

**CITY OF DEXTER
PLANNING COMMISSION
WORK SESSION
MONDAY, APRIL 4, 2016**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:10 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

Matt Kowalski
Jack Donaldson
James Smith

Thomas Phillips-AB
Alison Heatley
Scott Stewart

Jim Carty -AB
Marni Schmid
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Doug Lewan, Carlisle Wortman Associates; Shawn Keough, City of Dexter Mayor; Zach Michels; Dexter Council Member; Justin Breyer, Assistant to the City Manager; Allison Bishop, AR Brouwer; residents and media.

**II. PUD-AP 2016-01 GRANDVIEW COMMONS
Discussion of a Revised Layout Concept**

Allison Bishop of AR Brouwer reviewed the revisions of the Grandview Commons project paying attention to requests by Planning Commission to address the 12 Unit apartment buildings and align the layout of the duplexes. Ms. Bishop asked for comments on the conceptual design and any feedback from Commissioners. Discussion followed

Commissioners Donaldson commented that he likes the layout, the inclusion of a picnic area and lesser density. Also mentioned was the placement of the water mains and inquired if there placement could be also rolled into the DAPCO rebuild.

Ms. Aniol commented on Fire Inspector Dettling's comments on the layout. Discussion followed on road widths.

Ms. Aniol gave an overview of the process she used to understand the design of the parcel with a possible alternative layout. Discussion followed on the placement of a building facing Baker Road versus the use of open space.

III. ADJOURNMENT

Chairman Kowalski adjourned the meeting at 6:59 PM.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 4, 2016**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:03 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski
Jack Donaldson
James Smith

Thomas Phillips
Alison Heatley
Scott Stewart

Jim Carty - AB
Marni Schmid
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Doug Lewan, Carlisle Wortman; residents and media.

II. APPROVAL OF THE MINUTES

1. Work Session – March 7, 2016
2. Regular Meeting – March 7, 2016

Motion Smith; support Stewart to approve the minutes of the Work Session of March 7, 2016 and the Regular Meeting of March 7, 2016 with the following corrections

- Regular Minutes, page 5, Commissioner Smith’s comments, reverse the sentences to read... Not consistent with public benefit. The duplexes are at odd angles on the plan where other buildings are squared up.

Unanimous voice vote approval with Commissioner Carty absent.

III. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval with Commissioner Carty absent.

IV. PUBLIC HEARING(S)

- A. CIP FY 2016-2021** – Public Hearing to consider the proposed Capital Improvements Plan (CIP) for FY 2016-2021. Discussion and possible action to adopt plan following public hearing.

Ms. Aniol introduced the CIP and acknowledged the change requested by the Planning Commission to retain the Main Street Underpass in the CIP. Also reviewed were grammatical and other small corrections.

Chairman Kowalski opened the Public Hearing at 7:18 PM. Joan Whinihan of 7581 Ann Arbor Street, Dexter spoke about the removal of the Dog Park in the CIP and would like to have this portion reconsidered. As there were no other speakers, the Public Hearing was closed by Chairman Kowalski at 7:20 PM.

Motion Smith; support Donaldson to approve the FY 2016-2021 CIP and recommend it to the City Council for acceptance with the reinstatement of the Phase 2 Main Street Underpass Intersection (10.02) into the CIP as a placeholder.

Ayes: Phillips, Donaldson, Heatley, Schmid, Steward, Stoner, Smith and Kowalski

Nays: None

Absent: Carty

Motion carries

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid reported that the Art Selection Committee will meet on April 20, 2016 at 7 PM at Creekside School. They will be looking at two items – one for Lion’s park from the Dexter Lions and one at the corner of Central and Huron Street from the Ann Arbor Bike Club. The Parks and Recreation Commission is looking for another commissioner to fill the empty slot.

C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided her report in the packet. In addition she provided the Commission with information on the following:

- There will be a public meeting on Saturday, April 16, from 12-4 PM at the Dexter District Library. This will be the kick-off meeting for the re-development of 3045 Broad Street (DAPCO property).
- Mr. Breyer reminded Planning Commission that next month following the meeting will need to set up for the May election.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. PUD-AP 2016-01 Grandview Commons – Planned Unit Development (PUD) Petition and Area Plan, submitted by Steve Brouwer, on behalf of MMB Equities, LLC for a mixed-residential development at the southwest corner of Grand Street and Baker Road (7931 Grand Street; Parcel ID 08-08- 06-155-001, 7905 Grand Street; Parcel ID 08-08-06-427-001 and Vacant Baker Road; Parcel ID 08-08-06-427-002). Planning Commission postponed action on March 7, 2016, following the public hearing to April 4, 2016. Applicant has requested Planning Commission postpone action to the May 2, 2016 meeting.

Motion Donaldson; support Phillips to postpone action on PUD-AP 2016-01 Grandview Commons until the May 2, 2016 Planning Commission meeting.

Ayes: Phillips, Donaldson, Heatley, Schmid, Stewart, Stoner, Smith and Kowalski.

Nays: None

Absent: Carty

Motion carries

B. Zoning Ordinance Update - Review and discussion draft amendments regarding District Use Table, Article 4, Non-Conformities, Article 23 Amendment Procedure, Article 8, Special Land Use, Article 21, Site Plan Review, and a new Article for Site Condo Procedures.

Doug Lewan of Carlisle Wortman reviewed the items listed on the District Use Table with input from Planning Commissioners.

IX. NEW BUSINESS

A. Lions Park Playground – Discussion of a text amendment to the zoning ordinance to allow an expansion of Lion’s Park to add a playground. A discussion of the proposed site plan will also be conducted.

Ms. Aniol introduced the text amendment that will be presented at a Public Hearing at the May 2 meeting that will facilitate the installation of equipment at Lion’s Park. Discussion followed.

X. PROPOSED BUSINESS FOR NEXT AGENDA – MAY 2, 2016

A. Work Session

1. Zoning Ordinance amendments regarding oil and gas drilling operations and other updates.

B. Regular Meeting

1. PUD-AP 2016-01 Grandview Commons – Area Plan Review
2. TAZO 2016-01 Text Amendments to Articles 2 and 10 – Public Hearing
3. CSPR 2016-02 Lions Park Playground – Combined Site Plan Review

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Stoner; support Donaldson to adjourn at 9:30 PM.

Unanimous voice vote approval with Commissioner Carty absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____



OFFICE OF COMMUNITY DEVELOPMENT

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

STAFF REVIEW

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

From: Michelle Aniol, Community Development Manager

Re: TAZO#2016-01, Text Amendments to the Zoning Ordinance
Article II, §2.02 Definitions and Article X, R-1A and R-1B One Family Residential District

Date: May 2, 2016

The Planning Commission will conduct a public hearing to consider text amendments to the Zoning Ordinance. The purpose of the public hearing is to consider the amendments to Article II, §2.02 Definitions and Article X, R-1A and R-1B One Family Residential District, as follows (text to be added is underlined; ~~strikeout~~ text will be deleted):

1. Amend Article II, Definitions, §2.02 Definitions to add a definition of a Public Park, as follows:
 - Noncommercial parks and recreational facilities – Any developed land intended for active and passive recreational pursuits, within the jurisdiction and control of a governmental agency. Commonly referred to as a public park.
2. Amend Article X, R-1A and R-1B, One Family Residential District, Section 10.02 Permitted Principal Uses to add Public Park, as follows:
 - H. Noncommercial parks and recreational facilities.

The purpose of the proposed text amendments is to facilitate the expansion of Lion's Park, for the installation of playground equipment. Lion's Park is located at the northeast corner of Edison and Ann Arbor Streets. Plans are in place to make the site ready for installation of the playground equipment in June.

As you will recall, the Planning Commission discussed the proposed District Use Table during its worksession on March 7, 2016. The direction given to the Planning Consultant was to add noncommercial parks and recreational facilities as a principal permitted use in all zoning districts, with the exception of the RD, Research and Development and I-1, Limited Industrial zoning districts. While that discussion will continue, an amendment to the zoning ordinance is necessary now.

ZONING AMENDMENT PROCESS

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

TEXT AMENDMENT ANALYSIS AND CONSIDERATIONS

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

- A. Documentation has been provided from City Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance. *Not applicable in this case.*
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the City's standards are outdated. *Not applicable in this case.*

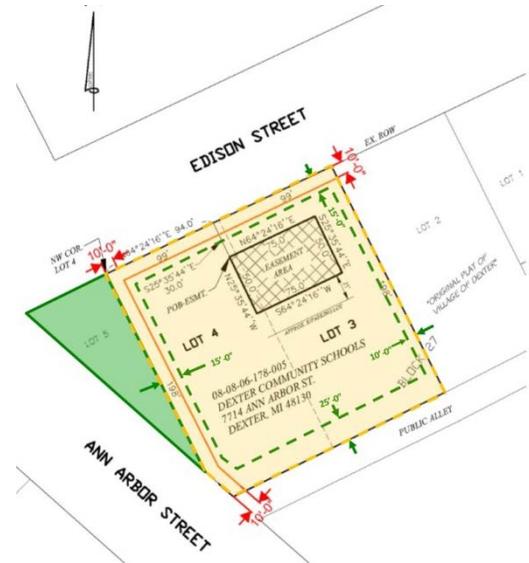
- C. The City Attorney recommends an amendment to respond to significant case law. *Not applicable in this case.*
- D. The amendment would promote implementation of the goals and objectives of the City's Master Plan. *The expansion of Lion's Park for a playground reflects the community's goal for various passive and active recreational opportunities for all residents of the City, including programs and activities offered by the City and other agencies, as identified in the current Master Plan.*

REVIEW

Lion's Park (in green) is zoned PP, Public Park. The property adjacent to the east (in yellow), which is owned by Dexter Community School, is zoned R-1B, One Family Residential District. Noncommercial parks and recreational facilities (i.e. public parks and playground equipment) are not permitted as principal or special land uses in the R-1B District.

