____ By: _____ Title: _____

Approval Granted with the following conditions: _____

<input type="checkbox"/>	Village Resident (\$25)
<input type="checkbox"/>	Non-Village Resident (\$150)
<input type="checkbox"/>	Chamber/Non Profit (No Fee)
<input type="checkbox"/>	\$50 Additional Fee for Special Event Road Closure
<input type="checkbox"/>	Damage Deposit (ck# _____)
POSTED: _____	
FEE: _____ REC#: _____	

Thank you for supporting the Village of Dexter and Dexter's Parks.

Please let us know how we can help by contacting the Village Offices at 734-426-8303 or by visiting our website at www.villageofdexter.org

We encourage you to contact the Dexter Area Chamber of Commerce at 734-426-0887 for information on local businesses that may be able to assist in making your event a success.



AGENDA 5-14-12

VILLAGE OF DEXTER PARKS COMMISSION
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Date Received: _____
Receipt #: _____

**APPLICATION AND RELEASE OF LIABILITY WAIVER
FOR PARK/FACILITY USE and/or ROAD CLOSURE**

EVENT: Memorial Day Parade & Ceremony EVENT DATES/TIMES: May 28, 2012 10:00 am
EVENT LOCATION: Village of Dexter
Applicant/Sponsoring Party: American Legion/Village Phone/Email: 734-426-4511 Dexter Region
Primary Contact: Donna Dettling Post # 557 Phone/Email: 734-426-8303
Secondary Contact: Donna Fisher Phone/Email: _____
Address (City, State, Zip): 8140 Main St. Dexter MI 48130
Event Description: Parade @ 10:00a Ceremony @ 11:00am

TYPE OF EVENT (Check all that apply)

- Park Use Facility Use: List the Facility Gazebo
 Road Closure: List Event Parade (Village Council Approval Required) DATE APPROVED _____
 Fire/Open Burning (DAFD Approval Required) DATE APPROVED _____

FEES

Residents – \$25/4 hours
Non Village Residents - \$150/4 hours, \$50 each additional hour
Chamber, Non-profits, Community Events exempt from fee

*\$200 Damage Deposit Required

THE FOLLOWING ACTIVITIES REQUIRE A PERMIT (Check all that apply)

- Road Closure – additional requirements apply.
 Hold a parade – additional requirements apply.
 Conduct exhibitions, erect any building or structure, sell or giveaway any food, drink, or other upon or across park lands.
 Display, or offer for sale, any article in any park or recreation area.
 Hold assembly involving 30 participants or more (exempts classroom activities).
 Distribute, deliver or place any bill, billboard, placard, banner, circular, or other advertisement – additional requirements apply.
 Furnish and/or consume any beer, wine, or other alcoholic beverage within the boundaries of any park or recreation area – additional requirements apply.
 Fire Pit or other open burning activities. Type of Burning: _____

INSTRUCTIONS AND REQUIREMENTS FOR APPLICATION

1. Application must be filed, and complete, at least 3 weeks prior to scheduled event (includes administrative approval).
2. Village Services - Provide information on the requested village services, i.e. barricades, detour signs, etc.
- ③ Road Closure Applications - A complete diagram/map/routes for events and road closures must include distances, schedule, etc. Sheriff's Dept. and Fire Dept. approvals are required for road closures. Contracts and authorizations will be required prior to permit approval. This can take up to 3 weeks, please plan accordingly. Upon approval by both departments obtain signatures below. Road Closures require that the

applicant notify all residents/businesses affected by the closure. Notification must be completed a minimum of 2 weeks prior to the event. Please indicate on the permit the date in which notification will be completed.

DATE COMPLETED: _____

- a. Contact the Washtenaw County Sheriff Department substation-Dexter (734) 424-0587- to arrange contracted officers for events requiring road closures. Provide copy of agreement/contract with WCSD.
- b. Contact the Dexter Area Fire Department (734) 426-4500 to arrange contracted services or to provide information for event requiring road closures. Provide copy of agreement/contract with the DAFD.

DAFD Signature	Date	WCSD Signature	Date
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- c. Provide the Village with a road closure barricade and sign plan indicating where road closures are required. The Village of Dexter has four (4) road closure barricades available for use therefore additional contracts may be required. Contact POCO-734-397-1677; or Spartan- 313-292-2488, if applicable.
- d. The Washtenaw County Road Commission (734) 761-1500 may require additional Road Closure permits for events within their jurisdiction. Contact the Village for more information on jurisdiction.

4. Insurance –

- a. Private and/or Nonprofit Group Sponsored Event or Personal Events (weddings, birthday parties, etc.) - The following insurance coverage's are required:
 - i. Home Owners Policy coverage certificate or renters policy with general liability coverage of \$100,000 must be provided to show host coverage for offsite events in an amount.
 - ii. General liability insurance in the amount of \$1,000,000 naming the Village of Dexter, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and their board members, employees and volunteers.
- b. Alcohol – Events
 - i. Selling alcohol requires a permit from the Michigan Liquor Control Commission. General liability insurance in the amount of \$1,000,000 naming the Village of Dexter, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and their board members, employees and volunteers, is required. Alcohol sales must be separate and fenced from the rest of the event.
 - ii. Serving alcohol at a private/host events requires a Home Owners Policy or renters policy with \$1,000,000 worth of coverage for Host Liquor. Single day coverage may be necessary for special events. Applicants should check with their insurance companies. Copies of coverage certificates are required prior to issuance of permit.

- 5. Hold Harmless/Indemnification Waiver (below) must be signed and dated by the sponsoring party and/or representative.
- 6. Signage – On site and off site signage is permitted with approval. See *Temporary Sign Permit*.
- 7. Loading and Unloading - NOT permitted within parks unless permission is specifically granted. If loading and unloading is required temporary road closures may be arranged.
- 8. Waste Management – Upon completion of the event, the sponsors are responsible for removal of all equipment brought to the site, and for returning the site to the same condition as prior to the event. Arrangements should be made with Waste Management for trash disposal: (800) 796-9696.
- 9. Publication Methods – Please circle all that apply: (Village event calendar, village newsletter, Dexter Leader, Chamber Newsletter, Flyers, Brochures, Banners, Others _____)
- 10. Waiver – The event sponsor may petition the Village Council in writing for a waiver of one or more of the rules, policies or fees in this document. Upon receipt of the written request, if it appears to the Village Council that one or more of the rules, policies or fees creates an unnecessary hardship, not created by action of the event sponsor, or that a genuine hardship exists because of the unusual circumstances with regard to the particular activity, such requirement or requirements may be waived at the discretion of the Village Council.

TERMS OF USE

As a representative for and on behalf of the Sponsoring Party, the applicant acknowledges the following:

1. Completed application, rental fees and damage deposits, must be paid in full before the permit is granted.
2. If the Sponsoring Party is authorized to use a park gazebo or other designated facility or space, expect to have exclusive use of that gazebo, facility or designated space for the period defined in this permit.
3. The park, in which the authorized activity will be located, will continue to be open for use by the public during the period of the authorized activity and the authorized activity or use of the park will not unreasonably interfere with or detract from the general public's enjoyment of the park during the authorized hours of the event.
4. The authorized activity or use will not unreasonably interfere with the promotion of public health, welfare, safety and recreation consistent with Dexter's mission.
5. The authorized activity or use will not include or cause violence, crime or disorderly conduct on the part of any individual participating in the authorized event, activity, or use.
6. Village of Dexter parks and park facilities are valuable community assets and, as such, are to be treated with respect and care including, but not limited to, all structures, lighting, benches, and related physical assets. No modifications (use of nails, tape, etc.) are to be made to any park, park asset, including gazebos, light poles, etc. without the express written consent of the Village of Dexter. All natural areas, trees, boulders, and other landscaping, and memorials are to be protected from damage and not subject to wear and tear from either human or animal activity.
7. A \$200 damage deposit will be required for ALL events. The deposit will be returned upon inspection of the facilities the following workday. The deposit may be picked up or destroyed upon inspection of the facilities the following workday. Damage will be documented with photos and provided to applicant if any portion of the damage deposit is retained. Damage consists of anything that requires Village staff time, resources or additional contracts to repair and/or restore.
8. The Sponsoring Party agrees that all site clean-up is the responsibility of the Sponsoring Party and not the Village of Dexter.
9. To the best of the Sponsoring Party's ability, the authorized activity will not require or cause unanticipated or unauthorized expense by the Village of Dexter, its departments, units or services, or its community police operations. The Village of Dexter and/or its community police operation reserve the right to invoice the Sponsoring Party for additional costs incurred as a result of the authorized use specified in this application. It will be the responsibility of the Sponsoring Party to pay such costs. Such costs may be related but not limited to police services, damage to facilities, landscaping, sidewalks, grass, or other park assets, or post-activity area or facility clean-up.
10. The Sponsoring Party must provide a copy of the permit, if requested, at the event.

HOLD HARMLESS AGREEMENT

To the fullest extent permitted by law, Dexter Village, the Sponsoring Party, agrees to defend, pay in behalf of, indemnify, and hold harmless the Village of Dexter, its elected and appointed officials, employees and volunteers and others working in behalf of the Village of Dexter against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Village of Dexter, its elected and appointed officials, employees, volunteer or others working in behalf of the Village of Dexter, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this contract.

Date 5-7-2012 Signed Donna Nettling

FOR OFFICE USE ONLY

Approved/Denied on _____ By: _____ Title: _____

Approval Granted with the following conditions: _____

<input type="checkbox"/>	Village Resident (\$25)
<input type="checkbox"/>	Non-Village Resident (\$150)
<input type="checkbox"/>	Chamber/Non Profit (No Fee)
<input type="checkbox"/>	\$50 Additional Fee for Special Event Road Closure
<input type="checkbox"/>	Damage Deposit (ck# _____)
POSTED: _____	
FEE: _____ REC#: _____	

Thank you for supporting the Village of Dexter and Dexter's Parks.

Please let us know how we can help by contacting the Village Offices at 734-426-8303 or by visiting our website at www.villageofdexter.org

We encourage you to contact the Dexter Area Chamber of Commerce at 734-426-0887 for information on local businesses that may be able to assist in making your event a success.

2012 Dexter Memorial Day Ceremony and Parade

Memorial Day Ceremony Information

Date: Monday, May 28, 2012
Location: Monument Park
Starting Time: 9:00 AM

Parade Information

Date: Monday, May 28, 2012
Location: Main Street
Staging Time: 8:45 AM at Wylie Elementary School
Start Time: Approximately 20-30 minutes following conclusion of Ceremony

Parade Registration Information

All parade participants are reminded of the theme of this parade: "A Time to Honor". The Parade Committee reserves the right to approve all parade participants.

If your organization wishes to participate, please review the allowed entries and restrictions listed and submit the Parade Registration Form. Forms are available at the Village Office and on the Village website (www.villageofdexter.org).

Registration approval is required to participate in the parade. All registrations must be submitted to the Village office no later than Thursday, May 24th at 3:00 PM. Mailing address is 8140 Main Street, Dexter MI 48130 or drop off at the Village Office located on the 2nd Floor of PNC Bank 8123 Main Street. For questions Call 734-426-8303.

Entries Allowed:

- Veterans organizations and current members of the U.S. Military
- Dexter Area and Scio Fire Departments; Washtenaw County Sheriff Department
- Local community organizations conveying a sense of patriotism (as opposed to commercialism or fundraising)
- Dexter Schools organizations
- Governmental elected or appointed officials

Restrictions:

- Campaign or political displays other than those necessary to identify the dignitary or elected official are prohibited. No distribution of campaign material is allowed.
- Participants approved to walk in the parade may distribute candy, gum and flyers by hand along the curb line. Flyers must be about community organizations or upcoming community events. NO ITEMS may be thrown from vehicles, floats or wagons in the parade.
- All forms of advertising for services or merchandise, such as the distribution of business flyers or items with logo or company name are prohibited.
- Any organization with animals must have a follower to pick up dropping from their animals.
- All vehicles must be in safe, road-worthy condition and have full insurance coverage.
- Commercial vehicles are prohibited with the exception of those vehicles used to transport members of the allowed entries.
- Prohibited vehicles include: off-road vehicles, ATVs, go karts, mini-bikes, highly modified cars or trucks, motorcycles (except military or law enforcement).

***This event is a cooperative effort between the
Dexter American Legion Post 557,
Dexter Area Historical Society and the Village of Dexter***

**2012 Dexter Memorial Day Parade
Registration Form**

Name of Parade Entry _____

Organization Name _____

Contact Name _____ Contact Phone # _____

Address _____

City _____ State _____ Zip _____

Email Address _____

We wish to enter as a:

____ Veterans Organization

____ Musical Unit

____ Motorized Unit

____ Other (describe) _____

How many participants are in your group? _____

Reminder: Dignitaries must have own car w/Name and Office you currently hold.
No political advertising will be allowed.

By completing this parade participation form, any organization that I represent or as an individual will self insure this entry and hold the American Legion, the Village of Dexter and the Dexter Area Historical Society harmless for any damages, death or injury caused by my entry.

By signing this form, I/We acknowledge and agree to adhere to the "allowed entries and restrictions" listed on the parade information sheet.

Name, Title _____

Authorized Signature _____

Registration approval is required to participate in the parade. All registrations must be submitted to the Village office no later than Thursday, May 24th at 3:00 PM. Mailing address is 8140 Main Street, Dexter MI 48130 or drop off at the Village Office located on the 2nd Floor of the PNC Bank 8123 Main Street.

MEMORIAL DAY CEREMONY

American Legion Post 557, Dexter, MI

MAY 28, 2012, 9:00 AM

Monument Park Gazebo

Opening Comments Larry Stalker, Adjutant Post 557

Invocation

National Anthem Dexter High School Band, Dr. Ken Moore, Director

Pledge of Allegiance Dexter Girl and Boy Scout Troops

Village Proclamation Shawn Keough, Village President

Featured Speaker

Placement of Wreaths Post 557 Auxiliary President , and SAL Commander,

Patriotic Music Selections Dexter High School Band

Benediction

Echo Taps Closing Dexter Band Students

This will be the 63rd Memorial Day event sponsored by Dexter Post 557.

Memorial Day was officially proclaimed on May 5, 1868, by General John Logan, national commander of the Grand Army of the Republic and was first observed on May 30, 1868, when flowers were placed on the graves of Union and Confederate soldiers at Arlington National Cemetery.

Today we honor all military veterans of past and present wars for the sacrifices they have made to preserve peace and freedom for our United States of America.

*"Memorial Day is not about picnics or parades - although there is nothing wrong with enjoying and celebrating our American way of life. But Memorial Day is really about remembering those who made our way of life possible."

*taken from a 2012 National American Legion publication

Draft

AGENDA 5-14-12

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ITEM cnicholls@villagofdexter.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: May 7, 2012
Re: State Revolving Loan Fund – Notice of Intent

The next step in the process of securing a loan through the State Revolving Fund for the sewer system's sludge handling upgrade project is consideration of the notice of intent. The purpose of the notice of intent is to begin the required 45 day referendum period, which gives Village residents the option of collecting petition signatures to require that the bond sale be approved by the voters.

Once the referendum period ends, the next step will be consideration of the bond authorizing resolution which will be on an agenda in late July/early August.

**RESOLUTION AUTHORIZING NOTICE OF INTENT AND
DECLARING INTENT TO REIMBURSE**

VILLAGE OF DEXTER
County of Washtenaw, State of Michigan

Minutes of a regular meeting of the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, held on the 14th day of May, 2012, at 7:30 p.m., prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the Village of Dexter, County of Washtenaw, State of Michigan (the "Village") intends to issue and sell bonds, pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in an amount not to exceed Three Million Dollars (\$3,000,000) for the purpose of paying all or part of the cost of acquiring and constructing additions, extensions and improvements to the Village's Wastewater Treatment Plant, including upgrades to the sludge handling system and related components, including the digesters, gas collection and heating systems, pumps and other appurtenances, together with all necessary interests in land, rights of way and all appurtenances and attachments therefor (the "Project"); and

WHEREAS, a notice of intent to issue bonds must be published before the issuance of the aforesaid bonds in order to comply with the requirements of Section 33 of Act 94, Public Acts of Michigan, 1933, as amended; and

WHEREAS, the Village intends at this time to state its intentions to be reimbursed from proceeds of the bonds for any expenditures undertaken by the Village for the Project prior to issuance of said bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Village Clerk is hereby authorized and directed to publish a notice of intent to issue bonds in *The Dexter Leader*, a newspaper of general circulation in the Village.
2. Said notice of intent shall be published as a one-quarter (1/4) page display advertisement in substantially the following form, as the same may be modified or amended by the Village Manager or the Village Clerk upon the advice of the Village's bond counsel, provided that the principal amount of bonds may not be increased without the approval of the Council:

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

**NOTICE TO TAXPAYERS AND ELECTORS OF THE
VILLAGE OF DEXTER, COUNTY OF WASHTENAW, MICHIGAN,
AND THE USERS OF THE VILLAGE'S SEWER SYSTEM
OF INTENT TO ISSUE BONDS AND THE
RIGHT OF REFERENDUM RELATING THERETO**

PLEASE TAKE NOTICE that the Village of Dexter, County of Washtenaw, State of Michigan (the "Village"), intends to issue and sell revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in an amount not to exceed Three Million Dollars (\$3,000,000), in one or more series for the purpose of paying all or part of the cost of acquiring and constructing additions, extensions and improvements to the Village's Wastewater Treatment Plant, including upgrades to the sludge handling system and related components, including the digesters, gas collection and heating systems, pumps and other appurtenances, together with all necessary interests in land, rights of way and all appurtenances and attachments therefor, to serve the users of the system.

SAID BONDS will be payable in annual installments not to exceed thirty (30) in number and will bear interest at the rate or rates to be determined at a public or private sale but in no event to exceed the maximum rate permitted by law on the balance of the bonds from time to time remaining unpaid.

SOURCE OF PAYMENT OF REVENUE BONDS

THE PRINCIPAL OF AND INTEREST ON THE REVENUE BONDS SHALL BE PAYABLE from the revenues received by the Village from the operations of the sewer system except as provided below in the case of bonds sold to the Michigan Finance Authority in connection with the State of Michigan's State Revolving Fund program. Said revenues will consist of rates and charges that may from time to time be revised to provide sufficient revenues to provide for the expenses of operating and maintaining the system, to pay the principal of and interest on said bonds and to pay other obligations of the system.

**ALTERNATE SOURCE OF PAYMENTS IN THE EVENT BONDS
ARE ADDITIONALLY SECURED BY THE LIMITED TAX
FULL FAITH AND CREDIT OF THE VILLAGE**

IN THE EVENT THAT THE VILLAGE COUNCIL DEEMS IT DESIRABLE TO SELL SAID BONDS TO THE MICHIGAN FINANCE AUTHORITY, THE VILLAGE MAY PLEDGE FOR THE PAYMENT OF THE BONDS MONEY RECEIVED OR TO BE RECEIVED BY THE VILLAGE DERIVED FROM THE IMPOSITION OF TAXES BY THE STATE AND RETURNED OR TO BE RETURNED TO THE VILLAGE AS PROVIDED BY LAW, except for money the use of which is prohibited for such purposes by the State Constitution. The Village may enter into an agreement providing for the payment of taxes, which taxes are collected by the State and returned to the Village as provided by law, to the Authority or a trustee, and such funds may be pledged for the payment of the bonds.