The Parks and Recreation Commission began planning an expansion of Lion's Park and installation of new playground equipment in spring 2014. Since then, an easement has been executed with Dexter Community Schools, and subsequently recorded.

With plans to install the new playground equipment scheduled for June 18, 2016, we cannot wait for the zoning ordinance update to be completed. Since the proposed park is located on school property, it is exempt from the site plan review process. A copy of the playground plan is attached for your information.



SUGGESTED MOTION

Pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 2, 2016, the Planning Commission (**RECOMMENDS/DOES NOT RECOMMEND**) City Council amend Article II, §2.02, Definitions, to add a definition of a public park, and Article X, R-1A and R-1B, One Family Residential District, §10.02 Permitted Uses, to allow a public park use in residential districts, as cited herein.

OR

Based on the information presented at the May 2, 2016 Planning Commission meeting, the Planning Commission moves to (**POSTPONE**) the recommendation for the proposed amendments to Article II, §2.02, Definitions, to add a definition of a public park, and Article X, R-1A and R-1B, One Family Residential District, §10.02 Permitted Uses, to allow a public park use in residential districts, as cited herein until (**DATE**) to allow more time for the following:

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

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



CITY OF DEXTER
Edison Street Park - Option Five (1)



OFFICE OF COMMUNITY DEVELOPMENT

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

STAFF REPORT

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

From: Michelle Aniol, Community Development Manager

RE: SLU2016-01 and CSPR 2016-02 8080 Grand Street, application received April 4, 2016; site plan dated, April 4, 2016
8080 Grand, LLC, Applicant; Don Darnell, representing

Zoning: VC, Village Commercial District

Date: May 2, 2016

The Planning Commission is scheduled to conduct a public hearing to consider a special land use (SLU) request submitted by 8080 Grand, LLC, represented by Don Darnell. The proposed special land use request is for a service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments, for property located at 8080 Grand Street. The subject site is zoned VC, Village Commercial District on the City of Dexter Zoning Map. Accompanying this report, you will find a Combined Site Plan (CSP) Review and Special Land Use Application, which was received on April 4, 2016, and includes a combined preliminary and final site plan, which is dated April 4, 2016. The Planning Commission will consider the combined preliminary and final site plan following the public hearing.

The applicant proposes to redevelop an existing 6,330 square foot, concrete block building into three (3) tenant units, as follows:

1. Unit #1: Business and professional offices and retail uses.
2. Units #2: Service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments.
3. Unit #3:
 - a. Service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments, and
 - b. Business and professional offices and retail establishment.

Business and professional offices and retail uses are permitted principal uses in the VC Village Commercial District, according to Section 15.02, sub-section A, of the City of Dexter Zoning Ordinance.

When staff asked Mr. Darnell to identify the type of service establishment he anticipates for Units 2 and 3, he stated "the two other spaces would be ideal for a plumber, electrician, HVAC company type of service companies." According to Section 15.03, sub-section F of the City of Dexter Zoning Ordinance, service establishments, as cited herein, are subject to the provision that not more than fifty (50%) percent of the useable floor area of the establishment shall be used for servicing, repairing, or processing activities, **and** require special land use approval.

BACKGROUND

Prior to receiving the above referenced application, Mr. Darnell provided a proposed use statement for the subject site. A copy of the proposed use statement accompanies this review letter. In the statement he described uses for 3 units.

- Units #1 and #2 would be finished as a “white box” readied for a potential tenant. Staff determined it was logical to anticipate retail and/or office use(s) for these units, however, staff informed Mr. Darnell that he would need to be more specific because connection fees were based on the type of land use.
- Unit 3rd was described, as follows:
 - A “business workshop and gallery to display and sell” “artwork and restored automotive parts,” to “be used to display collectible automobiles significant in supporting” his partner’s “artistic vision as he builds his name in the market as a car designer. With the addition of a lift in the space it will be easier to modify the cars to support his designs,” and
 - “To show and display various automobiles and automobilia such as signs and gas pumps”, with “clean-room workshop assembly of automobile parts, sub-assemblies, and complete automobiles.” “The typical project” would enter “the facility as a fully restored and painted automotive unibody, sans drivetrain, interior, trim, and suspension. Restored or new parts are purchased either as new-old-stock, modified parts and /or restored parts would then be added to the unibody to complete the automobile. It would “be a place for small groups of like-minded friends and family to meet in a setting that is best described as museum-meets-workshop, as well as to the public for gallery events and for sales of certain restored auto parts and various art.”

It was staff’s interpretation that the uses Mr. Darnell described were more like a garage for customizing and restoring automobiles than a business workshop or artist gallery. Staff explained to Mr. Darnell that a garage for customizing and restoring automobiles was not listed as a principal permitted or special land use in the VC Village Commercial District, and would not be allowed. Staff further explained that a business workshop/artist gallery was also not listed as a principal permitted or special land use in the VC Village Commercial District, and would not be allowed.

Staff outlined Mr. Darnell’s options going forward, which included:

1. Section 3.07, Uses Not Otherwise Included Within a District. This section sets forth the process and procedures for the Planning Commission to determine if a land use, which is not cited by name in a particular zoning district, is clearly similar in nature and compatible with listed or existing uses in the VC Zoning District, **OR**
2. Appeal staff’s decision to the Zoning Board of Appeals. In this instance, he would have to demonstrate that the decision was:
 - a. arbitrary or capricious, or
 - b. was based on an erroneous finding of a material fact, or
 - c. constituted an abuse of discretion, or
 - d. was based on erroneous interpretation of the Zoning Ordinance or zoning law.

Mr. Darnell indicated he did not have any tenants at this time, and ask if he could apply for site plan approval of a permitted use, so he could get the building rehabbed. Staff explained that he could apply for site plan review for retail/office uses, as these were permitted uses in the VC Zoning District. Then, presuming he obtained final site plan approval from City Council, he could apply for Preliminary Zoning Compliance once he had a tenant or tenants. However, the tenant’s use would have to be allowed in the VC District, either as a principal permitted or special land use, but if the proposed use by potential tenants was not allowed in the VC District, nor in any other zoning district, he could petition for consideration of such use(s) under Section 3.07, Uses Not Otherwise Listed within a District.

Instead of applying for site plan review for permitted uses only, Mr. Darnell submitted an application for a combination of permitted and special land uses.

SPECIAL LAND USE PROCEDURES

The intent of the special land use process is to regulate uses that may be compatible with uses in some, but not all, locations within a particular zoning district. The special land use process is designed to accomplish the following:

- Provide a mechanism for public input on decisions involving more intense land uses.
- Establish criteria for both new development and infill/redevelopment consistent with the City's land use goals and objectives as stated in the City Master Plan.
- Regulate the use of land on the basis of impact to the City overall and adjacent properties in particular.
- Promote a planned and orderly development pattern which can be served by public facilities and service in a cost-effective manner.
- Ensure uses can be accommodated by the environmental capability of specific sites.
- Provide site design standards to diminish negative impacts of potentially conflicting land uses.
- Provide greater flexibility to integrate land uses within the City.

The process for special land use requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval, denial, or approval with conditions to City Council. City Council is responsible for taking final action to approve, deny or approve with conditions. Pursuant to Section 21.05 of the City of Dexter Zoning Ordinance, staff has authorized the applicant to submit for combined preliminary and final site plan due to the limited nature of the redevelopment being proposed.

The Planning Commission must review the application for special land use in accordance with Section 8.03, General Review Standards of All Special Land Uses. In addition, an application presented for special land use must include a site plan, prepared in accordance with Article 21, Site Plan Review. The Planning Commission must review the site plan in accordance with Section 21.04, sub-section D.2 and E.3.

REVIEW COMMENTS

1. Consultant Reviews: The city's planning and engineering consultants, Carlisle/Wortman Associates (CWA) and OHM, and the Dexter Area Fire Department (DAFD) have reviewed the above referenced application. As you will read, a number of deficiencies were identified and should be corrected prior to any action by the Planning Commission to approve the special land use and/or the site plan. Copies of their reviews accompany this report:
 - a. OHM review letter dated, April 22, 2016
 - b. CWA review letters dated, April 19, 2016
 - c. DAFD review letter dated, April 13, 2016
2. Staff Review: The application identifies the subject site as 8080 Grand Street, with a parcel number of 08-08-06-280-003. The site plan shows two parcels, A and B. The City's tax records verify this information. While preparing this review, staff discovered that the County GIS records shows parcels A and B, as both being addressed as 8080 Grand Street, but having two different parcel numbers (08-08-06-280-030 and 08-08-06-280-031, respectively). The public hearing notice was prepared based on parcel number 08-08-06-280-003. Consequently, another public hearing may be required. Staff has informed the applicant and is working with the County to rectify this discrepancy.

SUGGESTED MOTIONS – SLU2016-01 8080 Grand Street

Based on the information provided by the applicant, staff, consultants and DAFD, and reflected in the minutes of this meeting, the Planning Commission, pursuant to Section 8.02, sub-section d of the City of Dexter Zoning Ordinance, recommends that City Council (**APPROVE/ DENY**) the Special Land Use request, SLU 2016-01 8080 Grand Street, submitted by 8080 Grand, LLC, for a service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments, as cited herein, subject to the following conditions:

1. The applicant shall satisfactorily address the items cited in the April 19, 2016 CWA special land use review letter;
2. The applicant shall satisfactorily address the property address and parcel number discrepancy, as cited herein;
3. Staff shall work with the applicant and Washtenaw County to correct the address and parcel number discrepancy. Staff shall also determine if another public hearing is required; and
4. Combined site plan approval.

OR

Based on the information provided by the applicant, staff, consultants and DAFD, and reflected in the minutes of this meeting, the Planning Commission, pursuant to Section 8.02, sub-section d, moves to (**POSTPONE**) the Special Land Use request, SLU2016-01 8080 Grand Street, submitted by 8080 Grand, LLC, for a service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments, as cited herein until (**DATE**), to allow the applicant more time to address the following:

1. The applicant shall correct the deficiencies cited in the April 19, 2016 CWA special land use review letter, and
2. Staff shall work with the applicant and Washtenaw County to correct the address and parcel number discrepancy. Staff shall also determine if another public hearing is required, and
3. Staff shall determine if another public hearing is required.

SUGGESTED MOTIONS – CSPR 2016-02 8080 Grand Street

Based on the information provided by the applicant, staff, consultants and DAFD, and reflected in the minutes of this meeting, the Planning Commission, pursuant to Section 21.04, sub-section E6 Planning Commission Action, recommends that City Council (**APPROVE/DENY**) the Combined Preliminary and Final Site Plan, CSPR 2016-02 8080 Grand Street, dated April 4, 2016, and submitted by 8080 Grand, LLC for the redevelopment of an existing 6,330 square foot building, for business and professional offices and retail uses in Units #1 and #3, and service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose applicant and similar establishments in Units#2 and #3, as cited herein, subject to the following conditions:

1. The applicant shall submit a revised site plan that corrects the deficiencies cited in the April 22, 2016 OHM review letter, the April 19, 2016 CWA Combine Site Plan review letter, and the April 13, 2016 DAFD review letter; and
2. Staff shall work with the applicant and Washtenaw County to correct the address and parcel number discrepancy; and
3. Special land use approval.

OR

Based on the information provided by the applicant, staff, consultants and DAFD, and reflected in the minutes of this meeting, the Planning Commission, pursuant to Section 21.04, sub-section E6 Planning

Commission Action, moves to **POSTPONE** action on the Combined Preliminary and Final Site Plan, CSPR 2016-02 8080 Grand Street, dated April 4, 2016, submitted by 8080 Grand, LLC for the redevelopment of an existing 6,330 square foot building, for business and professional offices and retail uses in Units #1 and #3, and service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose applicant and similar establishments in Units#2 and #3, as cited herein, until **(DATE)**, to allow the applicant more time to address the following issues:

1. The applicant shall submit a revised site plan that corrects the deficiencies cited in the April 22, 2016 OHM review letter, the April 19, 2016 CWA Combine Site Plan review letter, and the April 13, 2016 DAFD review letter; and
2. Staff shall work with the applicant and Washtenaw County to correct the address and parcel number discrepancy.

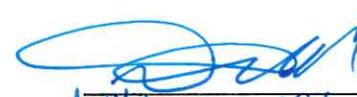
Please contact me if you have any questions or comments.

Special Use Form - Page 2

	Plan Submitted	Requirement
8. Floor Area Ratio (7b/6)	31.1%	
9. Total Paved Area (ft)	7800	
10. Total Impervious Cov. (7a+9)/6	14330	
11. Number of Parking Stalls	13 / 2*	
12. Density (6/13)		
13. Number of Units (Residential)	n/a	
14. For Multi-Family:		
Efficiency	n / a	
1 Bedroom	n/a	
2 Bedroom	n/a	

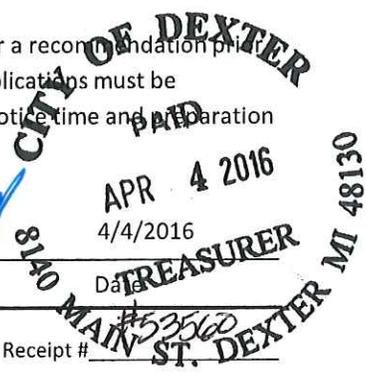
Additional required information for Special Use Permit:

- 15. Statement describing the use proposed. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent information and/or site development characteristics.
- 16. All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the City Council for final consideration. Therefore, all applications must be submitted four weeks prior to 1st Monday of month in order to ensure proper notice time and preparation time. Incomplete applications cannot be processed.


Date: 4/4/2016

Date: 4/4/2016

Owner's Signature _____ Applicant's Signature _____
 Staff Review: Fee: \$1,100 + 50/100 Date Received: 4/4/16 Receipt # 53560
 73000 082020

Planning Commission Review Date: _____ Council Review Date: _____



Approved Denied Reviewed by: _____

REASONS FOR DENIAL: _____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: _____

APPROVAL STAMP:

SCHEDULE A
SITE PLAN REVIEW & SPECIAL USE APPLICATION
8080 GRAND, LLC

Unit No. 1. Business and professional offices. (Permitted principal use F.)

Retail establishment. (Permitted principal use A.)

Unit No. 2. Service Establishments of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments of similar character. (Special Use F).

Unit No. 3. Service Establishments of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments of similar character. (Special Use F).

Business and professional offices. (Permitted principal use F.)

Retail establishment. (Permitted principal use A.)

From: [Don Darnell](#)
To: [Michelle Aniol](#)
Cc: "Paul Grusche"; cnicholls@dextermi.gov
Subject: RE: 8080 Grand St-Special Land Use Public Hearing requirement
Date: Wednesday, April 06, 2016 4:02:46 PM

We know the general type, as the two other spaces would be ideal for a plumber, electrician, HVAC company type of service companies. Is that what you are looking for?

Don Darnell
7926 Ann Arbor St.
Dexter, Michigan 48130
Tel. 734-424-5200
Fax. 734-786-1605
Cell. 734-417-3911

From: Michelle Aniol [<mailto:maniol@dextermi.gov>]
Sent: Wednesday, April 06, 2016 3:58 PM
To: Don Darnell
Cc: "Paul Grusche"; cnicholls@dextermi.gov
Subject: RE: 8080 Grand St-Special Land Use Public Hearing requirement
Importance: High

Don,
In order to prepare the public hearing notice for the special land use hearing, you need to be specific on the type of "service establishment" you are proposing. Please get me this information by 10:00 am on Friday, April 8, 2016. I must submit the public hearing notice by 2:00 pm on Friday, April 8th.

Michelle Aniol

Community Development Manager

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

734-426-8303 (main office)
734-580-2233 (direct)
248-721-5076 (mobile)

maniol@dextermi.gov
www.dextermi.gov



Michigan

OFFICE OF COMMUNITY DEVELOPMENT

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

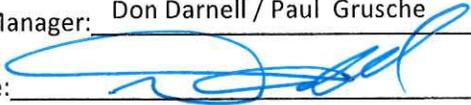
State & County Environmental Permits Checklist

Name of Business: 8080 Grand, LLC

Mailing Address: 7926 Ann Arbor St., Dexter, Michigan 48130

Telephone: 734-417-3911 Fax: 734-786-1605

Type of Business: real estate holding company Owner/Manager: Don Darnell / Paul Grusche

Date: 4/4/2016 Signature: 

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

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

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

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

Environmental Checklist - Page 2

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

8080 GRAND, LLC

Unit	Sq. Ft	Proposed Use	Spaces Req'd	Art. 5 Reference	Article 15 Village Commercial
1	1019	business and professional office	3	Sec. 5.03 (see p. 5-7)	Sec. 15.02 (F)
1 (alt)	1019	retail	3	Sec. 5.03 (see p. 5-6) general retail uses	Sec. 15.02 (A)
2	2002	showroom for plumber, etc.	2	Sec. 5.03 (see p. 5-5)	Sec. 15.03(F)
3	3197	showroom/service, office, or retail	6 or 9	Sec. 5.03	Sec. 15.02(A)(F) Sec. 15.03(F)

8080 GRAND ST DEXTER, MI

SHEET INDEX

SHEET NO.	SHEET TITLE
S-1	SHEET INDEX, ZONING DATA, PROPOSED SITE PLAN
S-2	EXISTING SITE/ SITE DEMO/ SOIL EROSION PLAN
S-3	EXISTING TOPOGRAPHICAL & BOUNDARY SURVEY
S-4	GRADING PLAN & SITE DETAILS
S-5	LANDSCAPING PLAN
S-6	SITE LIGHTING PLAN
A-1	FLOOR PLAN
A-2	BUILDING ELEVATIONS

LEGAL DESCRIPTION/ PARCEL A

COMMENCING AT THE WEST CORNER OF LOT 8, BLOCK 24, "VILLAGE OF DEXTER", WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 27 OF DEEDS, PAGE 532, WASHTENAW COUNTY RECORDS; THENCE S47°59'00"E 66.00 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND STREET; THENCE N42°22'51"E 198.50 FEET TO A POINT THAT BEARS S47°53'11"E 66.00 FEET ALONG THE SOUTHWESTERLY LINE OF A 24 FT WIDE ALLEY FROM THE NORTH CORNER OF SAID LOT 8; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ALLEY S47°53'11"E 24.00 FEET; THENCE S42°22'51"W 198.56 FEET; THENCE N 47°59'00"W 24.00 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND STREET TO THE POINT OF BEGINNING. BEING A PART OF LOT 8, BLOCK 24, "VILLAGE OF DEXTER", WASHTENAW COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF DEEDS, PAGE 532, WASHTENAW COUNTY RECORDS AND CONTAINING 4,755 SQ FEET OF LAND, MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGAL DESCRIPTION/ PARCEL B