IN THE EVENT THAT THE REVENUE BONDS ARE SOLD TO THE MICHIGAN FINANCE AUTHORITY, THE VILLAGE MAY PLEDGE ITS LIMITED TAX FULL FAITH AND CREDIT AS SECURITY FOR THE REVENUE BONDS, IN WHICH EVENT DEBT SERVICE ON THE BONDS SHALL BE PAYABLE EITHER FROM REVENUES OF THE SEWER SYSTEM OR FROM AD VALOREM TAXES THAT MAY BE LEVIED ON ALL TAXABLE PROPERTY IN THE VILLAGE, SUBJECT HOWEVER, TO APPLICABLE CONSTITUTIONAL AND STATUTORY TAX RATE LIMITATIONS.

RIGHT OF REFERENDUM

THE REVENUE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE VILLAGE IS FILED WITH THE VILLAGE CLERK OF THE VILLAGE, 8140 MAIN STREET, DEXTER, MICHIGAN 48130, WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE VILLAGE VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 33, Act 94, Public Acts of Michigan, 1933, as amended.

Carol Jones, Village Clerk
Village of Dexter

3. The Council does hereby determine that the foregoing form of notice of intent to issue said bonds and the manner of publication directed is the method best calculated to give notice to the Village's taxpayers and electors of the Council's intent to issue the bonds, the purpose of the bonds, the security for the bonds, and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The Village makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) As of the date hereof, the Village reasonably expects to reimburse itself for the expenditures described in (b) below with proceeds of debt to be incurred by the Village.
- (b) The expenditures described in this paragraph (b) are for the costs of acquiring, constructing, and equipping the Project which were or will be paid subsequent to sixty (60) days prior to the date hereof.
- (c) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$3,000,000.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

AYES: _____

NAYS: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

Carol Jones, Village Clerk
Village of Dexter

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on May 14, 2012, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Carol Jones, Village Clerk
Village of Dexter

20,060,867.2\022911-00028

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

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: May 8, 2012
Re: 2012-2013 Budget Public Hearings

Provided for your review are copies of the ads for our annual budget related public hearings which will be held on June 11, 2012. The ads will run in the Dexter Leader on May 24, 2012.

Water/Sewer/Refuse Rates

The ad for water/sewer/refuse rates shows a 3% increase in water, a 6% increase in sewer and no change to the refuse fee. The sewer increase is necessary to prepare for the addition of a bond payment due to the Sludge System Improvement Project planned to begin in Fall 2012.

Millage Rates

The Headlee Amendment, which was a State of Michigan constitutional amendment adopted in the late 1970's, requires local voter approval for increasing tax rates above the rates authorized by law. The Amendment also requires the millage rate to be rolled back (decreased) so that the total amount of taxes paid on property increases by no more than the rate of inflation. According to the General Law Village Act the maximum allowable millage rate for a Village's general operation is 12.5 mills and the maximum allowable millage rate for streets is 5 mills. The Village's millage rates have been rolled back to 9.8807 mills for general operating and 3.9520 mills for streets.

For the past seven years (2006-2012) Council has held the millage rate constant at 13.5562 mills. As taxable values fell and the millage rate necessary to fund the general obligation bond payment increased, the millage rate was held constant by lowering the general operating millage and/or streets millage.

At the May 2, 2012 budget work session, Council discussed the possibility of increasing the streets millage to fund additional local street projects. In fiscal year 2011-2012 the Village levied 2.8874 mills. The maximum allowable rate is 3.9520 mills.

To support the General Fund in fiscal year 2011-2012, the Village levied 9.8151 mills. The maximum allowable rate is 9.8807 mills. Due to a slight increase in taxable value which led to a decrease in the millage rate necessary to fund the general obligation bond, the current draft budget for fiscal year 2012-2013 was completed with an increase to 9.8337 mills.

To allow for flexibility in the decision making process, the ad has been drafted to show both of these millage rates increasing to their Headlee maximum. The rates used in the ad set the maximum millage rate that Council is able to adopt. Council action will be taken to set the final millage rates at the June 11, 2012 meeting.

VILLAGE OF DEXTER
NOTICE OF PUBLIC HEARING ON THE PROPOSED 2012-2013
MILLAGE RATE AND PROPOSED 2012-2013 BUDGET

Notice is hereby given that the Dexter Village Council will hold a public hearing Monday, June 11, 2012 at 7:30 p.m. at the Dexter Senior Center, 7720 Dexter-Ann Arbor Road, Dexter, Michigan, for the purpose of hearing public comment regarding the proposed 2012-2013 Millage Rate and the Proposed Fiscal Year 2012-2013 Budget.

The proposed millage rate for real and personal property is 14.6678 levied as:

General Operating – 9.8807
Streets – 3.952
General Obligation Debt - 0.8351

Information regarding the Proposed Fiscal Year July 1, 2012 through June 30, 2013 Budget is available for public inspection at the Village Office, on the second floor of the PNC Bank Building, 8123 Main Street, Dexter MI weekdays between 9:00 am and 5:00 pm and online at <http://www.villageofdexter.org> on the Reference Desk.

Statement as required by MCL 141.412 – “The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing”

Donna Dettling
Village Manager

Publish: May 24, 2012

**NOTICE OF PUBLIC HEARING
ON PROPOSED WATER AND SEWER RATE INCREASE**

Notice is hereby given that the Dexter Village Council will hold a public hearing on Monday, June 11, 2012 at 7:30 p.m. at the Dexter Senior Center – 7720 Ann Arbor Street, Dexter, Michigan for the purpose of hearing public comment regarding a proposed Water and Sewer Rate Increase.

<u>Water Rates</u>	<u>Current Rates</u>	<u>Proposed 3% increase</u>
Ready To Serve Monthly Fee	\$6.71	\$6.91
First Meter Per 1,000 Gallons	\$3.03	\$3.12
Second Meter Per 1,000 Gallons	\$4.09	\$4.21

<u>Sewer Rates</u>	<u>Current Rates</u>	<u>Proposed 6% increase</u>
Ready to Serve Monthly Fee	\$5.80	\$6.15
Per 1,000 Gallons	\$7.14	\$7.57

<u>Other Charges and Penalties</u>	<u>Current Rates</u>	<u>Proposed Rates</u>
Penalties on Late Charges	2% Cumulative	2% Cumulative
Turn-on and Turn-off Charges	\$35	\$35
Meter Calibration Charge	\$35	\$35
Water Only Meter 1 inch	\$250	\$250

<u>Refuse Rates</u>	<u>Current Rates</u>	<u>Proposed Rate</u>
Monthly Charge	\$17.50	\$17.50

The chart below illustrates the impact the proposed rate adjustment will have on a family using 10,000 gallons of water during a 2-month billing cycle. The overall increase during a 2-month billing cycle would be \$6.30 each billing cycle or \$3.15 per month. The overall percentage increase is 3.89%.

<u>WATER- 3%</u>	<u>Current</u>	<u>Proposed</u>
Ready to Serve Charge	\$13.42	\$13.82
Commodity Charge 10,000 gallons	\$30.30	\$31.20
<u>SEWER- 6%</u>		
Ready to Serve Charge	\$11.60	\$12.30
Commodity Charge 10,000 gallons	\$71.40	\$75.70
<u>REFUSE</u>		
	\$35	\$35
	\$161.72	\$168.02

Donna Dettling
Dexter Village Manager

Publish: May 24, 2012

AGENDA 5-14-12

ITEM L-3

ddettling@villageofdexter.org

VILLAGE OF DEXTER

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: May 8, 2012
Re: Dexter-Pinckney/Island Lake Road Sidewalk Improvement

On May 7, 2012, the Washtenaw County Road Commission received and opened two bids for the Dexter-Pinckney/Island Lake Road Sidewalk Improvement Project. The two bidders on the project were Doan Construction and Audia Concrete Construction. Doan was the low bidder with a bid of \$71,076.53.

As shown in the attached bid summary, the low bid amount is approximately 40% over the Road Commission's engineer's estimate of \$50,835.50. The total cost to the Village, including all project planning, engineering and construction for this sidewalk improvement project is expected to be \$112,576.53. The final construction cost will be based on the actual quantities of work completed at the unit prices provided in the bid documents.

Council budgeted \$100,000 for this project in 2011-2012 in our General Fund (101-901-000-970-000). We expect that a \$10,000 invoice from Washtenaw County for the design effort will be forwarded to the Village this fiscal year and bring the total spent in FY 2011-12 to \$10,000. The unused funding that was budgeted in 2011-2012 will remain in the General Fund reserve account.

Since the project is not scheduled to begin construction until mid-June 2012, we anticipate that the construction portion of the project cost will actually occur in the 2012-2013 Fiscal Year. Therefore, a line item in the 2012-13 budget totaling \$102,576.53 will be necessary to expense the remainder of this project (sum of the construction bid + pedestrian signal cost + construction engineering). The majority of this amount will likely need to come from General Fund budget reserves (similar to the plan in 2011-2012).

This item is presented as a discussion item to allow Council to discuss whether to accept the bids as presented or re-bid the project. Due to the low number of bids received, re-bidding would give us an additional opportunity to do more advertising to hopefully expand the number of bidders to ensure we are getting the best price to complete the project.

COMMISSIONERS
DOUGLAS E. FULLER
CHAIR

FRED VEIGEL
VICE CHAIR

KEN SCHWARTZ
MEMBER

Washtenaw County
BOARD OF COUNTY ROAD COMMISSIONERS
555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103

WWW.WCROADS.ORG

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COUNTY HIGHWAY ENGINEER
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DIRECTOR OF ENGINEERING
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DIRECTOR OF OPERATIONS
TELEPHONE (734) 761-1500
FAX (734) 761-3239

May 7, 2012

Village of Dexter
8140 Main St
Dexter, MI 48130

Attention: Donna Dettling, Village Manager

Regarding: Dexter-Pinckney Rd and Island Lake Rd Sidewalk Improvements

Dear Ms. Dettling:

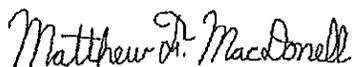
The Washtenaw County Road Commission opened bids for the above referenced project at 2pm Monday May 7, 2012. Attached is a bid comparison for Village's review and use. The low bidder was Doan Construction Company with a bid of \$71,076.53. The Road Commission recommends the Village approve the award of a construction contract to Doan Construction Company. The Road Commission has worked successfully with Doan Construction Company on numerous projects in the past. The City of Ann Arbor is currently under contract with Doan Construction Company for a sidewalk program and would certainly be a good reference check.

As identified in the previous Agreements for the project between the Road Commission and the Village, the Village is responsible for the following costs for the project:

• Preliminary Engineering (PE)	\$10,000.00
• Construction Contract	\$71,076.53
• Pedestrian Signal Costs	\$20,250.00
• Construction Engineering (CE)	<u>\$11,250.00</u>
Total =	\$112,576.53

Please confirm that the Village Council approves the Road Commission to proceed with the award of the project's contract at your earliest convenience. If you have any questions, please do not hesitate to contact me at (734) 327-6688.

Sincerely,



Matthew F. MacDonell, P.E.
Senior Project Manager – Permits & Construction

Cc: Sheryl Soderholm Siddall, P.E. / WCRC Director of Engineering

WCRC Bid Comparison

Contract ID: 454-003-657
 Contract Year: 2012
 Description: Dexter-Pinckney Road and Island Lake Road Sidewalk Improvements
 Location: Dexter-Pinckney Road Island Lake Road
 Projects(s): 454-003-657

Rank Bidder	Total Bid	% Over Low	% Over Est.
0 ENGINEER'S ESTIMATE	\$50,835.50	-28.47%	0%
1 (01342) Doan Construction Co.	\$71,076.53	0%	39.81%
2 (05082) Audia Concrete Construction, Inc.	\$77,819.00	9.48%	53.08%

Line Description	Pay Item Code	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Doan Construction Co.		(2) Audia Concrete Construction, Inc.	
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0001 Mobilization, Max. 5%	1500001	1.00	LS	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$3,200.00	\$3,200.00
0002 Station Grading	2017002	6.20	Sta	\$475.00	\$2,945.00	\$850.00	\$5,270.00	\$780.00	\$4,836.00
0003 Curb and Gutter, Rem	2040020	50.00	Ft	\$10.00	\$500.00	\$10.00	\$500.00	\$20.00	\$1,000.00
0004 Erosion Control, Inlet Protection, Sediment Trap	2080024	1.00	Ea	\$100.00	\$100.00	\$250.00	\$250.00	\$100.00	\$100.00

Line	Pay Item Code	Description	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Doan Construction Co.		(2) Audia Concrete Construction, Inc.	
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0005	2080036	Erosion Control, Silt Fence	515.00	Ft	\$2.00	\$1,030.00	\$3.20	\$1,648.00	\$5.00	\$2,575.00
0006	3010002	Subbase, CIP	80.00	Cyd	\$20.00	\$1,600.00	\$43.00	\$3,440.00	\$26.00	\$2,080.00
0007	3027031	Aggregate Base, Modified	20.00	Ton	\$15.00	\$300.00	\$51.50	\$1,030.00	\$32.00	\$640.00
0008	3077031	Shoulder, C II, Modified	20.00	Ton	\$15.00	\$300.00	\$51.50	\$1,030.00	\$40.00	\$800.00
0009	4010012	Culv End Sect, 12 inch	2.00	Ea	\$400.00	\$800.00	\$250.00	\$500.00	\$550.00	\$1,100.00
0010	4010018	Culv End Sect, 18 inch	2.00	Ea	\$500.00	\$1,000.00	\$300.00	\$600.00	\$600.00	\$1,200.00
0011	4010131	Culv, C I A, 12 inch	30.00	Ft	\$25.00	\$750.00	\$30.00	\$900.00	\$68.00	\$2,040.00
0012	4010133	Culv, C I A, 18 inch	21.00	Ft	\$30.00	\$630.00	\$35.00	\$735.00	\$74.00	\$1,554.00
0013	4027001	Sewer, PVC Schedule 40, 6 inch	42.00	Ft	\$10.00	\$420.00	\$20.00	\$840.00	\$25.00	\$1,050.00
0014	4030006	Dr Structure Cover, Adj, Case 2	1.00	Ea	\$250.00	\$250.00	\$250.00	\$250.00	\$720.00	\$720.00
0015	4030306	Dr Structure, Tap, 6 inch	1.00	Ea	\$100.00	\$100.00	\$400.00	\$400.00	\$200.00	\$200.00
0016	4037050	Dr Structure, 10 inch dia	1.00	Ea	\$300.00	\$300.00	\$550.00	\$550.00	\$1,950.00	\$1,950.00
0017	4037050	Drainage Structure Repair, Less than 12 inches	1.00	Ea	\$100.00	\$100.00	\$400.00	\$400.00	\$470.00	\$470.00
0018	5010005	HMA Surface, Rem	9.00	Syd	\$20.00	\$180.00	\$40.00	\$360.00	\$29.00	\$261.00
0019	5010025	Hand Patching	25.00	Ton	\$100.00	\$2,500.00	\$200.00	\$5,000.00	\$400.00	\$10,000.00
0020	6020050	Conc Pavt, Misc, Nonreinf, 6 inch	30.00	Syd	\$25.00	\$750.00	\$75.00	\$2,250.00	\$60.00	\$1,800.00

Line	Pay Item Code	Description	Quantity	Units	(0) ENGINEER'S ESTIMATE Bid Price	Total	(1) Doan Construction Co. Bid Price	Total	(2) Audia Concrete Construction, Inc. Bid Price	Total
0021	8020038	Curb and Gutter, Conc, Def F4	50.00	Ft	\$20.00	\$1,000.00	\$30.00	\$1,500.00	\$26.00	\$1,300.00
0022	8030010	Detectable Warning Surface	20.00	Ft	\$15.00	\$300.00	\$50.00	\$1,000.00	\$40.00	\$800.00
0023	8030036	Sidewalk Ramp, Conc, 6 inch	110.00	Sft	\$10.00	\$1,100.00	\$9.00	\$990.00	\$12.00	\$1,320.00
0024	8030044	Sidewalk, Conc, 4 inch	2,880.00	Sft	\$4.00	\$11,520.00	\$6.00	\$17,280.00	\$5.25	\$15,120.00
0025	8037001	Detectable Warning Surface, Cast Iron	110.00	Ft	\$20.00	\$2,200.00	\$50.00	\$5,500.00	\$50.00	\$5,500.00
0026	8110041	Pavt Mrlkg, Ovly Cold Plastic, 12 inch, Crosswalk	60.00	Ft	\$5.00	\$300.00	\$6.00	\$360.00	\$25.00	\$1,500.00
0027	8110045	Pavt Mrlkg, Ovly Cold Plastic, 24 inch, Stop Bar	15.00	Ft	\$10.00	\$150.00	\$12.00	\$180.00	\$30.00	\$450.00
0028	8110231	Pavt Mrlkg, Waterborne, 4 inch, White	100.00	Ft	\$0.25	\$25.00	\$8.00	\$800.00	\$8.00	\$800.00
0029	8110232	Pavt Mrlkg, Waterborne, 4 inch, Yellow	50.00	Ft	\$0.25	\$12.50	\$8.00	\$400.00	\$10.00	\$500.00
0030	8120140	Lighted Arrow, Type C, Furn	3.00	Ea	\$200.00	\$600.00	\$500.00	\$1,500.00	\$450.00	\$1,350.00
0031	8120141	Lighted Arrow, Type C, Oper	3.00	Ea	\$1.00	\$3.00	\$0.01	\$0.03	\$1.00	\$3.00
0032	8120170	Minor Traf Devices	1.00	LS	\$3,000.00	\$3,000.00	\$1.00	\$1.00	\$4,000.00	\$4,000.00
0033	8120260	Plastic Drum, High Intensity, Lighted, Furn	50.00	Ea	\$10.00	\$500.00	\$15.00	\$750.00	\$5.00	\$250.00
0034	8120261	Plastic Drum, High Intensity, Lighted, Oper	50.00	Ea	\$1.00	\$50.00	\$0.01	\$0.50	\$1.00	\$50.00
0035	8120350	Sign, Type B, Temp, Prismatic, Furn	200.00	Sft	\$2.50	\$500.00	\$4.00	\$800.00	\$5.00	\$1,000.00
0036	8120351	Sign, Type B, Temp, Prismatic, Oper	200.00	Sft	\$0.10	\$20.00	\$0.01	\$2.00	\$1.00	\$200.00

Line	Pay Item Code	Description	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Doan Construction Co.		(2) Audia Concrete Construction, Inc.	
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0037	8120370	Traffic Regulator Control	1.00	LS	\$1,500.00	\$1,500.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00
0038	8160090	Water, Sodding/Seeding	1.00	Unit	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$100.00	\$100.00
0039	8167011	- Slope Restoration	1,000.00	Syd	\$10.00	\$10,000.00	\$7.81	\$7,810.00	\$5.00	\$5,000.00
Bid Totals:						\$50,835.50	\$71,076.53	\$77,819.00		



Memorandum

AGENDA 5-14-12

ITEM L-448

To: Village Council and President Keough
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: Planning Commission Recommendation
Zoning Ordinance Amendments
Article 5, Article 6, Article 15B, Article 15D, Article 20
Date: May 9, 2012

PLANNING COMMISSION ACTION

On May 7, 2012 the Planning Commission held public hearings on the following ordinance amendments.