COMMENCING AT THE WEST CORNER OF LOT 8, BLOCK 24, "VILLAGE OF DEXTER", WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 27 OF DEEDS, PAGE 532, WASHTENAW COUNTY RECORDS; THENCE S47°59'00"E 90.00 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND STREET; THENCE N42°22'51"E 198.56 FEET TO A POINT THAT BEARS S47°53'11"E 66.00 FEET ALONG THE SOUTHWESTERLY LINE OF A 24 FT WIDE ALLEY FROM THE NORTH CORNER OF SAID LOT 8; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ALLEY S47°53'11"E 77.00 FEET; THENCE S42°22'51"W 198.43 FEET; THENCE N 47°59'00"W 77.00 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND STREET TO THE POINT OF BEGINNING. BEING A PART OF LOTS 7 AND 8, BLOCK 24, "VILLAGE OF DEXTER", WASHTENAW COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF DEEDS, PAGE 532, WASHTENAW COUNTY RECORDS AND CONTAINING 16,284 SQ FEET OF LAND, MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PROJECT OWNER/ APPLICANT:

8080 GRAND LLC
7926 ANN ARBOR ST.
DEXTER, MI 48130
734-417-3911

PROJECT DESCRIPTION:

INTERIOR RENOVATION OF EXISTING BUILDING TO CREATE 3 TENANTS. INCLUDES NEW TOILET ROOMS, KITCHENETTE, HVAC UNITS.
SITE DEVELOPMENT TO MEET ZONING REQUIREMENTS: NEW PARKING LOT, SIDEWALK, LANDSCAPING, DUMPSTER, AND RAIN GARDEN

AREA ANALYSIS

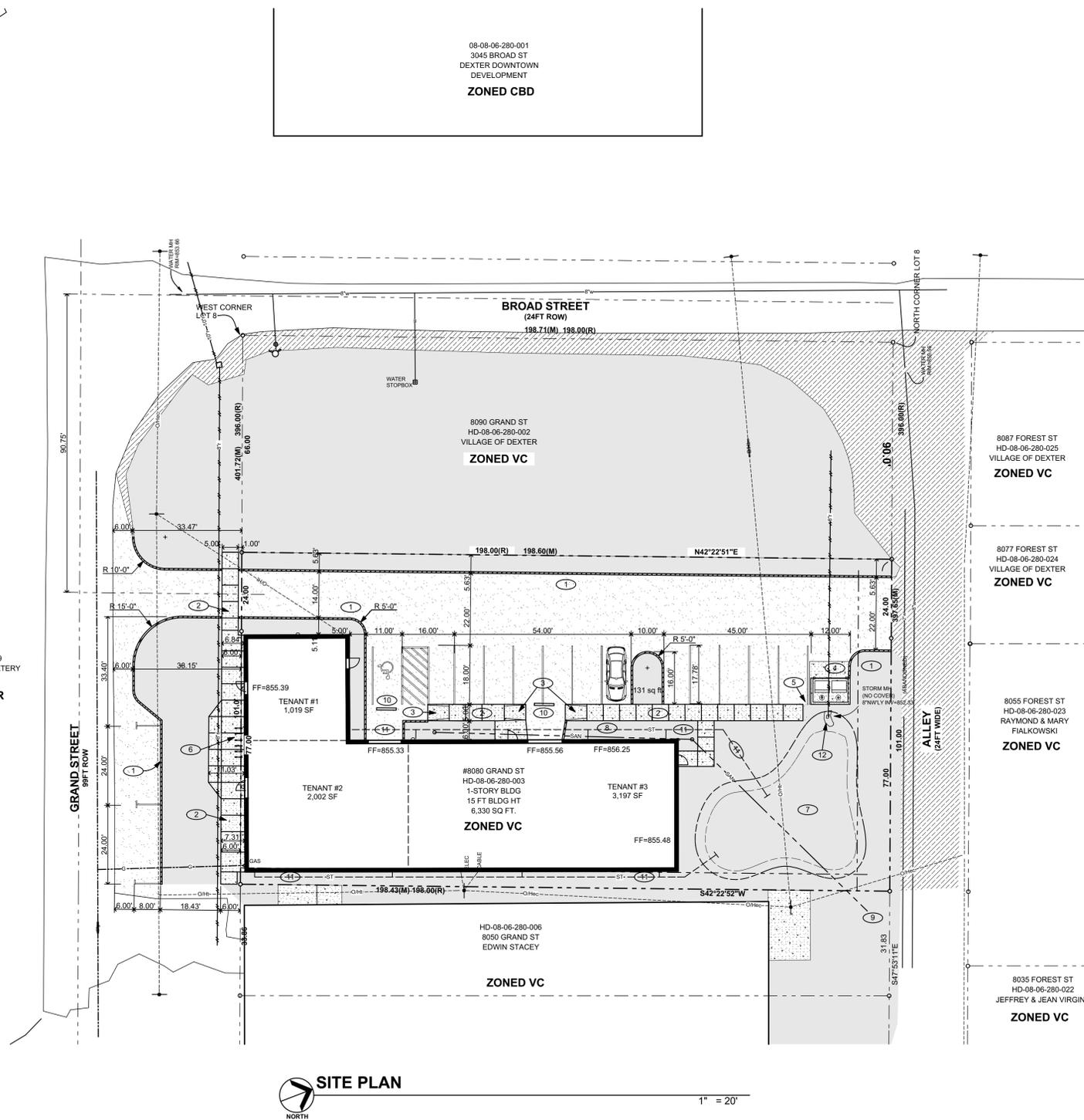
EXISTING		PROPOSED	
EX. BUILDING AREA	6,330 SF	EX. BUILDING AREA	6,330 SF
EXISTING BLDG FOOTPRINTS	6,330 SF	TENANT 1	1,019 SF
		TENANT 2	2,003 SF
		TENANT 3	3,308 SF
EX. LOT AREA	19,998 SF (0.46 ACRES)		
EX. LOT COVERAGE	$\frac{6,219 \text{ SF}}{19,998 \text{ SF}} = 31.1\%$		

SCHEDULE OF REGULATIONS

ZONED VC	REQ'D	EXISTING	PROPOSED	VARIANCE
VILLAGE COMMERCIAL				
MIN LOT AREA	N/A	19,998 SF	NO CHANGE	NONE
MIN LOT WIDTH	N/A	77.0 FT	NO CHANGE	NONE
MAX FRONT YARD	15.0 FT MAX	0.82 FT	NO CHANGE	NONE
MIN LEAST SIDE	5.0 FT	3.76 FT	NO CHANGE	EX. NON CONFORMITY
MIN TOTAL SIDES	10.0 FT	28.55 FT	NO CHANGE	NONE
MIN REAR YARD	10.0 FT	64.67 FT	NO CHANGE	NONE
MAX LOT COVERAGE	80.0 %	31.1 %	NO CHANGE	NONE
MAX BLDG HEIGHT	45.0 FT	15.0 FT	NO CHANGE	NONE
	3 STORIES	1 STORY	NO CHANGE	NONE

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	18,626 SF	-4,589 SF	14,037 SF
EX. BUILDING	6,330 SF		6,330 SF
FLAT CONCRETE	3,903 SF	-2,999 SF	904 SF
ASPHALT	0 SF	+6,637 SF	6,637 SF
CURBS	0 SF	+168 SF	168 SF
GRAVEL	8,393 SF	-8,393 SF	0 SF
PERVIOUS AREAS	1,423 SF	+4,589 SF	6,012 SF
GRASS/ MULCH	7.1% OF SITE		33.0% OF SITE
SITE AREA	20,049 SF 0.46 ACRES		20,049 SF 0.46 ACRES

08-08-06-280-001
3045 BROAD ST
DEXTER DOWNTOWN
DEVELOPMENT
ZONED CBD



SITE PLAN
NORTH

1" = 20'

VILLAGE OF DEXTER STANDARD NOTES

- NOTIFY THE VILLAGE OF DEXTER AND THE VILLAGE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL CONSTRUCTION MUST CONFORM TO THE CURRENT ENGINEERING STANDARDS AND SPECIFICATIONS ADOPTED BY THE VILLAGE OF DEXTER.
- NO PAVING OR EXCAVATION FOR PAVING SHALL BE ALLOWED UNTIL THE SANITARY SEWERS, WATER MAIN, STORM SEWERS, AND/OR COUNTY DRAIN CLEAN OUT CONSTRUCTION HAS BEEN APPROVED BY THE VILLAGE.
- CALL MISS DIG (800-482-7171) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE PRIOR TO THE START OF CONSTRUCTION.
- ALL EXCAVATION UNDER THE INFLUENCE OF PAVEMENT, INCLUDING SIDEWALKS AND DRIVEWAYS, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH CLASS II SAND TO 95% OR MAXIMUM UNIT WEIGHT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THE CONDITION THAT EXISTED PRIOR TO THE START OF CONSTRUCTION.
- WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM, OR SUNRISE TO SUNSET, WHICHEVER IS LESS.

PARKING REQUIREMENTS

TENANT #1- 1,019 SF / 1,000 x 3 = 3.1 SPACES BUSINESS OR RETAIL USES 3 PER 1,000SF	3
TENANT #2- 2,003 SF / 1,000 = 2.0 SPACES SHOWROOM FOR TRADES, 1 PER 1,000SF	2
TENANT #3- 3,308 SF / 1,000 = 3.3 SPACES SHOWROOM FOR TRADES, 1 PER 1,000SF	3
TOTAL PARKING REQUIREMENT	8
PROVIDED ONSITE	13

SITE NOTES

- NEW CURB- SEE DETAIL 4/ SHEET S7
- NEW CONC SIDEWALK- SEE DETAIL 3/ SHEET S7
- SIDEWALK RAMP. MAX SLOPE 1:12
- PROPOSED TRASH ENCLOSURE. TRASH WILL BE DELIVERED TO CURB FOR PICK-UP. NOT DESIGNED OR INTENDED FOR TRUCK PICK-UP. SEE DETAIL 6 & 7/ SHEET S7
- SPILLWAY TO RAIN GARDEN
- BIKE HOOPS
- RAIN GARDEN- SEE DETAILS 1 & 2/ SHEET S7
- EX. SANITARY DRAIN IN POOR CONDITION TO BE REPLACED WITH 4" PVC DRAIN
- EX. SANITARY DRAIN TO PUMP STATION
- BUMPER BLOCK
- 6" CORRUGATED PLASTIC PIPE TO COLLECT STORM WATER FROM DOWNSPOUTS
- EX. DRAIN STRUCTURE BECOMES RAIN GARDEN OVERFLOW

- PROPOSED HOT MIX ASPHALT (HMA) 36A
- GRASS OR MULCH
- CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE

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BALLOU ENTERPRISES PLLC

SITE PLAN REVIEW 4 APR 2016
PRELIM SITE 9 MAR 2016
PRELIM SITE 1 MAR 2016
EX. FLOOR PLAN 19 DEC 2014
EX. SITE 5 DEC 2014

focus / design
Todd Ballou, Registered Architect
www.focusdesign.us
focusdesign@comcast.net
(734) 276-2110
3300 Berry Rd., Ypsilanti, MI 48198

PROJECT:
8080 GRAND ST
8080 GRAND ST.
DEXTER, MI

TITLE: **SITE PLAN**

JOB NO:
1431



SHEET NO.

S-1

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR HAS MADE EVERY EFFORT TO LOCATE AND ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND ANY OTHER INFORMATION CONTAINED HEREIN FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE DRAWING. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY LIABILITY FOR CONSEQUENTIAL DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

LEGEND

○ = LIGHT POLE	● = SPOT ELEV.	— t — = EXISTING STORM
○ = UTILITY POLE	○ = POST	— s — = EXISTING SANITARY
○ = GUY ANCHOR	○ = GATE VALVE	— w — = EXISTING WATER
○ = HYDRANT	○ = SIGN	— g — = EXISTING GAS
		— e — = EXISTING ELECTRIC
		— t — = EXISTING TELEPHONE
▲ = GRAVEL	— — — = FENCE	
■ = CONCRETE		
■ = ASPHALT		

TC = TOP OF CURB
TW = TOP OF WALL

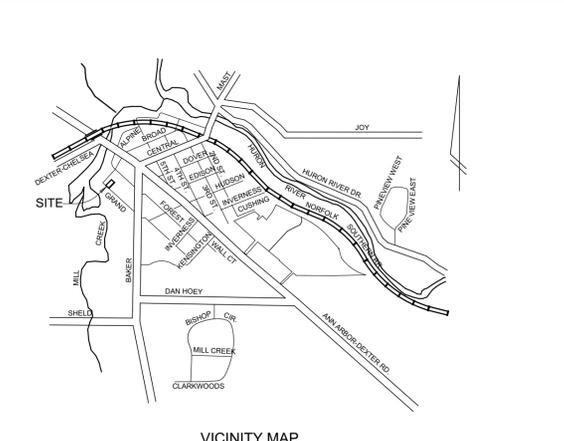
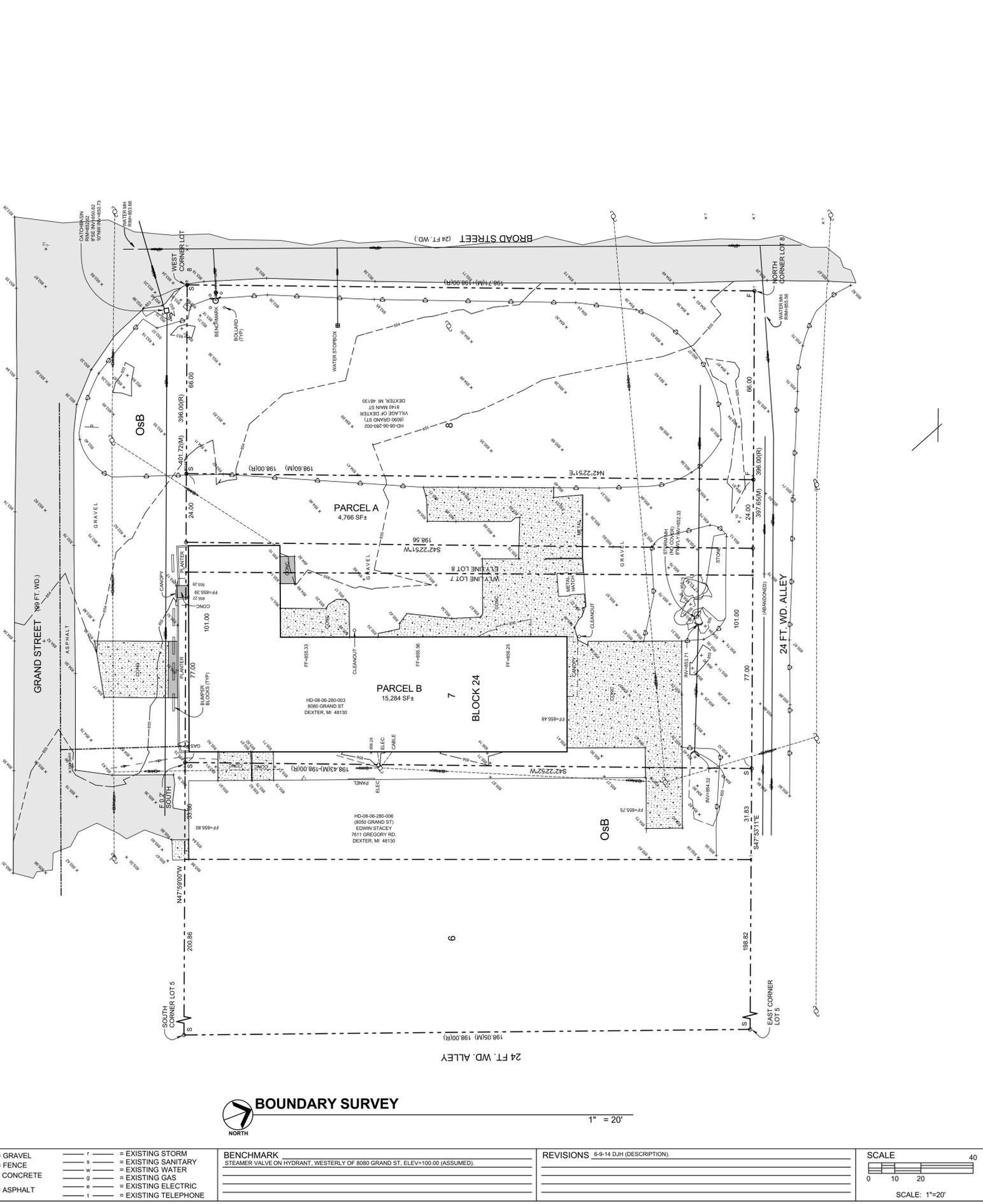
○ = MANHOLE
○ = CATCHBASIN
— — — = END SECTION

BENCHMARK
STEAMER VALVE ON HYDRANT, WESTERLY OF 8080 GRAND ST. ELEV=100.00 (ASSUMED).

REVISIONS 6-9-14 DJH (DESCRIPTION)

SCALE
0 10 20 40
SCALE: 1"=20'

PREPARED BY
THOMAS L. SUTHERLAND P.S., MICH NO. 24620



LEGAL DESCRIPTION/ PARCEL A
COMMENCING AT THE WEST CORNER OF LOT 8, BLOCK 24, "VILLAGE OF DEXTER", WASHTEENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 27 OF DEEDS, PAGE 532, WASHTEENAW COUNTY RECORDS; THENCE S47°59'00"E 66.00 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND STREET; THENCE N42°22'51"E 198.50 FEET TO A POINT THAT BEARS S47°53'11"E 66.00 FEET ALONG THE SOUTHWESTERLY LINE OF A 24 FT WIDE ALLEY FROM THE NORTH CORNER OF SAID LOT 8; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ALLEY S47°53'11"E 24.00 FEET; THENCE S42°22'51"W 198.56 FEET; THENCE N 47°59'00"W 24.00 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND STREET TO THE POINT OF BEGINNING. BEING A PART OF LOT 8, BLOCK 24, "VILLAGE OF DEXTER", WASHTEENAW COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF DEEDS, PAGE 532, WASHTEENAW COUNTY RECORDS AND CONTAINING 4,755.52 FEET OF LAND, MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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CIVIL ENGINEERS
PLANNERS - SURVEYORS
LANDSCAPE ARCHITECTS
3028 W. LIBERTY RD.
SUITE 400
ANN ARBOR, MI 48103
PHONE: 734-761-9830
FAX: 734-761-9830
WASHTEENAWENGINEERING.COM

WASHTEENAW ENGINEERING

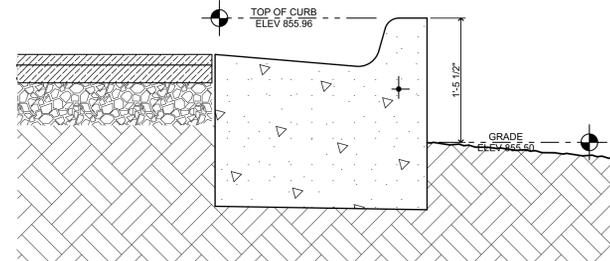
CLIENT
REBECCA DUNLAVY
4535 CORNWELL LANE
WHITMORE LAKE, MI 48189
PHONE: (980) 567-1559

SHEET
8080 GRAND ST
VILLAGE OF DEXTER

PROJECT
SECTION 2, TOWN 2 SOUTH, RANGE 1 EAST
VILLAGE OF DEXTER
WASHTEENAW COUNTY, MICHIGAN
JOB NO. 31711
DATE 7-3-13
DWG NO.
FIELD BOOK NONE
SHEET
FILE NO. 10017