1. Article 5, Parking and Loading
2. Article 6, Landscaping Standards
3. Article 15B, Ann Arbor Road Corridor
4. Article 15D, Baker Road Corridor
5. Article 20, Schedule of Regulations

The Planning Commission had been reviewing the ordinances for quite some time and therefore there was no discussion on the items. There was no public comment. The Planning Commission unanimously recommended that the Village Council approve all of the following ordinance amendments.

BACKGROUND

Since July 2011 the Planning Commission has been reviewing amendments to the Zoning Ordinance. In October 2011 the Planning Commission recommended that the Village Council adopt the following recommended amendments to the Zoning Ordinance. The Village Council did not take action on the recommendations at that time therefore the Planning Commission revisited the recommended amendments again in March, February, and April 2012. The discussion over the last few months has been minimal due to the Planning Commission's review of the material over a several month period.

The following is a brief synopsis of the amendments and how the recommended amendments were initiated.

REVIEW

Following approval of the LaFontaine Chevrolet site plan (December 2010) the Planning Commission requested that staff review the permitted building materials within the Ann Arbor Road Corridor standards, Article 15B, specifically, the use of high quality vinyl as an acceptable building material. The Planning Commission subsequently requested reconsideration of the use of high quality vinyl as an acceptable material preferring that other acceptable materials be permitted.

Staff reviewed and compared Articles 15B, Ann Arbor Road Corridor Standards and Article 15D, Baker Road Corridor Standards, including building materials. Both ordinances mirror each other in many aspects; however the Baker Road Corridor Standards, Article 15D, were approved in 2009 following completion of the Baker Road Corridor Study conducted collaboratively with Scio Township and were more modern and with higher quality building material standards and architectural guidance.

In 2009 the Baker Road Corridor (BRC) standards were reviewed and adopted by the Village Council. The BRC standards were modeled after the Ann Arbor Road Corridor Standards (originally adopted in 1998), however updated. The BRC standards were modernized and incorporated the goals and objectives of the Baker Road Corridor Master Plan and to provide clearer direction and standards on desired and preferred architectural elements including building materials. High quality vinyl was not considered a material that was preferred or desirable in the BRC Ordinance and a recommendation on whether or not the corridor ordinances should be combined.

After additional review of the BRC standards and feedback from the Planning Commission, the Planning Commission referred the issue back to the subcommittee to consider the similarities, difference and potential improvements to both corridor ordinances, including review of the allowable and/or preferred building materials. The Planning Commission wanted a recommendation on how to proceed with the building materials to improve the ordinance.

The subcommittee (Commissioners Carson, Kowalski, Phillips and Kimmel) review concluded that the ARC and the BRC standards were very similar and that amendments should be recommended to modernize the ARC standards, including the architectural standards and the building materials preferred. Although the subcommittee noted many similarities they noted a clear distinction between the corridors which warranted that they remain separate. The subcommittee also noted many of the quality standards were not required throughout the Village. The subcommittee noted that many of the standards within the ordinances were applicable to all zoning districts within the Village and should therefore be added as a general standard in the appropriate section of the ordinance and not solely an ARC or BRC standard.

The subcommittee met for several months and recommended the amendments currently being considered. The Planning Commission held public hearings in October 2011 and subsequently recommended the ordinance amendment. Since that time no additional amendments have been proposed except that the Tree Board commented on the proposed amendments to Article 6, Landscaping Standards and provided a few minor comments on tree species. The Planning Commission then reviewed the ordinances again in February, March and April 2012 and held a public hearing on May 7, 2012 to recommend the Village Council approve the recommended ordinance amendments.

CRITERIA FOR AMENDMENT TO THE ZONING ORDINANCE TEXT

When considering an amendment to the zoning ordinance text, Section 21.07 states the Planning Commission and Village Council shall consider the following criteria to determine the appropriateness of amending the text, standards and regulations of the Zoning Ordinance.

- A. Documentation has been provided from Village Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance.
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the Village's standards are outdated.

- C. The Village Attorney recommends an amendment to respond to significant case law.
- D. The amendment would promote implementation of the goals and objectives of the Village's Master Plan.
- E. Other factors deemed appropriate by the Planning Commission and Village Council.

ACTION REQUESTED

Please take action on the Planning Commission's recommendations.

Below is specific information on each recommended amendment and a suggested motion.

1. Article 5, Parking and Loading –

The subcommittee recommendation is to incorporate the quality sections of the ARC District regulations related to parking into the parking ordinance. All parking standards would therefore located in only one section of the zoning ordinance which will avoid confusion with where pertinent regulations are located and make quality parking and loading standards apply to all districts. Having all standards located within the same ordinance also permits amendments to conform to one another and assure that the best regulations are applied to all situations and districts. The recommended amendments include a slight revision to 5.01A, which discussed parking in the front yard. The standard has been updated to conform to the previous ARC regulations for parking allowing discretion by the Planning Commission based on a site's unique conditions. Access management standards have been added to Article 5 so that they are considered when each site is developed.

SUGGESTED MOTIONS

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Public Hearing held by the Planning Commission on May 7, 2012, and the Planning Commission's recommendation, the Village Council approves the recommended amendments to **Article 5, Parking and Loading** in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village's Zoning districts.

OR

The Village Council moves to postpone action on the Planning Commission's **Article 5, Parking and Loading** ordinance amendment recommendation until _____ (DATE) _____ to allow more time for the following:

- 1. _____
- 2. _____

2. Article 6, Landscaping Standards –

The subcommittee recommendation is to incorporate quality sections of the ARC District regulations related to landscaping into the landscaping ordinance. Many of the standards within the current ARC District Standards are present within the current Article 6, however there were a few standards that were improved or added within the ARC District that should be considered in all site developments. As stated above it is important to have the most quality regulations apply to each district and it is important that when amendments to ordinances are made that they remain consistent. The recommended amendments include adding better standards for minimum plant materials, consistent parking lot screening, consistent buffering requirements, review of buffering requirements, improved provisions for internal landscaping considerations and utility interactions, groundcovers, internal parking lot landscaping planting standards and an improved tree species lists as reviewed by the Tree Board.

SUGGESTED MOTIONS

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Public Hearing held by the Planning Commission on May 7, 2012, and the Planning Commission's recommendation, the Village Council approves the recommended amendments to **(Article 6, Landscaping Standards)** in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village's Zoning districts.

OR

The Village Council moves to postpone action on the Planning Commission's **Article 6, Landscaping Standards** ordinance amendment recommendation until _____ (DATE) _____ to allow more time for the following:

1. _____
2. _____

3. **Article 15(B), Dexter Ann Arbor Road Corridor Overlay**
4. **Article 15(D), Baker Road Corridor Overlay**

The subcommittee charge was to improve the architectural standards of the ordinance and review the allowable building materials. The subcommittee recommendation was to eliminate the specific parking, landscaping and sign requirements and place them within the respective zoning ordinance Articles 5, 6 and 7. The subcommittee recommendation is also to eliminate the schedule of regulations and have it conform to the regulations of Article 20, Schedule of Regulations for the respective district as well. Architectural standards have been recommended by the subcommittee that mirror the Baker Road Corridor Standards and the Access Management standards were relocated to within the parking standards of the ordinance. The subcommittee supports the reduced corridor ordinance regulations while improving the other ordinances that were previously only replicated within the ARC and BRC district regulations. Article 15B, ARC, please note that pages 15(B)-11 – 15(B)-44 were deleted. Pages 11-44 contained parking regulations, access management guidelines, landscaping standards and signage standards for the ARC District. These sections have been added to their respective ordinances within the zoning ordinance. Article 15D, BRC, please note that pages 15(D)-6 – 15(D)-13 were deleted. Pages 6-13 contained parking regulations, access management guidelines, landscaping standards and signage standards for the BRC District. These sections have been added to their respective ordinances within the zoning ordinance.

SUGGESTED MOTIONS

3. Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Public Hearing held by the Planning Commission on May 7, 2012, and the Planning Commission’s recommendation, the Village Council approves the recommended amendments to **(Article 15B, Ann Arbor Road Corridor Overlay District)** in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village’s Zoning districts.

OR

The Village Council moves to postpone action on the Planning Commission’s **Article 15B, Ann Arbor Road Corridor Overlay District** ordinance amendment recommendation until _____(DATE)_____ to allow more time for the following:

1. _____

4. Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Public Hearing held by the Planning Commission on May 7, 2012, and the Planning Commission’s recommendation, the Village Council approves the recommended amendments to **(Article 15D, Baker Road Corridor Overlay District)** in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village’s Zoning districts.

OR

The Village Council moves to postpone action on the Planning Commission’s **Article 15D, Baker Road Corridor Overlay District** ordinance amendment recommendation until _____(DATE)_____ to allow more time for the following:

1. _____

5. Article 20, Schedule of Regulations -

The subcommittee is recommending elimination of the schedule of regulations within the ARC District to mirror the schedule of regulations within the Baker Road Corridor (BRC) and the remainder of the zoning ordinance and districts. The BRC District schedule of regulations mirrors the underlying zoning, which is the recommendation for the ARC District. The ARC District regulations require larger lot sizes and lot frontage, which would encourage more comprehensive site design and preferred access management. BRC development may result in lot assemblies however all lots are pre-existing non-conforming and would therefore not be impacted. Combining all schedules of regulations within one ordinance creates a more cohesive ordinance and promotes consistency and quality of design throughout the Village and not within a singular district.

SUGGESTED MOTIONS

Per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Public Hearing held by the Planning Commission on May 7, 2012, and the Planning Commission's recommendation, the Village Council approves the recommended amendments to **(Article 20, Schedule of Regulations)** in order to promote implementation of the goals and objectives of the Master Plan and to provide the highest quality and most consistent standards throughout the Village's Zoning districts.

OR

The Village Council moves to postpone action on the Planning Commission's **Article 20, Schedule of Regulations** ordinance amendment recommendation until _____ (DATE) _____ to allow more time for the following:

1. _____
2. _____

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

Article V

PARKING AND LOADING

Section 5.01 OFF-STREET PARKING REQUIREMENTS

The purpose of this section is to provide in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. Within the Village Commercial (VC) District, two options exist for meeting parking requirements; on site private parking or participation in the voluntary public parking program. Refer to Section 5.09 for public parking program standards. Parking spaces, in conjunction with all land or building uses, shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed:

- A. Off-street parking spaces may be located within a nonrequired side or rear yard and within the rear yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard or a side yard setback unless permitted by the Planning Commission otherwise provided in this Ordinance.
- B. Off-street parking shall be convenient and pedestrian accessible, either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the Applicant.
- C. Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions for accessory uses, buildings and structures (Section 3.02 Accessory Structures).
- D. Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.
- E. Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
- F. Two (2) or more buildings or uses may collectively provide the required off-street parking; in which case, the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.

Two (2) or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced if a signed agreement is provided by the property owners, and the Planning Commission determines that the peak usage will occur at significantly

Parking and Loading

different periods of the day and/or there is potential for a customer to visit two (2) or more uses.

- G. Flexibility in Application. The Village recognizes that, due to the specific requirements of any given development, inflexible application of the parking standards set forth in Section 5.03 may result in development with inadequate parking or parking far in excess of which is needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets or neighboring sites. The latter situation may result in excessive paving and stormwater runoff and a waste of space, which could be left as open space.

The Planning Commission may permit deviations from the requirements of Section 5.03 and may require more or allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

The Planning Commission may attach conditions to the approval of a deviation from the requirement of Section 5.03 that bind such approval to the specific use in question. Where a deviation results in a reduction of parking, the Planning Commission may further impose conditions, which ensure that adequate reserve area, is set-aside for future parking, if needed.

- H. Where two or more uses are present on the premises, parking requirement shall be calculated for each use, unless specifically provided otherwise herein.
- I. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited.
- J. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission considers similar in type.

For uses not specifically listed in Section 5.03, the requirements for off-street parking facilities shall be in accordance with a similar use or based on documentation regarding the specific parking needs for the particular use, as determined by the Planning Commission.

- K. Parking lot landscaping see Section 6.04 and 6.08.
- L. During construction, off-street parking shall be provided on site for all construction vehicles and employees.
- M. Carports and garages for multiple-family dwellings shall be calculated as parking spaces on a one to one basis. Carports and garages in multiple-family dwelling developments shall have a maximum height of fourteen (14) feet, measured from the grade to the peak of the structure. Carports shall be partially screened by landscape screen walls, berms,

Parking and Loading

retainer walls, or a combination thereof, along the sides and front end facing any public streets or internal street or drive.

Section 5.02 PARKING UNITS OF MEASUREMENT

A. Floor Area/Gross Floor Area:

1. In calculating bench seating for places of assembly, each twenty-four (24) inches of benches, pews or other such seating, shall be counted as one seat.
2. Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.
3. When units of measurements determining the number of required parking or loading spaces results in a fractional space, any fraction shall be counted as one (1) additional space.
4. See Section 2.02 for Gross Floor Area Definitions.

Section 5.03 PARKING SPACE NUMERICAL REQUIREMENTS

The number of off-street parking spaces by type of use shall be determined in accordance with the following schedule. The Planning Commission encourages the following schedule to be used as maximum requirements unless an applicant can demonstrate a need for additional parking; excessive parking diminishes opportunities for new buildings and new businesses, thereby reducing business activity and commercial viability of businesses within the Village Commercial (VC) District. Less impervious surfaces are also desired to minimize storm water demands and increased run-off pollutants. The Planning Commission strongly encourages participation in the voluntary public parking program within the VC District, which provides more efficient land usage, fewer private curb cuts, improved safety, and higher density.

The following table provides the parking requirements for districts other than the Central Business District (CBD) by usage:

<u>USE</u>	<u>NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE</u>
<u>Residential</u>	
1. Single and two-family dwellings	2.0 spaces per dwelling unit
2. Multiple-family dwellings	2.0 spaces per dwelling unit 0.5 guest space per every 3 dwelling units

- Parking and Loading***
3. Senior independent units 1.0 spaces per unit
 4. Senior "interim care" and "intermediate care" units retirement villages, etc. 1.0 spaces per each room or two beds, whichever is less, plus 1.0 space per each employee expected during the peak shift
 5. Convalescent homes, nursing home units, sanitariums, rest homes, etc. 1.0 space per each three beds or two rooms, whichever is less, up to 120 beds; plus 3.0 spaces per each additional eight beds over 120 beds
 6. Manufactured homes in a mobile home park 2.0 spaces per each manufactured/mobile home unit or site

Institutional

1. Churches, places of worship 1.0 spaces per each three seats or six feet of pews
2. Hospitals, including emergency rooms but excluding areas devoted to outpatient care 2.5 spaces per each licensed bed; or 1.0 space per each two licensed beds, plus 1.0 space per each staff doctor and employee during peak shifts, whichever is greater (requirements for outpatient care listed separately)
3. Primary schools (elementary and junior high schools) 1.0 space per each instructor, employee and administrator, plus spaces required for any assembly hall, auditorium and/or outdoor arena
4. Secondary (high) schools, commercial schools, colleges required for any assembly hall, auditorium, or outdoor arena 1.0 per each instructor, plus 1.0 per each employee and administrator, plus 5.0 spaces per each classroom, plus parking
5. Dance and union halls, fraternal orders, civic clubs, banquet rooms, and similar uses or facilities 1.0 space per every two persons of capacity authorized by the County Building Code
6. Fraternity or Sorority One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is less
7. Auditoriums, assembly halls and outdoor arenas 1.0 space per each three seats or six feet of bleachers
8. Theaters and Auditoriums One (1) for each three (3) seats plus one (1) for each two (2) employees
9. Child care centers 2.0 spaces plus 1.0 additional space per each eight children of licensed authorized capacity

Parking and Loading

- 10. Public Libraries Three (3) spaces per 1,000 square feet of gross floor area
- 11. Public Recreation Centers 5.0 spaces per 1,000 square feet of gross floor area

Business and Commercial

- 1. Planned Commercial or Shopping Center or enclosed malls Three (3) spaces per 1,000 square feet of gross floor area
- 2. Automobile Wash (Automatic)* Two (2) spaces, plus 1.0 space per each employee on peak shift
- 3. Auto Wash (Self-Service or Coin Operated)* Two (2) spaces for each washing stall in addition to the stall itself
- 4. Barber Shop/Beauty Salon 2.5 spaces per each barber or beautician's chair/station
- 5. Bowling Centers 5.0 spaces per lane plus 25% of the required parking for any lounge
- 6. Ice/Roller Skating Rink 6.0 spaces per 1,000 sq. ft.
- 7. Restaurant - sit down type with liquor license. 12.0 spaces per 1,000 sq. ft. of gross floor area
- 8. Bar/lounges/night club with liquor license and dancing 12.0 spaces per 1,000 sq. ft. of gross floor area
- 9. Restaurant - take out with less than six tables and/or booths 5.0 spaces plus 1.0 space for each employee on peak shift
- 10. Restaurant - standard (a family-type restaurant without a bar or lounge area) 12.0 spaces per 1,000 sq. ft. of gross floor area or 0.5 space per seat, whichever is greater, plus any spaces required for any banquet or meeting rooms.
- 11. Restaurant - fast food with drive-through window 12.0 spaces per 1,000 sq. ft. of gross floor area, plus 1.0 space for each employee on peak shift
- 12. Showroom of a plumber, decorator or similar trade 1.0 space per 1,000 sq. ft. of gross floor area
- 13. Appliance Store 3.0 spaces per 1,000 sq. ft. of gross floor area
- 14. Convenience Store, with or without gasoline service* 4.0 spaces per 1,000 sq. ft. of gross floor area, plus spaces required for an auto service station activities or gasoline sales.
- 15. Equipment Repair 1.0 space per 1,000 sq. ft. of gross floor area
- 16. Laundromat 1.0 space per each two washing machines

Parking and Loading

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|-----|---|--|
| 17. | Funeral Homes | 1.0 space per 50 sq. ft. of gross floor area for service parlors, chapels and reception area, plus 1.0 space per each funeral vehicle stored on the premises |
| 18. | Motel/Hotel with Lounge, Restaurant, Conference or Banquet Rooms or Exhibit | 1.0 space per guest room plus 7.0 spaces per 1,000 sq. ft. of gross floor area lounge, restaurant, conference or banquet rooms or exhibit space |
| 19. | Motel with Restaurant/Lounge | 1.0 space per guest room, plus 10.0 spaces per 1,000 sq. ft. of gross floor area for restaurant/lounge space |
| 20. | Motel without Restaurant/Lounge; Bed and Breakfast Inn | 1.0 spaces per guest room, plus 2.0 spaces for employees |
| 21. | Automobile Sales | 5.0 spaces per 1,000 sq. ft. of gross floor area, plus 2.0 spaces per each auto service bay. The areas devoted to customer service and employee parking shall be clearly delineated on the parking plan and reserved for that purpose. |
| 22. | Auto Service Station and Auto Care Centers without Convenience Goods | 2.0 spaces per each service bay, plus 1.0 space per employee, plus 1.0 space per each tow truck, plus 2.0 spaces for each 1,000 square feet of gross floor area devoted to sales of automotive goods |
| 23. | Other general retail uses not specified* | 3.0 spaces per 1,000 sq. ft. of gross floor area |
| 24. | Health Fitness Centers without Swimming Pool | 4.0 spaces per 1,000 sq. ft. of gross floor area |
| 25. | Swimming Pool | 1.0 space per each three (3) persons of capacity authorized by the County Building Code |
| 26. | Racquetball/Tennis Centers | 1.0 space per 1,000 sq. ft. of gross floor area or 6.0 spaces per court, whichever is greater |

Parking and Loading

Offices

1. Branch Bank, Credit Union or Savings and Loans * 5.0 spaces per 1,000 sq. ft. of gross floor area plus 2.0 spaces per each 24-hour teller
2. General Office Building 3.0 spaces per 1,000 sq. ft of gross floor area
3. Medical/Dental Clinic/Office 4.0 spaces per 1,000 sq. ft of gross floor area
4. Business and Professional 3 spaces per 1000 sq. ft. of gross floor area for second and upper story office uses.