WASHTEENAW COUNTY SOIL SURVEY CLASSIFICATION
OsB SOIL - OSHTEMO LOAMY SAND, 0-8% SLOPES. SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTEENAW COUNTY

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



1
S4 **DRIVEWAY HIGH POINT DETAIL**
Scale 1" = 1'-0"

Existing Impervious Area

Area	Surface	C _{runoff}	Area (sf)	AC
Building Area	Roof	0.95	6,330	6,014
Paved Areas	Concrete	0.95	3,903	3,708
Gravel	gravel	0.80	8,393	6,714
			Sum (A X C)	
Total Ex. Impervious Area			16,436	sf

Proposed Impervious Area

Area	Surface	Type	C _{runoff}	Area (sf)	AC
Building Area	Roof	0.95	6,330	6,014	
Asph:	Asphalt	0.95	6,637	6,305	
Concrete	Concrete	0.95	1,070	1,017	
			Sum (A X C)		
Total Proposed. Impervious Area			13,335	sf	

Net Decrease in Impervious Area **-3,101** **sf**

Retention Volume (Vt) for Design Area

A= Design Area	13,335	sf
A= Design Area	0.306	ac
C = Run-Off Coefficient (for Design Area)	0.95	
Vt = 33,000 x A x C	(Vt) 9,597	cf

Storage Capacity of Rain Garden

Rim Area of Depression	1,780	sf
Base Area of Depression	1,270	sf
Depth of Depression (slope rise)	1.5	ft
Base Area above grade	1,905	CF
Sloped Ring Volume	382.5	
Volume of Depression Above grade	2,288	cf
Depth of Soil Mix	3	ft
Voids of Soil	20%	
Depth of Gravel Layer	3	ft
Voids of Gravel	40%	
Volume below grade	2,286	cf

OVERALL STORAGE CAPACITY **4,574** **cf**

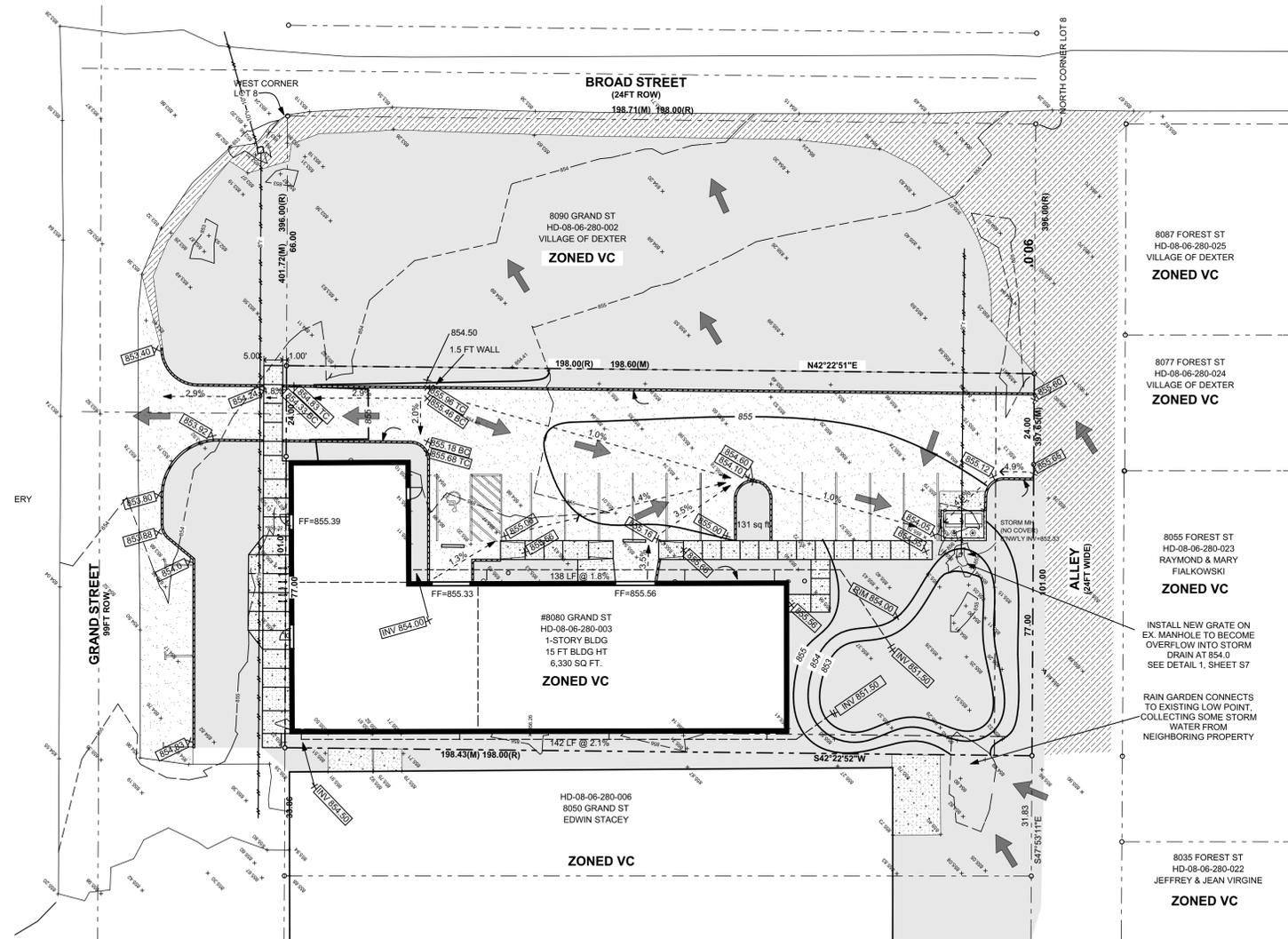
Capacity of Rain Garden is 48% of (Vt) for Design Area
Overflow should be expected periodically

Infiltration Rate of Rain Garden

OsB Loamy Sand Absorption Rate (2.5 in/ hr)	0.208	ft/hr
Base Area of Rain Garden	1270	sf
Actual Infiltration Rate per hour	265	cf/hr
Actual Infiltration Capacity for 24 hour period	6,350	cf/24hr
Actual drawdown rate provided	264.6	cf/hr
Overall drawdown time for design Volume (Vt)	36.3	hr

SITE PLAN REVIEW 4 APR 2016
PRELIM SITE 9 MAR 2016
PRELIM SITE 1 MAR 2016
EX. FLOOR PLAN 19 DEC 2014
EX. SITE 5 DEC 2014

focus / design
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3300 Berry Rd., Ypsilanti, MI 48198



GRADING PLAN NOTES

FILL TO RAISE DRIVEWAY	+56	CY
CUT TO LOWER PARKING AREA TO 855	-224	CY
CUT TO ESTABLISH RAIN GARDEN RIM AT 854	-65	CY
CUT TO CREATE RAIN GARDEN DEPRESSION ABOVE GRADE	-84	CY
RAIN GARDEN BASIN	-280	CY

- * 855.99 EXISTING ELEVATION POINT
- + 855.18 P PROPOSED ELEVATION POINT
- + 855.18 BG PROPOSED ELEVATION POINT AT BOTTOM OF CURB
- + 855.68 TG PROPOSED ELEVATION POINT AT TOP OF CURB
- 1.3% CALCULATED SLOPE BASED ON PROPOSED GRADE ELEVATION POINTS
- 855 PROPOSED CONTOUR LINE
- 855 EXISTING CONTOUR LINE
- PROPOSED DRAINAGE FLOW

8087 FOREST ST
HD-08-06-280-025
VILLAGE OF DEXTER
ZONED VC

8077 FOREST ST
HD-08-06-280-024
VILLAGE OF DEXTER
ZONED VC

8055 FOREST ST
HD-08-06-280-023
RAYMOND & MARY
FIALKOWSKI
ZONED VC

INSTALL NEW GRATE ON EX. MANHOLE TO BECOME OVERFLOW INTO STORM DRAIN AT 854.0 SEE DETAIL 1, SHEET S7

RAIN GARDEN CONNECTS TO EXISTING LOW POINT, COLLECTING SOME STORM WATER FROM NEIGHBORING PROPERTY

8035 FOREST ST
HD-08-06-280-022
JEFFREY & JEAN VIRGINE
ZONED VC

GRADING PLAN

1" = 20'

PROJECT:
8080 GRAND ST.
8080 GRAND ST.
DEXTER, MI

TITLE: **GRADING PLAN**

JOB NO:
1431



SHEET NO.

S-4

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SITE PLAN REVIEW 4 APR 2016
PRELIM SITE 9 MAR 2016
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EX. FLOOR PLAN 19 DEC 2014
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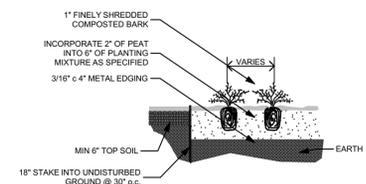
focus / design
Todd Ballou, Registered Architect
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd., Ypsilanti, MI 48198
(734) 276-2110

PROJECT: **8080 GRAND ST**
8080 GRAND ST.
DEXTER, MI
TITLE: **LANDSCAPING PLAN**

JOB NO:
1431



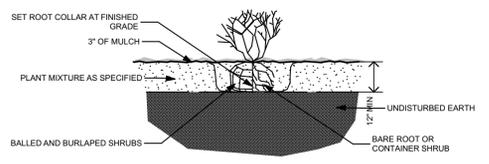
SHEET NO.
S-5



GROUND COVER / PERENNIAL

3
2
Scale 1" = 20' - 0"

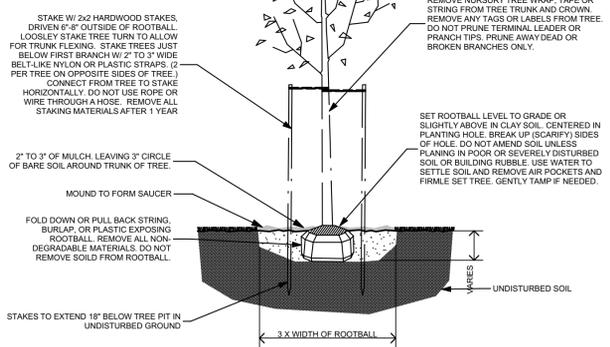
NOTE:
DO NOT PRUNE EVERGREENS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES (THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE.
REMOVE MULCH FROM TOP 1/3 OF ROOTBALL, OR WITH CONTAINER PLANTS, REMOVE POT AND SPLIT BALLS AS SPECIFIED.



SHRUB PLANTING-BED

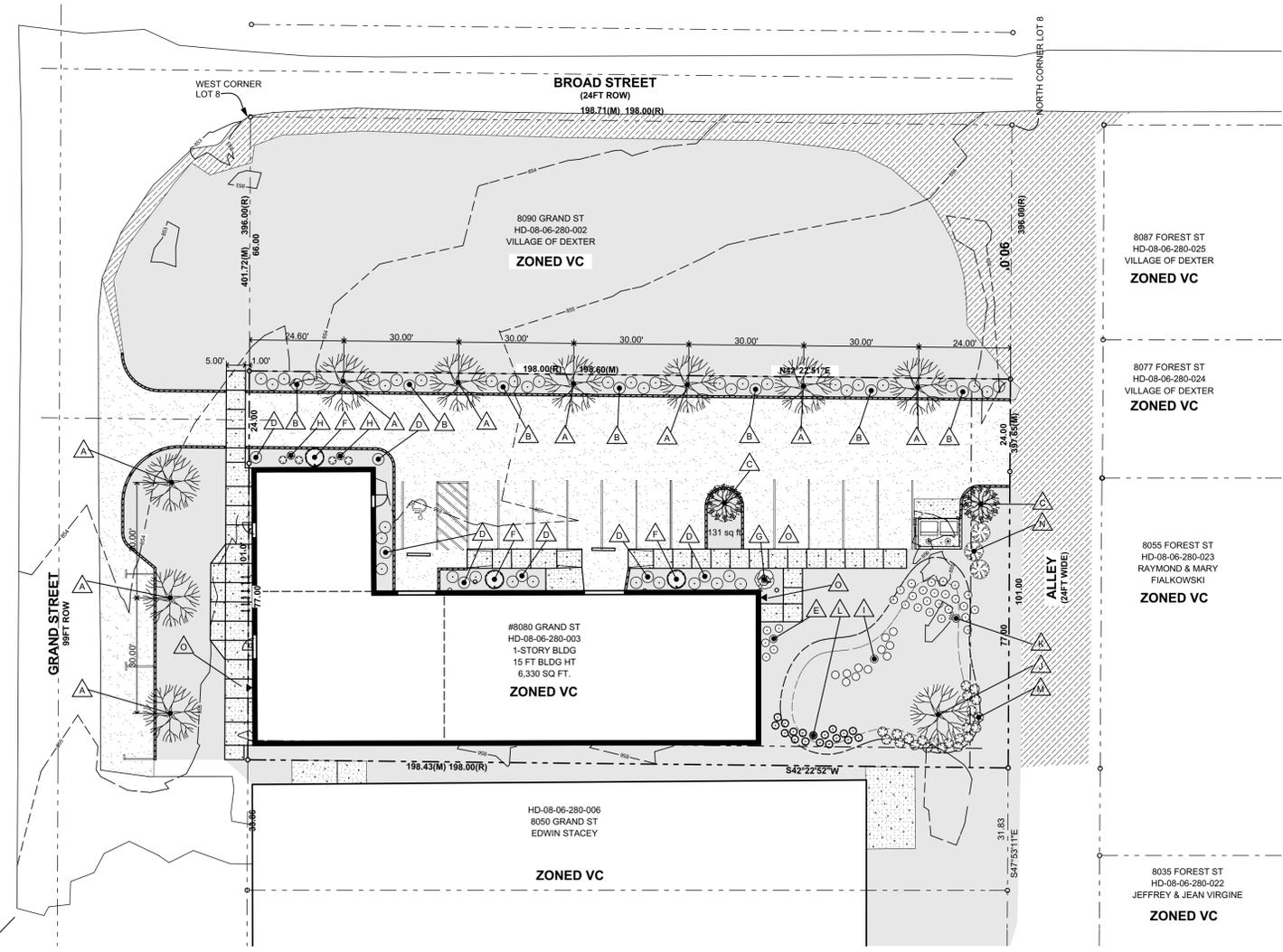
4
2
Scale 1" = 20' - 0"

NOTE:
DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WIND CONDITIONS, 3" OR GREATER DIAMETER TRUNK, OR LARGE CROWN



DECIDUOUS TREE PLANTING

2
2
Scale 1" = 20' - 0"



LANDSCAPING PLAN



1" = 20'

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
6.04 PARKING LOT SCREENING NOT REQUIRED- NO PARKING LOT EXPOSED TO PUBLIC STREET FUTURE R.O.W ON NORTH SIDE WILL REQUIRE: 1 CANOPY TREE AT MAX 40 FT SPACING FRONTAGE = 198LF/40 = 5.0 TREES 4 SHRUBS AT 20 FT SPACING FRONTAGE = 198LF/20 x 4 = 40 SHRUBS		7 TREES 35 SHRUBS
6.06 BUFFER LANDSCAPING NEIGHBORING PROPERTIES ARE SAME ZONING- NO BUFFERS REQUIRED		
6.07 ONSITE LANDSCAPING NOT REQUIRED IN VC DISTRICT		
6.08 PARKING LOT LANDSCAPING REQUIRED FOR PARKING LOTS OF 25 SPACES OR 3,000 SF. THIS PARKING LOT IS OVER 3,000SF. 3% OF LOT SHALL BE LANDSCAPED 6,637 SF x .03 = 199 SF	199 SF	131 SF
6.09 STREET TREES 1 CANOPY TREE AT MIN 30 FT SPACING FRONTAGE = 101LF/30 = 3.4 TREES 1 CANOPY TREE AT MAX 40 FT SPACING FRONTAGE = 101LF/40 = 2.5 TREES	3 TREES	3 TREES

HOSE BIBB AT FRONT AND REAR OF BUILDING REQUIRED FOR LANDSCAPE MAINTENANCE.

LANDSCAPE PLAN NOTES

- NO EXISTING SHRUBS OR TREES EXIST, EXCEPT FOR A 1" ELM TREE TO BE REMOVED. ALL PLANTINGS ARE NEW.
- 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 THE VILLAGE OF DEXTER ZONING ORDINANCE DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF WRITTEN NOTICE FROM THE CITY, OR WITHIN AN EXTENDED PERIOD AS SPECIFIED IN SAID NOTICE.
- TREE STAKES, GUY WIRES, AND TREE WRAP ARE TO BE REMOVED AFTER ONE (1) YEAR.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED PLANTS WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY OR WITH AT LEAST (1) OUTLET LOCATED WITHIN ONE HUNDRED (100) FEET OF ALL PLANT MATERIAL TO BE MAINTAINED.

ID	Location	COMMON NAME	FORMAL NAME	SIZE	QTY	163 TOTAL
A	STREET AND DRIVEWAY	AUTUMN BLAZE MAPLE	ACER X FREEMANII "JEFFSRED"	4-5 INCH	9	6%
B	DRIVEWAY	EMERALD JEWEL BOXWOOD	BUXUS MICOPHYLLA	18-24 INCH	35	21%
C	PARKING LOT	CLUMP SARGENT CRAB	MALUS SARGENTII	3-4 INCH	2	1%
D	FOUNDATION	DENSE YEWS	TAXUS X MEDIA "DENSIFORMIS"	18-24 INCH	20	12%
E	FOUNDATION	BLUE ELEPHANT HOSTAS	HOSTA ABIQUA "ELEPHANT EARS"	1 GAL	6	4%
F	FOUNDATION	STAR MAGNOLIA	MAGNOLIA STELLATA	4-5 FT	3	2%
G	FOUNDATION	GOLD THREAD CYPRESS	CHAMAECYPARIS PISEFERA "FILIFERA AUREA"	15-18 INCH	1	1%
H	FOUNDATION	WINE AND ROSES WEIGELA	WEIGELA FLORIDA	4-5 FT	6	4%
I	RAIN GARDEN	DWARF HAMLIN GRASS	PENNISETUM ALOPECUROIDES "HAMELN"	1 GAL	12	7%
J	RAIN GARDEN	BURR OAK	QUERCUS MACROCARPA	5-6 FT	1	1%
K	RAIN GARDEN	DWARF CRANBERRY VIBURNUM	VIBURNUM OPULUS "NANUM"	18-24 INCH	24	15%
L	RAIN GARDEN	DWARF RED STEMMED BAILEY DOGWOOD	CORNUS SERICEA "BAILEY"	18-24 INCH	18	11%
M	RAIN GARDEN	DWARF FORSYTHIA	FORSYTHIA VIRIDISSIMA "BRONXENSIS"	24-30 INCH	23	14%
N	DUMPSTER SCREENING	EMERALD GREEN ARBOR VITAE	THUJA OCCIDENTALIS "SMARAGD"	5-6 FT	3	2%