Offices

* See Section 5.04 for required stacking spaces

Industrial (Amended April 22, 1996. Effective May 13, 1996.)

1. Light Industrial, Manufacturing, testing Labs, Research and Development Centers 1.5 spaces per 1,000 sq. ft of gross floor area, or 1.2 spaces per employee at peak shift, whichever is less; plus 1.0 space for each corporate vehicle.
2. Warehousing 1.5 space per each 1,000sq. ft. of gross floor area, or 1.0 space per employee at peak shift, whichever is greater; plus 1.0 space for each corporate vehicle (separate standard provided for mini-storage)

Bicycle Parking

1. Commercial, retail, and office buildings 1.0 bicycle hoop per twenty (20) parking spaces.

Section 5.04 STACKING SPACE REQUIREMENTS

- A. Separate, outdoor, stacking spaces which will not conflict with traffic accessing the use, and each twenty-five (25) feet in length, shall be provided for the following uses:

- | | | |
|---|---|--------------------------|
| (1) Automobile repair station | = | 1 space per bay |
| (2) Automobile service station | = | 2 spaces per pump island |
| (3) Convenience store drive through | = | 2 spaces |
| (4) Drive-through financial institution | = | 4 spaces per window |
| (5) Drive-through food service | = | 10 spaces |
| (6) Dry cleaning drop-off station | = | 2 spaces |
| (7) Fully automatic car wash | = | 10 spaces per bay |

Parking and Loading

- (8) Self serve car wash = 2 spaces per bay
- (9) Semi-automatic car wash = 10 spaces per bay

B. Stacking spaces which block access to parking spaces shall not be included in calculating the required number of spaces.

Section 5.05 BARRIER FREE PARKING REQUIREMENTS

Handicapped parking space(s) shall be located for convenient access to elevators, ramps, walkways, and entrances so that the physically handicapped are not compelled to wheel or walk behind parked cars to reach them. Access from the parking lot to the principal use and all accessory uses shall be by means of ramping consisting of asphalt and/or concrete material constructed to the engineering specifications and standards of the Village.

On each site proposed for use, additions, and/or redevelopment, for which the Zoning Ordinance requires submission of a site plan, designated handicapped parking spaces shall be provided in accordance with the following table. The number of barrier free spaces may be increased if needed to comply with the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division, or the Americans with Disabilities Act or for which the Planning Commission determines may have a higher demand for such spaces. Such space(s) shall be a minimum of twelve (12) feet wide and twenty (20) feet in depth, clearly depicted upon the site plan, and clearly indicated by a sign and/or pavement markings. A fifteen (15) foot wide space for vans may also be required.

<u>Total Spaces</u>	<u># Required</u>	<u>Total Spaces</u>	<u># Required</u>
1-25	1	151-200	6
26-50	2	201-300	12
51-75	3	301-400	12
76-100	4	Over 400	12 plus 2 for every 250 or fraction thereof over 400
101-150	5		

Where a curb exists between a parking lot surface and a sidewalk entrance, an inclined approach or curb cut with a gradient of not more than a 1: 12 slope and width of a minimum four (4) feet shall be provided for wheelchair access.

Section 5.06 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE

Whenever the off-street parking requirements above require the building of an off-street parking facility are provided, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

Parking and Loading

A. No parking lot shall be constructed until a permit is issued by the Zoning Administrator. Applications for a permit shall be submitted in a form specified by the Zoning Administrator. Applications shall be accompanied with two (2) sets of site plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with.

B. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

<u>Parking Pattern</u>	<u>Maneuvering Lane Width</u>	<u>Parking Space Width</u>	<u>Parking Space Length</u>
0° (Parallel parking)	11'	8 ft.	23 ft.
30° to 53°	12 ft.	8 ft. 6 in.	20 ft.
54° to 74°	15'	8 ft. 6 in.	20 ft.
75° to 90°	22'	9 ft.	18 ft.

Note: where a parking space is curbed, the vehicle overhang of the curb may be credited as two feet if abutting landscaping or abutting a sidewalk at least seven (7) feet wide.

C. All spaces shall be provided adequate access by means of maneuvering lanes. Parking lots shall be designed to prevent vehicles from backing into the street or requiring use of the street for maneuvering between parking rows.

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

E. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty-five (25) feet distant from adjacent property located in any One Family Residential District.

F. See Article VI for required parking lot screening and internal landscaping.

G. Off-street parking areas shall be drained to prevent surface flow into adjacent property or toward buildings.

H. All lighting used to illuminate any off-street parking area shall be installed to be shielded within and directed onto the parking area only. All parking lot or display lighting shall be designed, located and/or shielded to prevent spill over onto adjacent properties, and shall be arranged to prohibit adverse affect on motorist visibility on adjacent public roadways. All lighting shall be shoebox fixtures with no recessed lighting. (See Section 3.20, Exterior Lighting.)

Parking and Loading

- I. Curbing or bumper blocks shall be provided where parking spaces abut landscaping, property lines, sidewalks or required setback areas.

Section 5.07 OFF-STREET LOADING AND UNLOADING

On premise space for standing, loading and unloading vehicles shall be provided for each use involving the receipt or distribution of goods.

- A. The size of the loading area shall be sufficient to prevent undue interference with adjacent required parking spaces, maneuvering aisles or traffic flow or public streets.
- B. Loading docks and loading areas facing a residential district shall be adequately screened by a wall and/or landscaping as described in Article VI, Landscape Standards.
- C. Loading/unloading areas or docks shall not be provided in the front yard or on any building side directly visible to a public street.
- D. All required loading and unloading spaces shall be laid out in the dimension of at least ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having an asphalt or portland cement binder so as to provide a permanent, durable and dustless surface:
- E. All loading and unloading in the I-1 and RD Districts shall be provided off-street in the rear yard or interior side yard, and shall in no instance be permitted in a front yard. In those instances where exterior side yards have a common relationship with an industrial district across a public thoroughfare, loading and unloading may take place in said exterior side yard when the setback is equal to at least fifty (50) feet. Required loading areas shall not be included in calculations for off-street parking space requirements.
- F. The minimum number of loading spaces provided shall be in accordance with the following table:

Institutional, Commercial and Office Uses

Up to 5,000 sq. ft. GFA _____ = 1.0 space

5,001 - 60,000 sq. ft. GFA _____ = 1.0 space, plus 1.0 space per each 20,000 sq. ft

_____ Gross Floor Area (GFA)

60,001 sq. ft. GFA and over _____ = 3.0 spaces, plus 1.0 space per each additional
50,000
_____sq. ft. GFA

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Parking and Loading

Industrial Uses

up to 1,400 sq. ft. GFA _____ = 0

1,401 - 20,000 sq. ft. GFA _____ = 1.0 space

_____ 20,001 - 100,000 sq. ft. GFA _____ = 1.0 space, plus 1.0 space per each 20,000 sq. ft. GFA in excess of 20,000 sq. ft.

_____ 100,001 sq. ft. GFA and over _____ = 5.0 spaces

G. The Planning Commission may permit deviations from the requirements of Section 5.07 and may require more, allow for less, or waive off-street loading and unloading requirements whenever it finds that such changes are more likely to provide a sufficient number of off-street loading and unloading spaces, or that no loading space is required to accommodate the specific characteristics of the use in question.

The Planning Commission may attach conditions to the approval of a deviation to the requirements of Section 5.07 that bind such approval of the specific use in question. Where a deviation results in a reduction or complete waiver of off-street loading and unloading spaces, the Planning Commission may further impose conditions, which ensure that adequate reserve area, is set aside for future off-street loading and unloading spaces, if needed in the future.

Section 5.08 RESTRICTIONS OF THE USE OF PARKING LOTS

- A. Parking and/or storage of recreational vehicles or recreational equipment shall meet the standards listed in the General Provisions (Section 3.19).
- B. Parking or outdoor storage of commercial vehicles greater than one (1) ton, semi-trucks and trailers, mobile homes, tractors, earthmoving equipment, and similar vehicles shall be prohibited from residential districts unless associated with approved construction on the site.
- C. Parking of commercial vehicles over one (1) ton for a period exceeding 24 hours shall be prohibited in the Village Commercial and Central Business District, and prohibited in the front yard in the General Business, Village Residential and One Family Residential Districts.
- D. The parking of vehicles advertised for sale on land not leased or owned by the owner of the vehicle for over 24 hours shall be restricted to permitted automobile sales establishments.

**Section 5.09 VILLAGE COMMERCIAL (VC) DISTRICT PARKING 5.09
VILLAGE COMMERCIAL DISTRICT PARKING**

Parking and Loading

Village Commercial (VC) District Parking may be either on-site private parking as outlined in Section 5.03 or the property owner may participate in the voluntary public parking program to satisfy all or part of the parking requirements of this ordinance.

The Public Parking Program has the same parking requirement by usage per Section 5.03, but may be met by contributing \$2500 for each required space to the voluntary "Public Parking Fund", or such other amount as the Village Council may establish by resolution.

Elimination of an existing curb cut provides a credit of \$2000 towards any voluntary "Public Parking Fund" obligation as incurred through participation. No cash refunds are given.

No new mid block curb cuts are permitted. Shared driveways are strongly encouraged. Access changes are permitted where drives can be consolidated or repositioned for sharing, improved safety, or more on-street parking can be provided.

Public Parking/Land Swap Option: Where a portion of a lot can be potentially developed for public parking the DDA and Planning Commission will consider swapping land in exchange for any voluntary Public Parking Fund contribution. Any exchange must be reviewed by the DDA and approved by the Planning Commission prior to the approval of any site plan.

Section 5.10 ACCESS MANAGEMENT

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A. Statement of Purpose

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The purpose of this section 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, though 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.

B. 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.

C. Application of Standards

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1. The access standards contained herein shall be required in addition to, and where permissible shall supersede the requirements of the Washtenaw Road Commissioner.

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2. 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 situations, suitable alternatives which substantially achieve the purpose of

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Parking and Loading

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.

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D. General Standards for Driveway Location

- 1. 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.
- 2. 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.

E. 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 or indirect access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway or a service drive. 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

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generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.

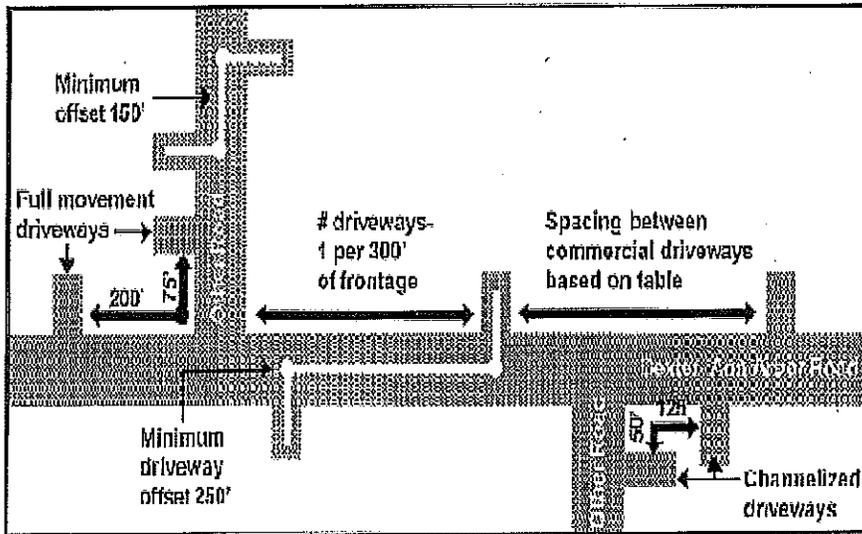
F. Driveway Spacing Standards

1. 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 spacings indicated below are measured from centerline to centerline of the driveway.

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

2. 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.
3. 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 Dexter-Ann Arbor 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.
4. 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.

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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 Dexter-Ann Arbor Road	200 feet	125 feet
Along other Roads	75 feet	50 feet

G. Commercial Driveway Design

1. All commercial driveways shall be designed according to the Village of Dexter Engineering Standards or Washtenaw County Road Commission, as appropriate.
2. 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.
3. 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

Parking and Loading

landscaping shall be tolerant of roadway conditions.

4. 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.
5. 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.

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II. Shared Driveways and Service Drives

The use of shared driveways and service roads, 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, a shared driveway or service road 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.

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I. Service Road Design Standards

1. **Location:** Service roads shall generally be parallel or perpendicular to the rear property line and may be located either, adjacent to, or behind, principal buildings and shall not be permitted in front of the principal building. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site.

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Parking and Loading

2. **Access Easement:** The service road shall be within an access easement permitting traffic circulation between properties. This easement shall be sixty (60) feet wide. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.
3. **Construction and Materials:** Service roads shall have a base, pavement and curb with gutter in accordance with the Village Engineering Standards for public streets, except the width of the service road shall have a minimum pavement width of eighteen (18) feet face-to-face of curb.
4. **Parking:** The service road is intended to be used exclusively for circulation, not as a parking maneuvering aisle. The Planning Commission may require the posting of "no parking" signs along the service road. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service road is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service road.
5. **Access to Service Road:** The Planning Commission shall approve the location of all accesses to the service road, based on the driveway spacing standards of this Section.
6. **Temporary Access:** The Planning Commission may approve temporary accesses where a continuous service road is not yet available and a performance bond or escrow is created to assure elimination of temporary access when the service road is continued. Occupancy permits shall not be issued until monies have been deposited with the Village of Dexter.
7. **Elevation:** The site plan shall indicate the proposed elevation of the service road at the right-of-way line and the Village shall maintain a record of all service road elevations so that their grades can be coordinated.
8. **Maintenance:** Each property owner shall be responsible for maintenance of the easement and service drive. The required easement agreement shall state the responsibilities of the property owner(s).

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J. 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 or service road 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.

Parking and Loading

- 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.
- 8. Where installation of additional impervious surface and subsequent additional stormwater cannot be properly managed or justified based on the overall plan and purpose of the additional drive.

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Article VI

LANDSCAPING STANDARDS

Section 6.01 INTENT

The intent of this Article is to establish minimum standards for the design, installation, and maintenance of landscaping along public streets, as buffer areas between uses, on the interior of a site, within parking lots, and adjacent to buildings. Landscaping is viewed as a critical element contributing to the aesthetics, development quality, stability of property values, and the overall character of the Village. The standards of this Article are also intended to provide incentives to preserve quality mature trees, screen headlights to reduce glare, integrate various elements of a site, help ensure compatibility between land uses, assist in directing safe and efficient traffic flow at driveways and within parking lots, and minimize negative impacts of stormwater runoff and salt spray.

The landscape standards of this section are considered the minimum necessary to achieve the intent. In several instances, the standards are intentionally flexible to encourage creative design based on the specific conditions of the environment. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of the project site. Reference to the National Standards for Horticulture is encouraged.

Section 6.02 MINIMUM PLANT MATERIAL STANDARDS AND REQUIREMENTS/ AND TIMING OF LANDSCAPING

A. Minimum Plant Material Standards: All proposed landscaping shall meet the minimum following plant standards at the time of installation. A performance guarantee may be required in accordance with Article 21, Site Plan Review and Approval, Section 21.11, Performance Guarantees.

1.	Deciduous Canopy Tree:	2.5" caliper
2.	Deciduous Ornamental Tree:	2.0" caliper
3.	Evergreen Tree:	6' height
4.	Deciduous Shrub:	2' height
5.	Upright Evergreen Shrub:	2' height
6.	Spreading Evergreen Shrub:	18" – 24" spread

B. Site Plan: Landscaping shall be illustrated on any site plan reviewed by the Village. The landscape plan shall clearly describe the location, type, size, and spacing of all plant materials. The landscape plan should also include information on the percentage (%) of genus and species of each proposed planting to ensure diversity in species throughout the village. The village permits no more than 25% of any one genus or 10% of any one species per site plan. Wherever the Zoning Ordinance requires landscaping or plant materials, it shall be planted within six (6) months from the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained.

B. Installation: For large developments, over 80 acres, landscaping proposed within the right-of-way at entrances and along the perimeter of the site shall be installed following the installation of the streets and utilities. If installation of landscaping cannot be completed due to weather conditions, landscaping shall be installed as weather permits.

At the time of the request for Final Zoning Compliance, the applicant shall provide confirmation of the species planted and the date of planting.

Section 6.03 SPECIAL PROVISIONS FOR EXISTING SITES

In any case where the area of the building and/or parking is increased by ten (10%) percent over the originally approved site plan or the use is being changed to a more intensive use as determined by the Planning Commission, the site shall be brought into full compliance with the landscape standards herein.

Section 6.04 REQUIRED PARKING LOT SCREENING

A. Required Parking Lot Screening From Public Streets – All Districts Except Village Commercial and Central Business District – Parking lots which abut a public street in all districts with the exception of the Village Commercial and Central Business District, and Ann Arbor Road Corridor and Baker Road Corridor, shall provide a landscape screen as follows:

Minimum Buffer Width (in feet)	Minimum Landscaping Requirements – per Sections 6.02, 6.09 and 6.11
10	One (1) Street/Canopy tree for every 30-40 lineal feet of frontage in accordance with Section 6.09, Street/Canopy Trees OR One (1) evergreen tree per Section 6.11 for every 20' of lineal frontage AND Four (4) – 2 foot shrubs every 20 lineal feet of frontage* *Shrubs shall not be required if an opaque wall or fence having a minimum height of three (3) feet is erected. The Planning Commission may reduce the number of shrubs required if evergreen trees are used to meet the required number of tree plantings.

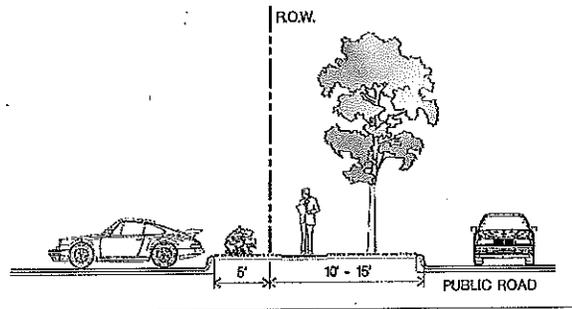
1. Minimum Width: Ten (10) feet.
2. Required Plantings:
 - One deciduous tree, 2-3" caliper, per 35 feet of linear frontage, spacing to be determined by designer OR
 - One 5-6' (minimum) evergreen tree per Section 6.11 for every 20' of linear frontage. Spacing to be determined by designer AND
 - Four 2-3' (minimum) shrubs per Section 6.11 for every 20' of linear frontage. Shrubs shall not be required if an opaque wall or fence having a minimum height of three (3) feet is erected. Planning Commission may reduce the required number of shrubs if evergreen trees are used to meet the required number of tree plantings.

B. Ann Arbor Road Corridor (ARC) and Baker Road Corridor (BRC) Required Parking Lot Screening From Public Streets - Parking lots which abut a public street in the ARC and BRC Districts shall provide a landscape screen as follows:

<u>Parking Area Screening Options</u>	<u>Minimum Buffer Dimensions (in Feet)</u>	<u>Minimum Landscaping Requirements</u>
#1 – Landscaping Strip	10-15	10 shrubs per lineal 30 lineal feet
#2 – 36” high decorative metal fence	10-15	5 shrubs per 30 lineal feet
#3 – 36” high masonry screen wall	10-15	5 shrubs per 30 lineal feet

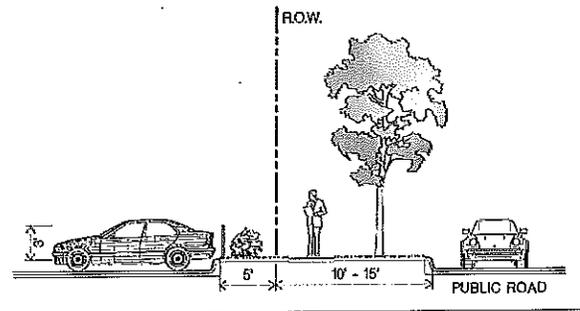
#1 – Shrubs

1. A minimum ten (10) to fifteen (15) foot wide 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) lineal feet or fraction thereof of parking lot street frontage.



#2 – Fence

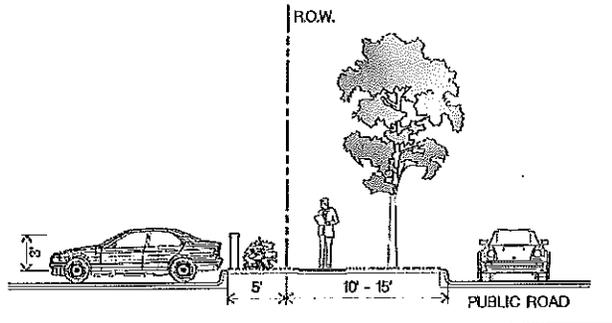
2. A minimum ten (10) to fifteen (15) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36”) high decorative metal fence (i.e. wrought iron). The fencing shall contain four (4) inch spacing between metal pickets with masonry piers spaced twenty-four (24) feet apart, capped, and at least 16” to 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 parking lot street frontage.



#3 – Wall

3. A minimum ten (10) to fifteen (15) foot buffer area between the parking lot and the right-of-way to include a thirty-six (36”) high masonry screening wall in conjunction with the minimum landscaping requirement of five (5) shrubs every thirty (30) lineal 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.



CB. Required Parking Lot Screening From Public Streets - Village Commercial and Central Business District: All parking lots within the Village Commercial and Central Business District shall provide a landscape screen as follows:

<i>Minimum Buffer Width (in feet)</i>	<i>Minimum Landscaping Requirements – per Sections 6.02, 6.09 and 6.11</i>
4 Planning Commission may reduce or waive minimum width requirements if a wall having a minimum height of three (3) feet is erected.	One (1) Street/Canopy tree for every 30-40 lineal feet of frontage OR AND Six (6) – 2 foot evergreen or deciduous shrubs every 20 lineal feet of frontage if the screen width is a minimum of four (4) feet.* *Shrubs shall not be required if an opaque wall or fence having a minimum height of three (3) feet is erected. The Planning Commission may reduce the number of shrubs required if evergreen trees are used to meet the required number of tree plantings.

1. Minimum width: four (4) feet

Planning Commission may reduce or waive minimum width requirements if a wall having a minimum height of three (3) feet is erected.

2. Required Plantings:

- Six 2-3' (minimum) evergreen or deciduous shrubs per Section 6.11 for every 20' of linear frontage
- One (1) deciduous tree, 2-3" caliper, per 20' of linear frontage if screen width is a minimum of four (4) feet.

Section 6.05 BUFFER

A buffer strip is required per section 6.06. The intent of the buffer strip is to have a minimum five (5) foot high obscuring area. A buffer strip shall meet the following requirements:

A. Minimum per Section 6.06

- B. Minimum plant material per Section 6.02A. All trees shall be evergreen (minimum 5-foot high) and/or ornamental trees (minimum 2-inch caliper).
- C. ~~All shrubs shall be a minimum of three (3) feet high at installation.~~
- D. ~~The buffer planting area shall contain grass, ground cover, three (3) inch deep shredded bark mulch, or three (3) inch deep stone mulch.~~

Section 6.06 LANDSCAPE SCREENING BETWEEN LAND USES

PROPOSED USE	Adjacent to Single or Two-Family Residential Use/Zone	Adjacent to Prof. Business/Office District Use/Zone	Adjacent to Commercial District Use/Zone	Adjacent to Multiple Family Use/Zone	Adjacent to Industrial/RD Use/Zone
One Family Residential	None	C	C	B	D
Two-Family Residential	None	C	C	B	D
Multiple Family	B	BA	B	A	C
C-1 General Business	C	<u>AC</u>	A	B	C
CBD and VC Central Business and Village Commercial*	A	A	A	A	A
Professional Business / Office	C	A	<u>CA</u>	<u>BA</u>	C
Industrial/RD	D	C	C	C	A

- * Village Commercial And Central Business District – Per Section 6.13 Buffer requirements may be waived or reduced by the Planning Commission if the site design provides for additional landscaping, better site design, or shared parking and/or ingress and egress drives.

BUFFER ZONE	Minimum Width	Wall/Berm	Minimum Plant Materials
A	10 Feet	None Required	1 ornamental <u>AND/OR</u> 1 evergreen tree every fortyfive (45) lineal feet along the property line AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
B	10 Feet	3 foot high planted berm or 4 foot high continuous wall or fence	1 ornamental OR 1 evergreen tree AND 7 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
C	15 Feet	6 foot high continuous wall, fence or 3 foot high planted berm	1 ornamental tree OR 1 evergreen AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
D	20 Feet	8 foot high continuous wall, fence or 4	1 ornamental tree, 1 evergreen tree AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward

		foot planted berm	high berm	
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Section 6.07 ON-SITE LANDSCAPING

Multiple Family Residential projects shall provide a minimum of one (1) deciduous tree (minimum 2.5-inch caliper) or evergreen tree (minimum 6 foot 5-feet high) for every 1,000 square feet of open space on the development site. Trees in any required screen may be counted.

For every new development except in the One Family Residential Districts, Two Family Residential Districts, Multiple Family Residential Districts, and Village Commercial and Central Business Districts, there shall be interior landscaping areas exclusive of any other required landscaping consisting of at least five percent (5%) of the total lot area. This landscaped area should be grouped near building entrances, along building foundations, along pedestrian walkways, and along service areas. All interior landscaping shall conform to the following:

- A. One (1) deciduous tree (minimum 2.5-inch caliper) or ornamental tree (minimum 2-inch caliper) or evergreen tree (minimum 6-foot height) shall be provided for every four hundred (400) square feet of required interior landscaping area.
- B. One (1) eighteen (18) inch-high shrub shall be provided for every two hundred fifty (250) square feet of required interior landscaping area.
- C. ~~C.~~ The interior landscaping area shall contain grass, ground cover, three (3) inch-deep shredded-bark mulch, or three (3) inch-deep stone mulch. It shall be curbed or edged as necessary.
- D. Internal landscaping shall be located and designed to direct traffic flow, particularly near site entrances. Additional landscaping shall be dispersed throughout the site to define vehicular circulation, improve site aesthetics, provide shade, and shall be installed such that, when mature it does not obscure traffic signs, fire hydrants and lighting. Landscape plantings shall not obscure drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
- E. Required trees shall be located a minimum of three (3) feet from any curb or pavement surface and a minimum of five (5) feet from underground utilities.

Section 6.08 PARKING LOT LANDSCAPING

Within every parking area containing at least 3000 square feet of pavement or twenty-five (25) parking spaces (whichever is less), at least three percent (3%) of the total parking lot area shall be landscaped in addition to any other landscaping requirements. This landscaping shall meet the following standards:

- A. One tree of a species identified in Section 6.11 of this Ordinance shall be planted for every four hundred (400) square feet of required parking lot landscaping area.

B. Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct safe and efficient traffic flow within the lot. A minimum of one tree shall be planted and included in each landscaping island or required landscaping area pursuant to the calculations of this section. Landscaping areas shall be covered by grass, other living groundcover or wood mulch.

BC. Landscaping shall be installed so that at maturity it does not obscure traffic signs or lights, obstruct access to fire hydrants, or interfere with adequate motorist sight distance.

CD. All islands shall be curbed. Dimensions of islands shall be shown on the site plan. Minimum island width shall be ten (10) feet; minimum radii shall be ten (10) feet at ends facing main aisles and a minimum one (1) foot for radii not adjacent to main circulation aisles. The length of the islands shall be two (2) feet shorter than adjacent parking space in order to improve maneuvering.

D. Interior Parking Lot Landscaping shall be provided in accordance with the following:

1. 25 through 100 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 10 spaces, rounded upward.
2. 101 through 200 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 12 spaces, rounded upward.
3. 201 spaces or more: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 15 spaces, rounded upward.

Section 6.09 STREET TREE/REQUIRED GREENBELT PLANTING

One (1) street tree/canopy tree is required at a minimum of every thirty (30) lineal feet or a maximum of every forty (40) lineal feet between the sidewalk and the curb in a residential subdivision or other development with frontage on a public street. Placement of street trees on cul-de-sacs shall be reviewed as part of site plan approval. All Street/Canopy trees shall be uniformly spaced to create a tree lined street, throughout the site should at minimum meet the 40 lineal-foot requirement. Notes should be included on all site plans indicating that trees shall not be planted within six (6) feet of water or sewer lines and shall not All street trees should be planted so as not to interfere with overhead utility lines or underground utilities. The size of the tree at maturity will be used to evaluate the placement. When developing a site plan, consideration should be given to the mature size and height of the tree when evaluating placement and species selection and whether or not there are overhead lines. Consideration should also be given to the tree's location to underground utilities including water and sewer lines. Notes should be included on all site plans indicating that trees shall not be planted within five (5) feet of water or sewer lines.

Section 6.10 WASTE RECEPTACLE AND MECHANICAL EQUIPMENT SCREENING

Waste Receptacles shall be located and screened in accordance with the standards of Section 3.16, Waste Receptacles. Ground mounted mechanical equipment shall be screened with plant materials, fences, or a wall when deemed necessary by the Planning Commission.

Section 6.11 RECOMMENDED PLANT MATERIALS

All plant material shall be hardy to the area, free of disease and insects, and shall conform to the American

Standard for Nursery Stock of the American Association of Nurserymen. The overall landscape plan shall not contain more than 25% of any one plant genus or 10% of any one species. The use of trees native to Southeast Michigan or a mixture of trees from the same species association is encouraged. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of the project site. Trees included in this list are recommended but not exclusive of trees permitted in the Village of Dexter. Other species may be approved by the Planning Commission.

A. Street and Parking Lot Trees

Note: Cultivars typically available from commercial nursery sources are listed with the common and botanical names. Non-deciduous conifers/evergreens are not permitted to be used as street trees since they interfere with visibility, pedestrian safety, and vehicular circulation.

1. Canopy/Deciduous/Street Trees. Tree sizes at time of planting shall adhere to Sections 6.024 & 6.07.

SCIENTIFIC NAME	COMMON NAME	CULTIVARS (CVS)
**Acer griseum	Paperback Maple	Crimson red foliage, not drought tolerant
**Acer campestre	Hedge Maple	Slow growing, very tolerant, good street tree
Acer rubrum	Red Maple	Red Sunset, September Charm, October Glory, other cvs.
Acer saccharum	Sugar Maple	Green Mountain, Bonfire, Legacy, other cvs.
Acer x freemanii (A. rubrum x A. saccharinum)		Autumn Blaze, Celebration, Morgan, other cvs.
Acer nigrum	Black Maple	Little ornamental difference saccharum
**Amelanchier grandiflora	Apple Serviceberry	Four season flowering plant, salt tolerant
Cladrastis kentuckea	American Yellowwood	Slow growing, drought resistant, tolerant of alkaline soils, late spring flowering, mid-sized
Celtis occidentalis	Hackberry	Relatively fast growing and tolerant of harsh urban conditions
**Crataegus viridis	Winter King Hawthorne	Great winter interest, small fruit bearing and flowering tree
Gleditsia triacanthos inermis	Honey Locust	Many thornless, non-fruiting cultivars: Imperial, Shademaster, Halka, Skyline, other cvs.
Ginkgo biloba	Ginkgo	Use male only; there is a columnar cv.
Liriodendron tulipifera	Tulip Tree	
Liquidambar styraciflua	Sweet Gum	Many cultivars; use only northern grown trees; Moraine is among the hardiest
**Malus Prairie Fire	Flowering Crab	Spring showy flowers, attracts birds
*Metasequoia glyptostroboides	Dawn Redwood	Several cultivars; hardiness is an issue; best as a park tree where branches kept to ground
*Platanus x occidentalis	London Plane Tree	Coarse, messy; disease issues
**Prunus Kwanzan	Kwanzan Cherry	Small flowering, fragrant tree
**Prunus x yedoensis	Yoshino Cherry	Small flowering, fragrant tree
Quercus acutissima	Sawtooth Oak	
*Quercus alba	White Oak	Transplants with some difficulty; big; for parks, not street trees

Quercus bicolor	Swamp White Oak	Tough, coarse; chlorosis on high pH soils
Quercus coccinea	Scarlet Oak	
*Quercus macrocarpa	Bur Oak	Gets huge; nuts
*Quercus palustris	Pin Oak	Pendulous lower branches a problem re walks, narrow areas; chlorotic in high pH soils
Quercus robur	English Oak	
Quercus rubra	Northern Red Oak	Transplants easily; sizes up quickly; durable; nuts
Sophora japonica	Pagoda Tree	Summer flowering; durable urban tree
Taxodium distichum	Bald Cypress	Up and coming for street tree use
Tilia cordata	Littleleaf Linden	Dense, attractive to bees
Tilia tomentosa	Silver Linden	Several cultivars; durable
Ulmus parvifolia	Lacebark Elm	Tough, adaptable, easily transplanted; mult.cvs.
Zelkova serrata	Japanese Zelkova	Many cultivars; Green Vase and Village Green commonly available; transplants easily
* Species best located in parks and open spaces		
* Species best located in parks and open spaces		
** Species suitable for planting under overhead utility wires		

2. Deciduous Shrubs. Shrub sizes at time of planting shall adhere to Sections 6.024 and 6.07.

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SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Aronia melanocarpa	Black Chokeberry
Berberis mentorensis	Mentor Barberry
Chaenomeles speciosa	Flowering Quince cultivars
Cornus sericea cvs	Red Twig Dogwood
Cornus sericea 'Flaviramea'	Yellow Twig Dogwood
Cotoneaster divaricatus	Spreading Cotoneaster
Euonymus alatus	Burningbush
Hydrangea paniculata	PeeGee Hydrangea and cultivars
Ilex verticillata cultivars	Michigan Holly cultivars
Myrica pensylvanica	Northern Bayberry
Rhus glabra, typhina, copallina	Sumacs
Ribes alpinum	Alpine Currant
Viburnum dentatum	Arrowwood Viburnum and cultivars
Viburnum lantana	Wayfaringtree Viburnum
Viburnum lentago	Nannyberry
Viburnum trilobum	American Cranberry Viburnum – several cultivars

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3. Small/ornamental trees. Tree sizes at time of planting shall adhere to Section 6.027.

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
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Acer ginnala	Amur Maple Tough, excellent fall color
Cornus mas	Corneliancherry Dogwood, very early bloom
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn Dense, no thorns; flowers, brilliant winter fruit
Crataegus viridis	'Winter King' Winter King Hawthorn Sparse thorns
Hamamelis spp and cultivars	Witchhazels
Koelreuteria paniculata	Goldenrain Tree Summer fls; tough
Magnolia stellata	Star Magnolia, showy white flowers, early bloom
Malus spp. and cvs	Flowering Crabapples, many cvs. check lists for disease susceptibility
Prunus spp. and cvs.	Flowering Cherries
Pyrus calleryana cvs.	Callery Pears (Cleveland, Aristocrat, others – not Bradford)
Syringa reticulata	Japanese Tree Lilac
Viburnum prunifolium	Blackhaw (tree form)
<i>Acceptable for more sheltered situations:</i>	
Amelanchier spp and cultivars	Amelanchier, Serviceberry
Cercis Canadensis, C. Can. 'Alba'	Redbud, Whitebud
Halesia monticola	Mountain Silverbell

B. Materials For Parking Lot Screens And Buffer Plantings

The following is a selection of both evergreen and deciduous material suitable for use in planted buffers and screens. Other materials of similar density which reach a minimum 6' height at maturity may also be appropriate for use in screen or buffer plantings.

1. Evergreen trees and shrubs. Minimum size of plantings at the time of installation shall adhere to the standards in Sections 6.024 & 6.05.

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Juniperus, upright spp and cultivars	Junipers-Ames, Iowa, Canaerti, Hooks, Keteleeri, others
Juniperus, mid-size cultivars	Junipers-Sea Green, Holger, others
Pinus mugo	Mugo Pine
Pinus sylvestris	Scotch Pine
Thuja occidentalis	American Arborvitae-Techny, Nigra, Emerald Green

2. Ornamental trees and large shrubs. Minimum size of plantings at the time of installation shall

adhere to Sections 6.024 & 6.05.

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Betula pumila	Dwarf Birch
Chaenomeles speciosa	Flowering Quince
Cornus rugosa, many cultivars	Roundleaf Dogwood
Crataegus crus-galli l->inermis'	Thornless Cockspurs Hawthorne
Euonymus alatus	Burningbush
Hibiscus syriacus	Rose of Sharon
Viburnum dentatum	Arrowwood Viburnum
Viburnum lentago	Nannyberry
Viburnum plicatum cvs.	Doublefile Viburnum
Viburnum prunifolium	Black Haw Viburnum
Viburnum trilobum	American Cranberry Viburnum

3. Medium / small shrubs

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Berberis thunbergii and cultivars	Japanese Barberry
Calycanthus floridus	Sweetshrub
Chaenomeles japonica cvs.	Dwarf Flowering Quince
Chaenomeles speciosa cvs.	Flowering Quince
Chamaecyparis obtuse cvs.	Hinoki Falsecypress
Cornus alba 'Elegantissima'	Variiegated Redtwig Dogwood
Cornus sericea cvs.	Redtwig, Yellowtwig Dogwood
Cotoneaster divaricatus	Spreading Cotoneaster
Deutzia gracilis	Slender Deutzia
Diervilla lonicera	Dwarf Bush Honeysuckle
Euonymus alatus 'Compacta'	Compact Burning Bush
Hydrangea paniculata cultivars	PeeGee Hydrangea
Lonicera xylosteum	Dwarf Honeysuckle
Myrica pensylvanica	Northern Bayberry
Potentilla fruticosa, many cultivars	Potentilla
Rhus aromatica 'Gro Low'	Gro Low Fragrant Sumac
Ribes alpinum	Alpine Currant
Roses, Landscape Type	Landscape Roses
Spiraea japonica cultivars	Summer Flowering Spiraeas
Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac

4. Groundcovers, Perennials and Ornamental Grasses

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Calamagrostis acutiflora cultivars	Feather Reed Grass

Carex pensylvanica	Pennsylvania sedge
Echinacea purpurea	Cone Flowers
Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper
Helictotrichon sempervirens	Blue Oat Grass
Juniperus, many prostrate, spreading and low mounding species/cultivars	Junipers many prostrate, spreading and low mounding species/cultivars
Hemerocallis	Daylilies
Pennisetum alopecuroides and cvs.	Japanese Fountain Grass
Rudbeckia sullivantii 'Goldsturm'	Black-eyed Susan
Stephanandra incisa 'Crispa'	Cutleaf Stephanandra

5. Large Ornamental grasses

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Andropogon gerardii	Big bluestem
Bouteloua curtipendula	Side-Oats Grama
Carex pensylvanica	Pennsylvania sedge
Chasmanthium latifolium	Northern sea oats
Hystrix patula	Bottlebrush grass
Koeleria macrantha	June grass
Panicum virgatum	Switch grass
Schizachyrium scoparium	Little bluestem
Sorghastrum nutans	Indian grass
Sporobolus heterolopsis	Prairie dropseed

6. Grasses, Sod, Seed, and Hydroseed. The following common perennial turf grasses may be planted on any site. Species listed below were selected for their ability to withstand the Michigan climate.

Kentucky bluegrass
 Fine-leafed fescue
 Perennial ryegrass

- C. **Trees Not Permitted:** (except where they are considered appropriate for the ecosystem, such as in a wetland environment not in proximity to any existing or proposed buildings or structures)

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Acer negundo	Box Elders
Acer platanoides, saccharinum	Maples (Norway, Silver)
Aesculus hippocastanum	Horse Chestnut (nut bearing)
Ailanthus altissima	Tree of Heaven
Catalpa (all)	Catalpa Wayfaring Tree
Ginkgo	Female Ginkgo

Fraxinus (all)	Ash (all varieties)
Juglans nigra	Black Walnut
Morus	Paper mulberry
Populus alba	Poplars/Cottonwood (White, Silver)
Robinia pseudoacacia	Black Locust
Salix (all)	Willows
Ulmus pumila	Elms (Siberian)

Trees with the following characteristics are also undesirable: fruit bearing, weak wooded, weeping form/branches, low-branching height typically lower than five (5) feet.

Section 6.12 GENERAL LAYOUT AND DESIGN STANDARDS

- A. All landscape plans required for commercial, industrial, office, and mobile home park developments and multiple family developments in the R-3 District over three (3) acres in size, submitted to the Village of Dexter for review and approval, must be prepared and signed by a State of Michigan licensed landscape architect.
- B. The landscape plan should also include information on the percentage (%) of genus and species of each proposed planting to ensure diversity in species throughout the village. The village requires no more than 25% of any one genus or 10% of any one species per site plan.
- C. Upon submittal of final zoning compliance, the applicant should include information on the species of trees planted and date of planting. If weather is not permitting, the applicant shall post a performance escrow to ensure compliance when weather permits.
- D. Landscaped areas and plant material required by this Ordinance, including the lawn, shall be kept free from refuse and debris and shall be maintained in a healthy growing condition. If any plant material required by this Ordinance dies or becomes diseased, it shall be replaced within thirty (30) days of written notice from the Village or within an extended time period as specified in said notice.
- E. Tree stakes, guy wires, and tree wrap are to be removed after one (1) year.
- F. All landscaped areas shall be provided with a readily available and acceptable water supply or with at least one (1) outlet located within one hundred (100) feet of all plant material to be maintained.
- G. Landscaping materials and arrangement shall ensure adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, and accessibility to fire hydrants.
- H. Landscape within the site shall be approved based on adequate sight distance, size of planting area, location of sidewalks, maintenance of adequate overhead clearance, accessibility to fire hydrants, location of underground utilities, visibility to approved signs of adjacent uses, compatibility with the visual character of the surrounding area, maintenance-performance guarantee, curbing around landscape areas.
- I. Plantings within fifteen (15) feet of a fire hydrant shall be no taller than six (6) inches at maturity.

- J. Berms shall be constructed with slopes no greater than one (1) foot vertical for each four (4) feet horizontal and with at least a three (3) foot wide generally flat top. Adequate protection against wind erosion shall be provided. Berms shall be designed and constructed to appear as a natural feature in the landscape and the vicinity. Uniform heights and shapes should be avoided. If a slope greater than 1 (vertical) on 4 (horizontal) is necessary, the surface shall be planted with ground covers that are suitable for stabilizing surfaces. Hydroseed or seed are not acceptable.

Section 6.13 WAIVER OR MODIFICATION OF STANDARDS FOR SPECIAL SITUATIONS

The Planning Commission may determine existing landscaping or screening intended to be preserved, or a different landscape design, would provide all or part of the required landscaping and screening. The Planning Commission may approve credit for existing trees on a site to accommodate landscaping requirements. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site as determined by the Planning Commission and are not on the list of trees not permitted. Refer to Section 6.11(c). In no case shall the minimum number of required trees be reduced by less than 50% through the use of existing trees. The credit for preserved trees shall be:

<u>D.B.H. of Preserved Tree * (in inches)</u>	<u>Number of Trees Credited</u>
over 12 inches	3
8" - 11.9"	2
2.5" - 7.9"	1

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

In making a determination to waive or reduce the landscape and screening requirements of this Article, the following may be considered.

- A. Extent to which existing natural vegetation provides desired screening.
- B. The existence of a steep change in topography which would limit the benefits of required landscaping.
- C. The presence of existing wetlands.
- D. Existing and proposed building placement.
- E. The abutting or adjacent land is developed or planned by the Village for a use other than residential.
- F. Building heights and views.
- G. The adjacent residential district is over 200 feet away from the subject site.
- H. Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening required.

Section 6.14 REPLACEMENT STANDARDS

The standards below are intended to encourage the preservation of existing mature, healthy trees on private property which contribute to the character, welfare, and quality of life in Dexter. These standards are intended to prevent the unnecessary removal of trees prior to, during, and following construction on a site. The standards of this section in conjunction with the standards for site plan review promote the goals of the Dexter Master Plan.

- A. As noted in Article XXI, Site Plan Review, all trees over eight (8) inches caliper shall be identified on the site plan designating those to be preserved and those to be removed.
- B. Trees intended to be preserved shall be indicated with a special symbol on the site plan and be protected during construction through use of a fence around the dripline.
- C. To protect and encourage the continued health of the preserved trees, the ground area within the dripline of the trees shall be maintained in vegetative landscape material or pervious surface cover. The Village may not allow sidewalks, bike paths, vehicular lanes or parking within the dripline upon determining the setback from the trunk is suitable to reasonably ensure protection of the tree and the public. Storage of soils or other materials during or after construction within the dripline is prohibited.
- D. All existing trees identified on the site plan with an eight (8) inch or larger caliper to be removed must be replaced according to the following table. Replacement trees shall be in addition to all other landscaping requirements.

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

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

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

- E. Any property owner or his representative proposing to clear more than twenty-five percent (25%) of the trees of eight (8) inch diameter at breast height (D.B.H.) or greater on a site, as determined by the Planning Commission, shall first notify the Village of the intent of such clearing and/or earth change and submit a proposed plan describing the site's features for

review and approval by the Planning Commission.

This sub-section shall not prevent tree clearing for approved building envelopes, swimming pools, decks, essential services, utility lines or construction drives; nor shall this ordinance prohibit site alterations for farming purposes. The Planning Commission may waive the (D.B.H.) standard for select clearing of lower quality and non-native species including, but not limited to box elders, elms, poplars, willows, and cottonwoods.

- F. Where it is not feasible and/or desirable to replace or relocate trees on site, according to the above listed schedule, the Planning Commission may require greater size for replacement trees, require replacement trees at another location on public property in the Village, or require contributions to the Village's Tree Replacement Program.

Where the applicant demonstrates that it is not possible to mitigate all replacements on site, the Planning Commission may also consider the planting of two ornamental trees per one required replacement tree.

On site replacement and/or relocation shall be required for permitted activities in accordance with the replacement schedule of this section. Every effort should be made to relocate or mitigate trees on site. Off site mitigation or contribution to the Village's Tree Replacement Program shall only be allowed after the applicant has demonstrated that on site mitigation is not practical or feasible. The requirement for on site mitigation may be altered or waived by the Planning Commission if the proposal meets the following criteria:

1. The proposal meets all other ordinance requirements.
2. The applicant can clearly demonstrate that there is inadequate planting area for the healthy installation of the required trees on site and that maximum effort has been put into locating as many of the required trees as possible.
3. The applicant has made every reasonable effort to preserve as many of the existing on site trees as possible.
4. The proposal demonstrates environmental sensitive design in terms of topography, stormwater management, soil erosion management, etc.

Should the proposal meet the above criteria, the Planning Commission may reduce the requirement for on site mitigation of replacement trees and permit mitigation off site at an approved location or by contribution to the Village's Tree Replacement Program. Off site mitigation or financial contribution shall only apply if the Planning Commission should determine that no practical or feasible alternative exists for on site mitigation. Payment to the program per tree removed shall be in accordance with replacement fee schedule as established by Village Council resolution. Contributions placed in the Tree Replacement Program shall be used in accordance with the Tree Replacement Program Policy Statement.

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Section 6.15 TREE PROTECTION DURING CONSTRUCTION

Placement of Materials Near Trees. No person shall conduct any activity within the dripline of any tree designated to remain including, but not limited to, placing solvents, building materials, construction equipment, or soil deposits within the drip line. Nor shall vehicles or construction equipment be operated in such close proximity of an existing tree so as to cause compaction of the soil within the dripline of the tree which is to remain.

Attachments to Trees. During construction no person or entity shall attach any device or wire to any tree which is to remain after construction.

Protective Barriers. Before development, land clearing, filling, or any other land alteration for which a permit is required, the developer and/or property owner shall erect and maintain suitable barriers to protect existing trees which are to remain after construction. Protective barriers shall remain in place until the Village authorizes their removal or issues a final Certificate of Occupancy, whichever occurs first. Wood, metal, or other substantial material shall be utilized in the construction of barriers. Barriers are required for all trees designated to remain except in the following cases:

1. **Rights-of-Way and Easements.** Street rights-of-way and utility easements may be cordoned by placing stakes a minimum of fifty (50) feet apart and tying ribbon, plastic tape, rope, or similar material from stake to stake along the outside perimeters of areas to be cleared.
2. **Large, Separate Areas.** Large areas of property separate from the construction or land clearing area on to which no equipment will venture may also be cordoned off as described in Paragraph A, above.

6.16 LANDSCAPE MATERIAL GUARANTEE

All landscaping materials planted per the approved site plan shall have a two-year warranty due to soil conditions within the Village of Dexter. In that time all plant materials that are unsightly, dead, dying, or that become unhealthy because of damage, neglect, drainage problems, disease, insect infestation, or other causes shall be replaced. Replacement materials shall meet all standards of the original installation. Two-year landscaping material warranties/performance bonds will not begin until the entire project is complete OR the open space landscaping is completed per the site plan OR for individual residential lots immediately prior to the request for final zoning compliance.. All warranties shall be submitted as a cash bond or warranty bond. Amounts shall be established per Village Council resolution. All landscaping materials must be healthy and in good condition at the time of inspection. Landscaping materials will be warranted from the date of approval as documented on the field inspection sheet. Verification of planting date and species information shall be submitted with the Final Zoning Compliance application. Final Zoning Compliance Applications will not be released and Certificate of Occupancy permits not issued until the planting date and species information has been submitted or a performance bond has been submitted.

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6-17.

ARTICLE XV (B)

DEXTER-ANN ARBOR ROAD CORRIDOR OVERLAY DISTRICT

**Adopted May 11, 1998
Effective June 1, 1998**

Section 15(B).01 STATEMENT OF PURPOSE

The Dexter-Ann Arbor Road Corridor Overlay District (ARC District) is the mixed use business district in the Village which is separate and distinct from the downtown central business district. The ARC District offers a diverse range of businesses and services to the community, intermixed with residential dwellings. This district shall include uses permitted in the Commercial, Professional Business, and Multiple Family Districts. The overlay district was established in order to provide for the following:

- A. ARC District development and redevelopment is to be orderly and planned, to complement adjoining uses and harmonize with the surrounding area in terms of the physical site layout, access, building design, pedestrian/bike facilities, landscaping, signs, parking arrangements and lighting.
- B. ARC District uses may generate more activity than other uses within the Village in terms of traffic, noise and pedestrians. Therefore, uses directly adjacent to residential uses, where permitted, are required to provide setbacks, buffering and sensitive site design.
- C. Establish a compact commercial center at the Dexter - Ann Arbor Road and Dan Hoey Road intersection. The requirements set forth in this ordinance will allow the commercial center to be created as a unique and pleasing center of commerce in the ARC which compliments the existing Central Business District and will not adversely effect existing and planned residential neighborhoods.
- D. Development and redevelopment of sites within the ARC District shall be consistent with the recommendations of the Village Master Plan, Village Parks and Recreation Plan, and the Dexter-Ann Arbor Road Corridor Plan.

ARC Dexter-Ann Arbor Road Corridor Overlay District

SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - ARC OVERLAY DISTRICT									
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT		PRINCIPAL STRUCTURE - MINIMUM YARD SETBACK			MAX LOT COVERAGE BY ALL BLDGS - PERCENT	
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT	SIDE -Min. One Min. Both		REAR	
R-3 Multiple-Family Residential	4 acres Minimum Density - 8 du/acre Maximum Density - 12 du/acre	300	2.5	35	25	15	30	35	50%
C-1 General Business	2 acres	200	2.5	35	15	10 ¹	20	25	--
PB-Professional Business	2 acres	300	2.5	35	15	10 ²	20	25	--

Footnotes

1. Where Commercial is adjacent to any residential district the side yard setback shall be a minimum of (20) feet on one side to allow for the required buffering and screening.
2. Where a Professional Business is adjacent to a single-family residential district the side yard setback shall be a minimum of twenty (20) feet on one side to allow for the required buffering and screening.

Section 15(B).02 — LANDSCAPING, SCREENING OR BUFFERING

Submission of a landscape plan to the Planning Commission for review and approval shall be required, based on requirements set forth in this Article. Landscaping shall include the following requirements:

A. **Minimum Plant Material Standards:** All proposed landscaping shall meet the minimum plant material standards outlined in Section 6.10 and 6.11 of this ordinance. A performance guarantee may be required in accordance with Section 21.10 of this ordinance. Minimum plant sizes at time of installation shall be according to the following:

- Deciduous Canopy Tree: 2 ½" caliper
- Deciduous Ornamental Tree: 2" caliper
- Evergreen Tree: 6' height
- Deciduous Shrub: 2' height
- Upright Evergreen Shrub: 2' height
- Spreading Evergreen Shrub: 18" — 24" spread

B. **Required Greenbelt along Street Frontage:** A fifteen (15) foot wide greenbelt shall be planted along each public street right-of-way including the equivalent of one (1) canopy tree, rounded upward, for every forty (40) linear feet of frontage. All greenbelt trees shall be uniformly spaced to create a tree lined corridor. The remaining greenbelt shall include only living materials with the exception of permitted driveways, sidewalks, signs, and utilities.

C. **On-Site Landscaping:** For every new development in the ARC District, there shall be interior landscaping areas and shall meet the requirements set forth in Section 6.07 of this ordinance.

D. **Interior Parking Lot Landscaping:** Off street parking areas containing twenty five (25) or more parking spaces shall provide internal landscaping, other than that required in a buffer zone or along the frontage, protected by a raised standard or rolled concrete curb.

1. Interior parking lot landscaping shall be provided in accordance with the following:
 - a. 25 through 100 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 10 spaces, rounded upward.
 - b. 101 through 200 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 12 spaces, rounded upward.
 - c. 201 spaces or more: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 15 spaces, rounded upward.
2. The minimum size of a landscaped area shall be one hundred (100) s.f. and at least ten (10) feet in width.
3. Landscaped areas shall be covered by grass, other living ground cover, or wood mulch.
4. Required trees shall be located a minimum of three (3) feet from any curb or pavement surface to minimize potential damage by vehicles.

ARC Dexter-Ann Arbor Road Corridor Overlay District

5. The internal landscaping shall be located and designed to direct traffic flow, particularly near site entrances. Additional landscaping shall be dispersed through the lot to define vehicular circulation, improve site aesthetics, provide shade, and installed such that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.

E. Buffer Zone Requirements

PROPOSED USE:	Adjacent to Single Family District	Adjacent to Prof. Business/Office District	Adjacent to Commercial District	Adjacent to Multiple Family District
Single Family Residential	None	None	None	None
Two Family Residential	None	None	None	None
Multiple Family Residential	C	B	B	B
Commercial	A	B	B	A
Professional Business/Office	A	B	B	A

BUFFER ZONE	Minimum Width	Wall/Berm	Minimum Plant Materials
A	20 feet	6-foot high continuous wall, fence or 3-foot high berm	1 canopy tree, 1 evergreen tree and 5 shrubs per each thirty (30) linear feet along the property line, rounded upward
B	40 feet	None Required	1 canopy or evergreen tree or 5 shrubs per each twenty (20) linear feet along the property line, rounded upward
C	20 feet	None required	1 canopy, 1 evergreen tree, and 5 shrubs per each twenty (20) linear feet along the property line, rounded upward

F. Waiver from Landscaping and Screening Requirements: The Planning Commission during Site Plan review may determine that existing landscaping or screening intended to be preserved would provide adequate landscaping and screening. The Planning Commission may also determine dimensional conditions unique to the parcel would prevent development of required buffer zones, off-street parking area landscaping, greenbelts or required buffer zones. If such determination is made, the Planning

ARC Dexter-Ann Arbor Road Corridor Overlay District

Commission may waive, in whole or in part, the landscaping provisions of this section. Criteria which shall be used when considering a waiver shall include, but shall not be limited to:

1. Existing natural vegetation;
2. Topography;
3. Existing wetland, floodplain and poor soils areas;
4. Existing and proposed building placement;
5. Building heights;
6. Adjacent land uses;
7. Distance between land uses;
8. Dimensional conditions unique to the parcel;
9. Traffic sight distances;
10. Traffic operational characteristics on and off site;
11. Visual, noise and air pollution levels;
12. Health, safety and welfare of the Village;

Section 15(B).023 ARCHITECTURAL STANDARDS

The architectural standards contained in this section are intended to integrate the ARC District into the existing fabric of the Village, contributing to the cohesive historic identity of Dexter. All proposed development within the ARC 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 ARC District.

Development in the multiple family, commercial and professional office districts, 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 ARC is to contribute to the desirability of pedestrian activity within the Dexter-Ann Arbor 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 their primary 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.
- 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.

ARC Dexter-Ann Arbor Road Corridor Overlay District

3. 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.

C. **Defined Streetscape:** Buildings shall be located to create a defined streetscape along the corridor utilizing the following guidelines. The Planning Commission may require a perspective drawing or a scale model of the proposed structure.

1. New building setbacks shall be uniform with adjacent lots in the C-1 Commercial and PB Professional Business Districts.
2. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes, windows and doors.
3. The location, size and number of windows shall be oriented towards Dexter-Ann Arbor Road and maintain similar proportions with existing buildings.
4. All new development, additions or renovations shall provide public sidewalk connections to adjacent properties.
5. Street lighting shall be provided along roadways to match the existing streetscape lighting poles and layout.

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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, cornices or peaked roof lines.

ARC Dexter-Ann Arbor Road Corridor Overlay District

2. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.
3. Roof shape and materials shall be architecturally compatible with the District and enhance the predominant streetscape. Gable, hip and gambrel roofs are encouraged as the predominant shapes along the corridor.
4. 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.
5. 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.
6. 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. Entry features may include benches, signage, public art or other feature.
7. All mechanical equipment shall be shielded from public view.
8. 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.
9. 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.
10. Building Materials and Colors.

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ARC Dexter-Ann Arbor Road Corridor Overlay District

a) “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.

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b) 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%.

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1) Basic materials shall include, but not be limited to the following materials:

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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

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1. Precast concrete, cast stone, natural stone accents
2. Glass accents.

iii. Prohibited Materials

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1. Plain, flat faced CMU block (painted CMU).
2. Brick tiles
3. Metal walls
4. EIPS (if used no more than 5% permitted and must be used as an accent).

~~Exterior building materials and treatment shall maintain a consistent overall appearance within the ARC. Any side of a principal building, at least fifty percent (50%) of the facade shall be constructed of, or covered with, one or more of the following materials:~~

- ~~a. Brick: smooth, hard, in form, red, dark red, or brown brick~~
- ~~b. Cut stone: carved and smooth finish limestone~~
- ~~c. Siding: wood clapboard or single siding, or high quality vinyl~~
- ~~d. Glass windows and/or doors: non-reflective, clear or slightly tinted~~

ARC Dexter-Ann Arbor Road Corridor Overlay District

e. ~~Other materials similar to the above as determined by the Planning Commission.~~

9. ~~The first floor of front facade(s) for non-residential structures shall include at least thirty percent (30%) non-reflective windows (clear or slightly tinted). The approximate size, shape, orientation and spacing shall match that of non-residential buildings on adjacent lots. The remainder of the structure shall meet the above standards in Section 15(B).03(D)(7) in addition to the 30% window on the front facade(s).~~

10. ~~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.~~

E. The applicant shall provide a schedule indicating percentage of facade materials totaling 100% and the applicant shall provide a sample board to the Planning Commission. Architectural Design and Building Character.

F. Other Site Elements: Signs, landscaping, walls, lighting, street lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with the intended character of the District.

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G. National Tenant/National Franchise Architecture

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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.

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2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states.

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3. Large retail establishments (i.e. 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

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Other Site Elements: Signs, landscaping, walls, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with the intended character of the District.

ARC Dexter-Ann Arbor Road Corridor Overlay District

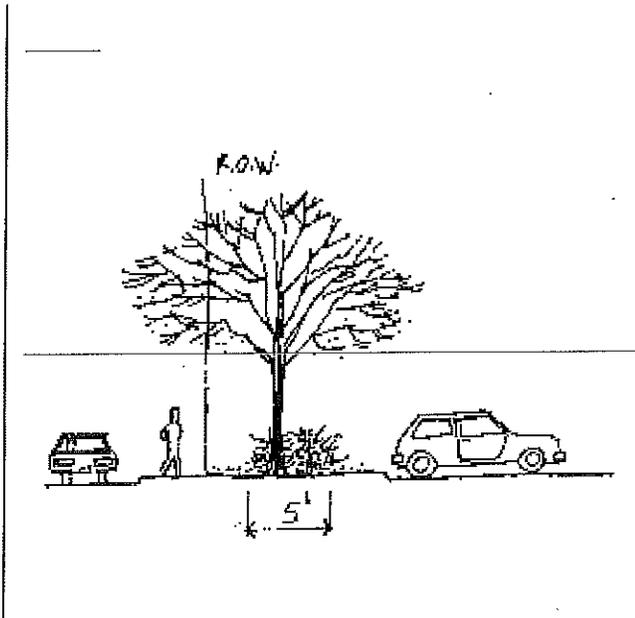
Section 15(B).04 PARKING REQUIREMENTS

- A. ~~ARC District uses shall provide parking and loading in accordance with the provisions set forth in Article 12.~~
- 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 cannot 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.~~
- C. ~~Planning Commission may approve a reduction in parking requirements of up to 25 percent if the applicant can demonstrate the use would be sufficiently served by the proposed amount of parking. Applicant shall demonstrate that the required parking could be accommodated on site by delineation on the site plan. This parking would be banked for future utilization if the parking needs of the use were to change.~~
- D. ~~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	R e q u i r e m e n t s
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	

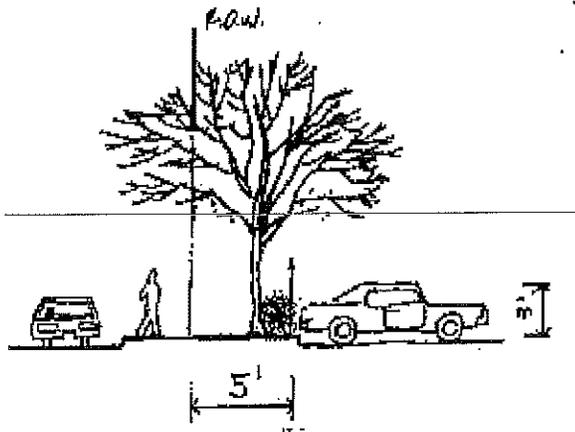
- 1. ~~A minimum five (5) foot buffer area between the off street parking and/or vehicular use area and the street right of way line to include plantings of at least ten (10) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.~~

ARC Dexter-Ann Arbor Road Corridor Overlay District



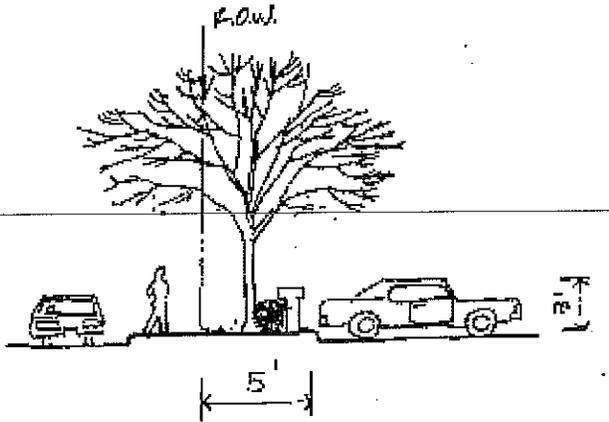
ARC Dexter-Ann Arbor Road Corridor Overlay District

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.



ARC Dexter-Ann Arbor Road Corridor Overlay District

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(B).05 ACCESS MANAGEMENT

ARC Dexter-Ann Arbor Road Corridor Overlay District

~~A. — Statement of Purpose~~

~~The purpose of this section 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.~~

~~B. — 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.~~

~~C. — Application of Standards~~

- ~~1. — The standards of this section shall be applied to the Dexter-Ann Arbor Road Corridor Overlay Zoning District.~~
- ~~2. — The access standards contained herein shall be required in addition to, and where permissible shall supersede the requirements of the Washtenaw Road Commissioner.~~
- ~~3. — The standards contained in this section shall apply to all uses, except permitted single-family and two-family dwelling units.~~
- ~~4. — 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.~~~~

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d) — There is no other reasonable means of access.

D. — General Standards for Driveway Location

1. — 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.
2. — 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.

E. — 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 or indirect access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway or a service drive. 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.

F. — Driveway Spacing Standards

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1. 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 spacings indicated below are measured from centerline to centerline of the driveway.

Posted Speed	Minimum Driveway
25	125
30	155
35	185

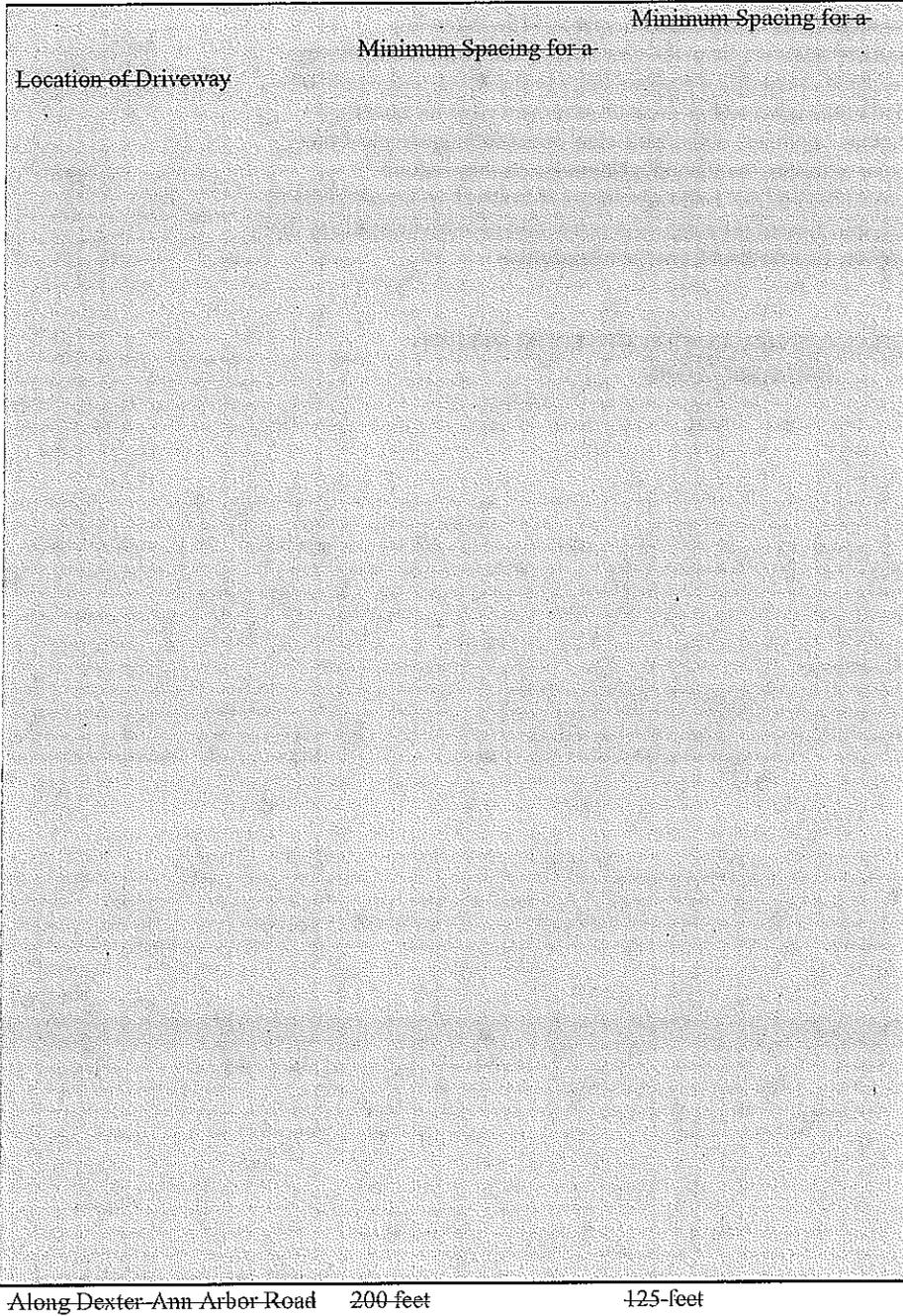
2. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, or construction of a driveway along the property line farthest from the intersection.
3. Offsets: 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 Dexter Ann Arbor 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.
4. 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

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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

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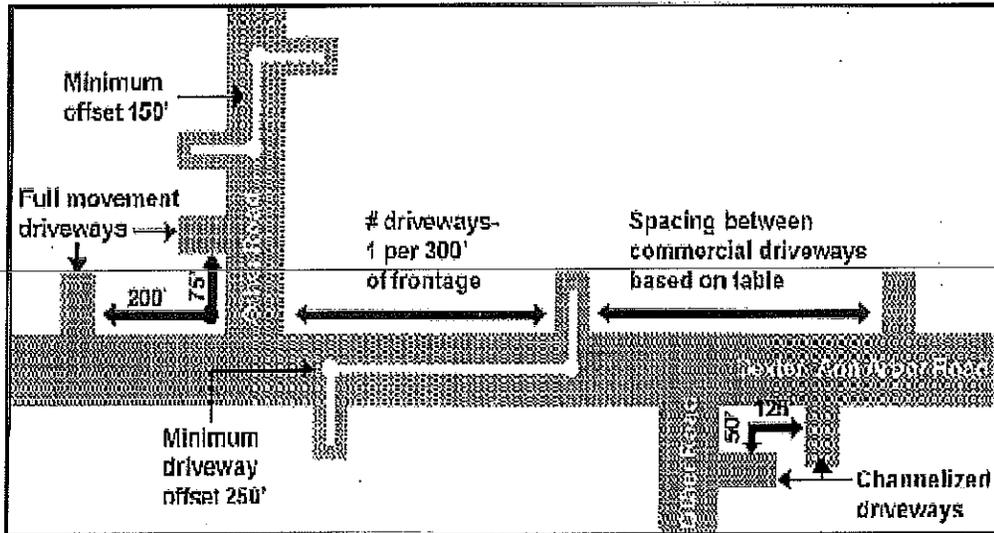


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Along other Roads

75 feet

50 feet



G. Commercial Driveway Design

1. All commercial driveways shall be designed according to the Village of Dexter Engineering Standards or Washtenaw County Road Commission, as appropriate.
2. 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.
3. 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.

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4. 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.

5. 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.

H. Shared Driveways and Service Drives

The use of shared driveways and service roads, 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, a shared driveway or service road 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.

I. Service Road Design Standards

1. Location: Service roads shall generally be parallel or perpendicular to the rear property line and may be located either, adjacent to, or behind, principal buildings and shall not be permitted in front of the principal building. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site and the Dexter-Ann Arbor Road ARC Plan.

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2. Access Easement: The service road shall be within an access easement permitting traffic circulation between properties. This easement shall be sixty (60) feet wide. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.
 3. Construction and Materials: Service roads shall have a base, pavement and curb with gutter in accordance with the Village Engineering Standards for public streets, except the width of the service road shall have a minimum pavement width of eighteen (18) feet face to face of curb.
 4. Parking: The service road is intended to be used exclusively for circulation, not as a parking maneuvering aisle. The Planning Commission may require the posting of "no parking" signs along the service road. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service road is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service road.
 5. Access to Service Road: The Planning Commission shall approve the location of all accesses to the service road, based on the driveway spacing standards of this Section.
 6. Temporary Access: The Planning Commission may approve temporary accesses where a continuous service road is not yet available and a performance bond or escrow is created to assure elimination of temporary access when the service road is continued. Occupancy permits shall not be issued until monies have been deposited with the Village of Dexter.
 7. Elevation: The site plan shall indicate the proposed elevation of the service road at the right of way line and the Village shall maintain a record of all service road elevations so that their grades can be coordinated.
 8. Landscaping: The Planning Commission shall approve the landscape plan along a service road based on the landscaping standards contained in this Article.
 9. Maintenance: Each property owner shall be responsible for maintenance of the easement and service drive. The required easement agreement shall state the responsibilities of the property owner(s).
- J. Modification of Standards for Special Situations

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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 or service road 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.

SECTION 15(B).06 — SIGNS

A. Purpose

The purpose of these sign regulations is to provide for a unified approach to managing the size, placement, number and appearance of signs within the Dexter-Ann Arbor Road Corridor District. This Section is intended to promote a balance between business advertising needs, the aesthetic recommendations of the Dexter-Ann Arbor Road Corridor Plan and design guidelines, and the safety needs of the passing motorist.

B. Definitions

Refer to Section 7.02 for generally applicable definitions. The following definitions applicable to this section:

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1. ~~Awning sign: A sign which is painted on, printed on or attached flat against the surface of an awning.~~
2. ~~Directional sign, off premises: A monument sign, the sole purpose of which is to direct traffic to one or more commercial businesses which are located on premises without frontage on or visual exposure to a major thoroughfare.~~
3. ~~Festoon sign: banners, pennants, incandescent light bulbs, or other such temporary features which are hung or strung overhead and which are not an integral, physical part of the building or structure they are intended to serve.~~
4. ~~Inflatable sign: a sign that is either expanded or its full dimensions are supported by gases contained within the sign, or a sign part, at a pressure greater than atmospheric pressure.~~
5. ~~Illuminated sign: a sign that is illuminated by a direct or indirect source of light so shielded that no direct rays from it are visible from any public right of way or from the abutting property.~~
6. ~~Institutional Bulletin Board: a structure containing a surfaced area upon which is displayed the name of a religious institution, school, library, community center or similar institutions, and the announcement of its services or activities through a changeable message mechanism.~~
7. ~~Item of Information: any word, abbreviation or symbol used as part of a sign.~~
8. ~~Marquee: a sign attached to a roof like structure, awning, canopy, or other structure supported by the building. Typically, marquee signs are internally illuminated and have a changeable message mechanism.~~
9. ~~Menu Board: a sign which is intended to service patrons using a drive thru facility.~~
10. ~~Monument sign: a ground sign that is mounted on a base which is in contact with or close to the ground. The base of a monument sign shall be no less than 75% of the greatest horizontal dimensions of the sign face, and the vertical separation between the lowest point of the sign face and the highest point of the sign base shall be no greater than 12 inches.~~
11. ~~Monument sign base: the lower part of a monument sign which may appear as a separate architectural feature, and serves as its ground support.~~
12. ~~Nonconforming sign: any advertising structure or sign which was lawfully erected and maintained prior to the effective date of this ordinance, and any~~

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~~amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter.~~

13. ~~Off premises sign: a sign which contains a message unrelated to a business or profession conducted on the premises, or to a commodity, service or activity, not sold or offered upon the premises where such sign is located.~~
14. ~~Premises: any lot or parcel of land, or building or site as otherwise used in this ordinance; a unit of contiguous real property under common ownership.~~
15. ~~Projecting wall sign: a sign panel and frame which projects from the wall at an angle or 90 degrees, by no more than four feet from the building, or one-third of the sidewalk width, whichever is less.~~
16. ~~Sign Setback: Where it is specified that a sign must be located a minimum or other certain distance from property lines, street setback lines or public right-of ways, such distance will be measured from the portion of the sign structure nearest to the specified line. For purposes of these measurements, the property lines, street setback lines and public right-of way lines extend vertically and perpendicularly from the ground to infinity.~~
17. ~~Sign Height: The height of a ground sign shall be the distance from the average level of the ground or pavement directly below the sign to the highest point of the sign structure, including any supportive or decorative appendages, without including any berm landscaping, grading, or artificially or unnaturally constructed raised portion of land at the point of measurement.~~
18. ~~Vehicle business sign: a sign painted or attached to a vehicle which is posted or placed upon an owner's premises primarily for purposes of advertising the premises. Commercially licensed vehicles which are generally used daily off-site are not included in this definition.~~

C. ~~Administration: For permit and application requirements refer to Section 7.04 of this ordinance.~~

D. ~~General Standards: The following general standards shall apply to signs in the ARC District:~~

1. ~~Measurement of Sign Area:~~

~~The entire area within a rectangle or square enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame, tower, or other material or color forming an~~

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integral part of the display or used to differentiate such sign, shall be included in the measurement. Such signs shall be deemed to be a single sign whenever the proximity, design, content or continuity reasonably suggests a single unit, notwithstanding any physical separation between parts.

Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face, if the two faces are of equal area, or as the area of the larger face, if the two faces are of unequal area.

2. Items of Information:

- a) Where a sign has two or more faces, the items of information of all faces shall be included in determining the total items of information, except that where two such faces are placed back to back and are at no point more than two feet from one another the items of information of the sign shall be taken as the items of one face, if the two faces contain the same items of information, or the greater number of items if the two faces are not equal.
- b) A maximum of eight (8) items of information for a single street frontage and a maximum of five (5) additional items of information for each additional street frontage may be permitted for uses in the ARC District.
- c) Except as otherwise provided, such items of information maximums shall be the total permitted per premises and may be in any combination of permitted signs.
- d) In instances where the applicant desires to erect a sign containing the names and/or professional specialties of the occupants of an office and/or commercial building or complex of office and/or commercial buildings, the restriction on items of information shall be waived, for this purpose only, provided the sign meets all other requirements of the ordinance and further provided that only one such sign, be it of the wall or ground structure type, is allowed for each main entrance.
- e) In shopping centers, business centers, and other multi-tenant buildings each tenant or business with a separate direct outside entrance may be permitted a maximum of five (5) items of information for its individual wall sign in addition to the total for the premises, as specified in Section 15(B).06(D), paragraph 2.b), herein.

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~~3. Construction and Maintenance:~~

~~Construction and maintenance of signs shall comply with the provisions of Section 7.06 of this ordinance.~~

~~4. Sign Illumination:~~

- ~~a) All signs with internal illumination must provide a dark background with lighter colored message units.~~
- ~~b) Flashing, rotating, or moving lights shall be prohibited.~~
- ~~e) No sign shall be illuminated by other than continuous white light using approved wiring. All electrical lighting shall satisfy Washtenaw County Electrical Codes.~~
- ~~d) The light from illuminated signs shall be shielded at its source in a manner that will not shine light on adjacent properties or onto abutting public streets, so as to adversely affect driver visibility.~~
- ~~e) All light fixtures or light sources for lighted signs, including lighted awnings and canopies, shall be positioned and or shaded so that the light source is not visible from normal pedestrian perspectives, adjacent properties, or the public right-of-way.~~

~~5. Ground Signs~~

- ~~a) Placement shall be wholly within the boundaries of the property to which the sign relates, exclusive of the road right-of-way area. All ground signs shall be setback a minimum of five (5) feet from the existing right-of-way.~~
- ~~b) Maximum height shall be four and one half (4.5) feet at the setback line. However, the maximum height shall be permitted to increase one (1) foot vertically for each additional five (5) feet of setback greater than five (5) feet to a fixed maximum height of six (6) feet.~~
- ~~e) One (1) ground sign shall be permitted per street frontage on any parcel. However, only one (1) sign shall be permitted on lots having frontage on more than one street if a single sign can be located such that it is visible from both streets. In multi-tenant buildings or shopping centers, the sign area may be allocated proportionally among individual tenants.~~
- ~~d) The Zoning Administrator shall review all ground sign applications to assure compliance with the design, placement and dimensional standards of this Article. The following design standards shall apply:~~

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- (1) ~~Monument signs shall have brick or decorative masonry block base that complements the materials and architecture of the building. Signs shall harmonize with the Dexter-Ann Arbor Road streetscape materials.~~
- (2) ~~The base of any ground sign shall be landscaped to create a year round buffer for the sign.~~
- (3) ~~Lettering style shall be clean and simple to assure readability and shall be in harmony with the style of architecture of the building. No more than three (3) different type styles shall be used on each sign.~~
- (4) ~~No more than three (3) colors that are in harmony with the building color and architecture may be used per sign.~~
- (5) ~~Sign messages shall be located at least 24 inches above the ground to allow for snow accumulation.~~

~~6. Wall signs~~

- a) ~~Maximum height of a wall sign shall not extend above the eaves line of the wall to which the sign is attached, not to exceed thirty-five (35) feet. In buildings with more than one story, wall signs shall not be permitted above the first floor of a building.~~
- b) ~~One (1) wall sign shall be permitted on each facade which has a separate public means of ingress and egress. The sign located at the designated secondary entrance shall be a maximum of 30% of the size of the sign at the primary entrance. In the case of a building with more than one tenant (multi tenant), shopping center or business center one (1) wall sign shall be permitted for each tenant having a separate, direct means of public access from the outside.~~
- c) ~~Tenants which occupy a corner space in a multi-tenant structure shall be permitted to have one (1) sign on each facade of the building which has a separate direct pedestrian access to that office or business establishment from the outside. Where several tenants use a common entrance in a multi-tenant structure, only one (1) wall sign shall be permitted, but the total sign area should be allocated proportionally among all tenants.~~
- d) ~~Where separately owned businesses occupying a single building on a single parcel of land (such as a multi-tenant building, business center or shopping center) use individual wall signs, all such signs on the building or~~

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~~within the center shall be of a common style—i.e., individual freestanding letters shall be utilized with other signs composed of individual freestanding letters, box signs (framed wall signs) shall be utilized with other box signs.~~

~~e) The Zoning Administrator shall review all wall sign applications to assure compliance with the design, placement and dimensional standards of this Article. The following design standards shall apply:~~

~~(1) Wall signs shall complement the materials and architecture of the building. Signs shall harmonize with the Dexter-Ann Arbor Road streetscape materials~~

~~(2) Lettering style shall be clean and simple to assure readability and shall be in harmony with the style of architecture of the building. No more than three (3) different type styles shall be used on each sign.~~

~~(3) No more than three (3) colors that are in harmony with the building color and architecture may be used per sign.~~

~~7. Marquee signs~~

~~a) Placement—the display surface of the sign shall be attached flat against, and not projecting beyond, the facade of the structure.~~

~~b) Maximum height—no portion of a marquee sign shall be higher than the eaves line of a building.~~

~~8. Window signs~~

~~a) Temporary and permanent window signs shall be permitted on the inside provided that the total combined area of such signs does not exceed one third (1/3) of the total window area.~~

~~b) The area of permanent window signs shall be counted in determining compliance with standards for total area of wall signs on the parcels.~~

~~c) Words or symbols three (3) inches or more in height shall be counted as an item of information.~~

~~d) In buildings which have more than one story, such signs shall be permitted in windows above the first story.~~

~~e) No more than one (1) window sign shall be permitted per window.~~

~~f) A sign permit is not required for temporary window signs.~~

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9. — Off-Premises Directional Signs: In order to encourage the clustering of businesses, and minimize strip commercial development in accordance with the Dexter-Ann Arbor Road Corridor Plan, while still allowing necessary and reasonable identification of businesses, facilitating the orderly flow of traffic, and avoiding unnecessary proliferation and excessive size of signs on roadways, off-premises directional signs may be permitted on a limited basis and subject to the following:

- a) — An easement shall be required in the location of the proposed sign.
- b) — A ground sign which is a maximum of six (6) square feet in sign area is permitted to be calculated in addition to the sign area requirements of the site.

E. — Signs Prohibited

- 1. — Festoon signs — with the exception of those located on light poles
- 2. — Signs which incorporate in any manner any flashing of intermittent lights
- 3. — Inflatable signs
- 4. — Off premises advertising signs
- 5. — Portable signs
- 6. — Roof signs
- 7. — Vehicle business sign
- 8. — Projecting Signs
- 9. — Any sign which revolves or has any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic pulsation, or by mechanical means, including intermittent electrical pulsation, or by action of normal wind currents, except those actions associated with street time/temperature signs.
- 10. — A sign or sign structure which:
 - a) — Is structurally unsafe.

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b) — Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment.

c) — Is not kept in good repair.

d) — Is capable of causing electrical shocks to persons likely to come in contact with it.

11. — Any sign which by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing, or detracting from the visibility of any traffic sign or control device on public streets and roads.

12. — Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit.

13. — Signs which make use of such words as “stop”, “look”, “danger”, or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse vehicular traffic.

14. — Any sign unlawfully installed, erected or maintained.

15. — Any sign now or hereafter existing which advertises a product, service or business no longer available at that location, including abandoned signs.

16. — Flags bearing the official design of a corporation or award flags.

17. — Any type of sign not expressly permitted.

F. — Signs Exempt

In addition to the exempt signs listed in Section 7.05, the following signs shall be permitted in the ARC District and shall be exempt from the item of information and sign area requirements:

1. — For Sale signs attached to vehicles.

2. — Community special event signs, including municipal streetscape banners.

3. — Private traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices published in accord with Section 508 of Public Act 300 of 1949, as amended.

4. — Menu and/or order board for a drive thru facility.

5. — Institutional Bulletin Boards

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6. On Premise private directional signs

G. Specific Sign Standards

The table below identifies the specific sign standards based on the allowable uses within the ARC District.

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- b) — Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment.
- c) — Is not kept in good repair.
- d) — Is capable of causing electrical shocks to persons likely to come in contact with it.
- 11. — Any sign which by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing, or detracting from the visibility of any traffic sign or control device on public streets and roads.
- 12. — Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit.
- 13. — Signs which make use of such words as “stop”, “look”, “danger”, or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse vehicular traffic.
- 14. — Any sign unlawfully installed, erected or maintained.
- 15. — Any sign now or hereafter existing which advertises a product, service or business no longer available at that location, including abandoned signs.
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~~6. On Premise private directional signs~~

~~G. Specific Sign Standards~~

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Sign Regulations by Use Category								
Use		Wall or Canopy Sign			Ground Sign			
		Max. Number	Formula	Max-Size (s)	Max. Number	Formula	Max-Size (s)	Max-Height (t)
Multiple-Family		None	N/A	N/A	1-per-street	1-sq.-ft.-of-sign-area-per-linear-ft.-of-parcel-frontage	42-sq.-ft.	4.5 ft

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Single Tenant:	1 per street	1 sq ft of sign area	42 sq. ft.	1 per street	Parcel Frontage 200 ft or less: 24 sq ft at 5 ft setback permitted to increase 1 sq ft for each add'l foot of setback Parcel Frontage greater than 200 ft: 30 sq ft at 10 setback permitted to increase 1 sq ft for each add'l foot of setback	Parcel frontage 200 ft	4.5 ft
						Parcel frontage greater	

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Multi-	1 wall sign	2 sq ft of sign area	84 sq ft	1 per street	Parcel Frontage 200 ft or less: 24 sq ft at 5 ft setback permitted to increase 1 sq ft for each add'l foot of setback Parcel Frontage greater than 200 ft: 30 sq ft at 10 ft setback permitted to increase 1 sq ft for each add'l foot of setback	200 ft or less: 48 sq ft Over 200 ft: 100	4.5 ft
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Multi-	1-wall sign	2 sq ft of sign area	84 sq ft	1 per street	Parcel Frontage 200 ft or less: 24 sq ft at 5 ft setback permitted to increase 1 sq ft for each add'l foot of setback Parcel Frontage greater than 200 ft: 30 sq ft at 10 ft setback permitted to increase 1 sq ft for each add'l foot of setback	200 ft or less: 48 sq ft Over 200 ft: 100-	4.5 ft
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Specific Sign Regulations by Use Category							
Use	Wall or Canopy Sign			Ground Sign			
	Max. Number	Formula	Max. Size (5)	Max. Number	Formula	Max. Size (5)	Max. Height (4)

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Fast Food	with or	N/A	1-sq-ft of sign area	42-sq-ft	1-per street	24 sq-ft at 5-foot setback line permitted to increase 1 sq-ft for each add 1-foot of setback	42-sq-ft	4.5-ft
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ARC Dexter-Ann Arbor Road Corridor Overlay District

Theaters	1 wall sign	Wall: 1 sq ft of sign	Wall: 42 sq ft	1 per street	24 sq ft at 5 foot setback line permitted to increase 1 sq ft for each add'l foot of setback. Ground signs are not permitted to be used for changeable messages.	42 sq ft	4.5 ft
	1 marquee		Marquee: 84 sq ft				
		Marquee: 2 sq ft of					

ARC Dexter-Ann Arbor Road Corridor Overlay District

Footnote: 1. See Section 15(B).06(D)(4)(e)

2. Building frontage shall be defined as the length of the building facade which is the designated primary entrance which may or may not face the street. Though it is preferred, signs are not required to be located on the building frontage.

3. See Section 15(B).06(D)(4)(e)

4. See Section 15(B).06(D)(4)(d)

ARC Dexter-Ann Arbor Road Corridor Overlay District

~~H. Nonconforming Signs~~

~~1. Any sign lawfully existing at the time of the adoption of this amendment which does not fully comply with all provisions shall be considered a legal nonconforming sign and may be permitted to remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare of the community.~~

~~2. Continuance:-~~

~~Nonconforming signs shall not:~~

- ~~a) be expanded or changed to another nonconforming sign;~~
- ~~b) be relocated, or altered so as to prolong the life of the sign, or so as to change the shape, size, type, placement, or design of the signs structural or basic parts;~~
- ~~e) be enhanced with any new feature including the addition of illumination;~~
- ~~d) be repaired, except if such repair brings the sign into conformance with this ordinance, if such repair involves any of the following:~~
 - ~~(1) expense which exceeds fifty (50) percent of the sign's appraised value as determined by the designated municipal official;~~
 - ~~(2) necessitates the replacement of both the sign frame and sign panels;~~
 - ~~(3) replacement of the signs primary support pole(s) or other support structure;~~
 - ~~(4) for signs without framework for sign panels, requires replacement of the sign panels;~~
- ~~e) be replaced~~
- ~~f) be re-established after the activity, business, or use to which it related has been discontinued for ninety (90) days or longer;~~

~~3. Permitted Modification:-~~

~~The following modifications may be permitted:~~

- ~~a) a change solely in the wording of the copy; and~~
- ~~b) routine repair to maintain the sign in a safe and aesthetic condition exactly as it existed at the time of the enactment of this amendment.~~

ARC Dexter-Ann Arbor Road Corridor Overlay District

4. ~~Elimination of Nonconforming Signs~~

~~The municipality may acquire by purchase, condemnation, or by other means any conforming sign which it deems necessary to preserve the health, safety, and welfare of the community's residents.~~

I. ~~Variances~~

~~The Zoning Board of Appeals of the respective communities shall have authority to vary the restrictions relating to the ARC District upon finding that a genuine hardship exists and that the strict application of this Article would place the applicant at a substantial and significant disadvantage with respect to other signs controlled by the Article. Comparisons to existing nonconforming signs shall not be considered by the ZBA.~~

Additional Requirements

All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below as a reference guide:

- A. ~~Article 3~~ ~~General Provisions~~
- B. ~~Article 5~~ ~~Parking and Loading~~
- C. ~~Article 8~~ ~~Special Land Use~~
- D. ~~Article 12~~ ~~R-3 Multiple Family Residential~~
- E. ~~Article 14~~ ~~C-1 General Business District~~
PB Professional Business District
- F. ~~Article 21~~ ~~Site Plan Review and Approval~~

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 reflecting it's pedestrian scale. Design elements shall promote the continuation of the downtown streetscape theme.
- 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, where possible.
- 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 extending east and west into the residential areas must be provided, 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 development shall meet the provisions of Article 6 Landscaping Standards of this ordinance.~~

~~Required Greenbelt along Street Frontage: A ten (10) to fifteen (15) foot wide greenbelt shall be planted along each public street right of way between the curb and the sidewalk including the equivalent of one (1) canopy tree, rounded upward, for every forty (40) linear feet of frontage. All greenbelt trees shall be uniformly spaced to create a tree lined corridor. The remaining greenbelt shall include only living materials with the exception of permitted driveways, signs, and utilities.~~

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 highly reflective, mirror type glass is prohibited.

B. Building Scale:

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. 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.
2. The height to width ratio of these subdivided facades of single story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two story buildings shall not exceed 1:1.
3. 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.

C. **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. Consideration should be given to surrounding buildings when determining roof shape.
5. 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.

6. 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.

7. 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. Prohibited Materials

1. Plain, flat faced CMU block (painted CMU).
2. Brick tiles
3. Metal walls
4. EIFS (if used no more than 5% permitted and must be used as an accent.

8 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. Architectural Design and Building Character.

D. 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.
3. Large retail establishments (i.e. 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

~~Section 15(D).05 - PARKING REQUIREMENTS~~

- ~~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 cannot 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:~~

ARTICLE XX
SCHEDULE OF REGULATIONS

SECTION 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - RESIDENTIAL									
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT (5)		PRINCIPAL STRUCTURE MINIMUM YARD SETBACK (in feet) (3)(4)			MAX LOT COVERAGE BY ALL BLDGS. PERCENT	MINIMUM FLOOR AREA (PER UNIT, sq. ft.)
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT (6)	SIDE	REAR		
PP Public Park	NA	NA	2	30	10**	10**	10**	30%	-
R-1A One Family Residential Large Lot	12,000 sq. ft.	75	2.5	35	25	15	35	25%	1,000
R-1B One Family Residential Small Lot	7,800 sq. ft.	60	2.5	35	15	10	25	30%	1,000
VR Village Residential - Single Family Detached Dwelling	7,800 sq. ft.	60	2.5	35	15	10	25	30%	1,000
Two Family Dwelling	4,500 sq. ft. per D.U.	60	2.5	35	15	min one 7	min both 17	50%	700
Multiple Family Dwellings	9,800 sq. ft.	-	2.5	35	15	10	25	60%	-
R-3 Multiple Family Residential	45,560 (1)	200 feet	2.5	35	40 for 1 story, 50 for over 1 story	25	50 for 1 story, 80 for over 1 story	30	-
MHP Mobile Home Park Residential	20 Acres	200						SEE ARTICLE XIII	-

* All residential lots fronting a residential street with a 66-foot right-of-way shall provide a minimum 25-foot front setback.

** Exceptions include: access for pedestrians, boating, fishing.

Article XX
SCHEDULE OF REGULATIONS

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Section 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - NON-RESIDENTIAL										
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT		PRINCIPAL STRUCTURE, MINIMUM YARD SETBACK IN FEET			MAX LOT COVERAGE BY ALL BLDGS. PERCENT	MINIMUM LOT FOOTPRINT (sq. ft.)	
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT	SIDE				REAR
						Min. One	Min. Both			
C-1 General Business and PB Professional Business	40,000 sq. ft.	200 ft.	2.5	35	25	10	20	25 (2)	--	--
VC Village Commercial (See Note 6)	--	--	3.0	45	15 max.	5	10	10 ft.	80%	See Note 1--
CBD Central Business District (See Note 6)	--	--	3.0 max and 2.0 min.	45	1 max.--	--	--	--	100%	See Note 1--
I-1 Limited Industrial	21,780	150	2	35	50	50	100	35 (2)	25	--
RD Research & Development	43,560	150	2	40	50	22.5	45	35	35	--

Note 1: Min Lot Footprint= Frontage (in feet) x 40 feet (For corner lots, the frontage shall be determined by the location of the street number)

FOOTNOTES: The notes below are part of Section 20.01

Multiple Family Residential District: Density and Lot Area Regulations for Dwelling Units (DU) in Multiple Family District		Minimum Lot Area (Square foot Per D.U.)
DISTRICT	NO. OF BR/D.U	MULTIPLE FAMILY
R-3	studio and 1	3,630
	2	4,840
	3 or more	7,260

- 1) Landscaped buffer per section 6.05.
- 2) Yard requirements
All front, side and rear yards shall be the minimum perpendicular distance measured from the principal structure, excluding all projections three (3) feet in length from the structure wall.
- 3) Yard requirements - Where lot adjoins more restricted zone
Where lot adjoins a lot of parcel in a more restricted zone, any adjoining front, side or rear yard of such lot shall have a minimum width equal to the required yard in the more restricted zone.
- 4) Height of building or structures
The limitations affecting the height of the structures shall not apply to the following appurtenant and structures provided they comply with all other provisions of this or any other applicable Ordinances: Parapet walls, chimneys, smokestacks, church spires, flag poles, penthouses for mechanical equipment and watertanks.
- 5) Corner Lots
A corner lot shall maintain front yard requirements for each street frontage, except in the VC and CBD District.