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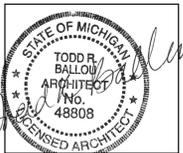
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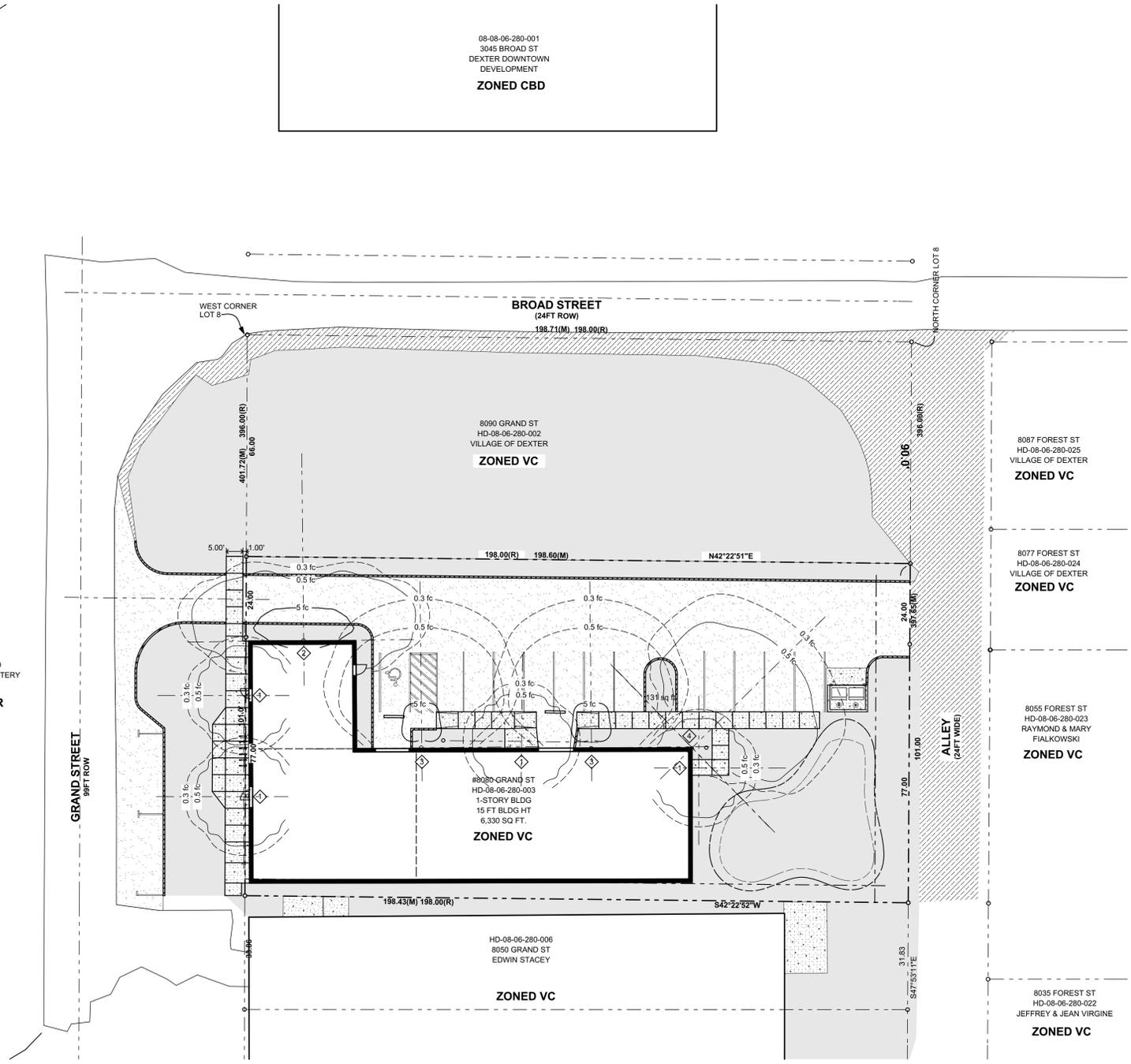
PROJECT:
8080 GRAND ST
8080 GRAND ST.
DEXTER, MI

TITLE: **SITE LIGHTING**

JOB NO:
1431



SHEET NO.
S-6



SITE LIGHTING SCHEDULE

ID	FIXTURE	MOUNTING HEIGHT
◇	RAB LIGHTING/ VANLED10N SURFACE MOUNT 10 W CANOPY LIGHT WITH DROP LENS CONTROLLED BY PHOTOCELL	9'-0" FT
◇	RAB LIGHTING/ RWLED270 50W AREA LIGHT CONTROLLED BY PHOTOCELL TYPE 2 LIGHT DISTRIBUTION FOR DRIVEWAY	9 FT 20° TILT
◇	RAB LIGHTING/ RWLED4T50 50W AREA LIGHT CONTROLLED BY PHOTOCELL TYPE 4 LIGHT DISTRIBUTION FOR PARKING AREA	9 FT 20° TILT
◇	RAB LIGHTING/ RWLED4T50 50W AREA LIGHT CONTROLLED BY PHOTOCELL TYPE 4 LIGHT DISTRIBUTION FOR PARKING AREA	13 FT 20° TILT

SITE LIGHTING PLAN

1" = 20'

08-08-06-280-009
FOREST LAWN CEMETERY
ZONED VR

08-08-06-280-001
3845 BROAD ST
DEXTER DOWNTOWN
DEVELOPMENT
ZONED CBD

8090 GRAND ST
HD-08-06-280-002
VILLAGE OF DEXTER
ZONED VC

8080 GRAND ST
HD-08-06-280-003
1-STORY BLDG
15 FT BLDG HT
6,330 SQ FT.
ZONED VC

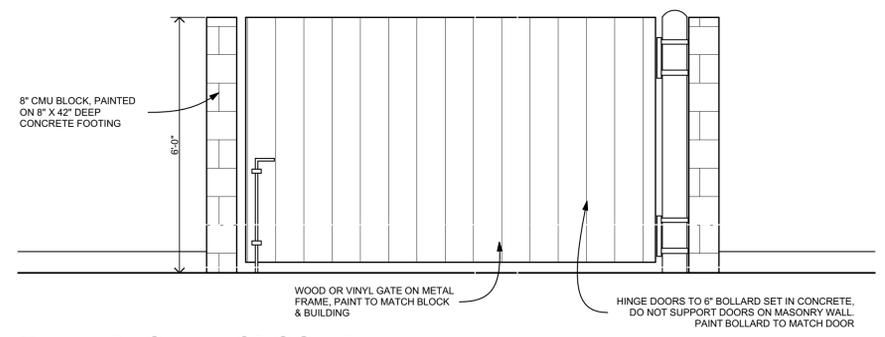
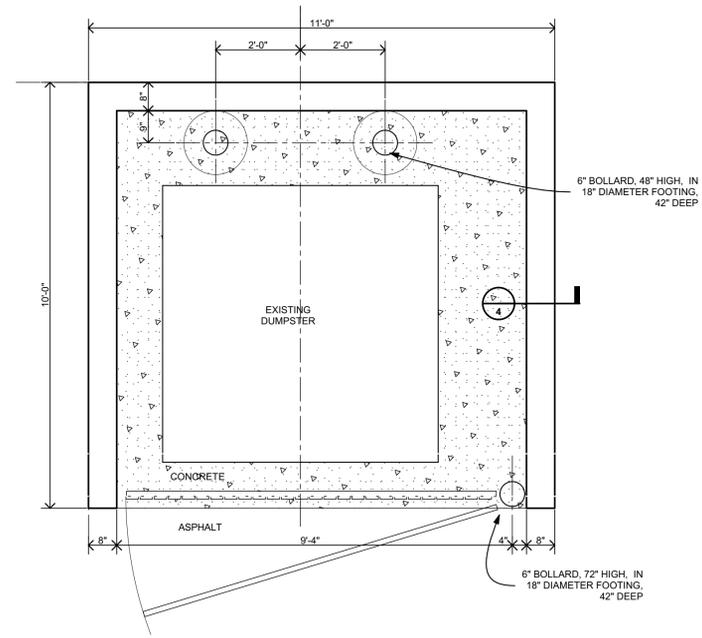
HD-08-06-280-006
8050 GRAND ST
EDWIN STACEY
ZONED VC

8087 FOREST ST
HD-08-06-280-025
VILLAGE OF DEXTER
ZONED VC

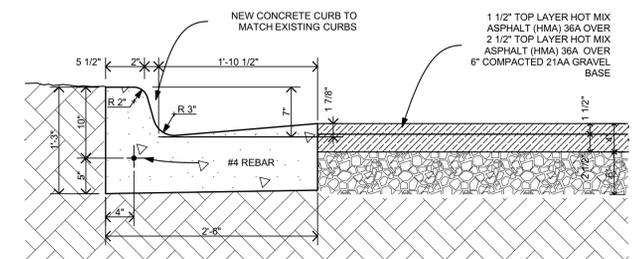
8077 FOREST ST
HD-08-06-280-024
VILLAGE OF DEXTER
ZONED VC

8055 FOREST ST
HD-08-06-280-023
RAYMOND & MARY
FIALKOWSKI
ZONED VC

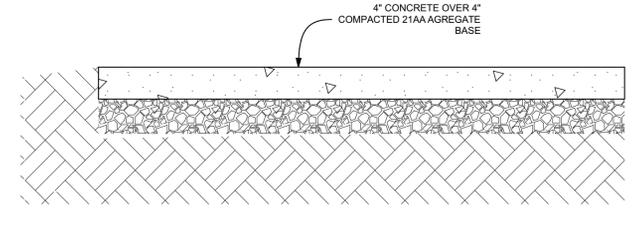
8035 FOREST ST
HD-08-06-280-022
JEFFREY & JEAN VIRGINE
ZONED VC



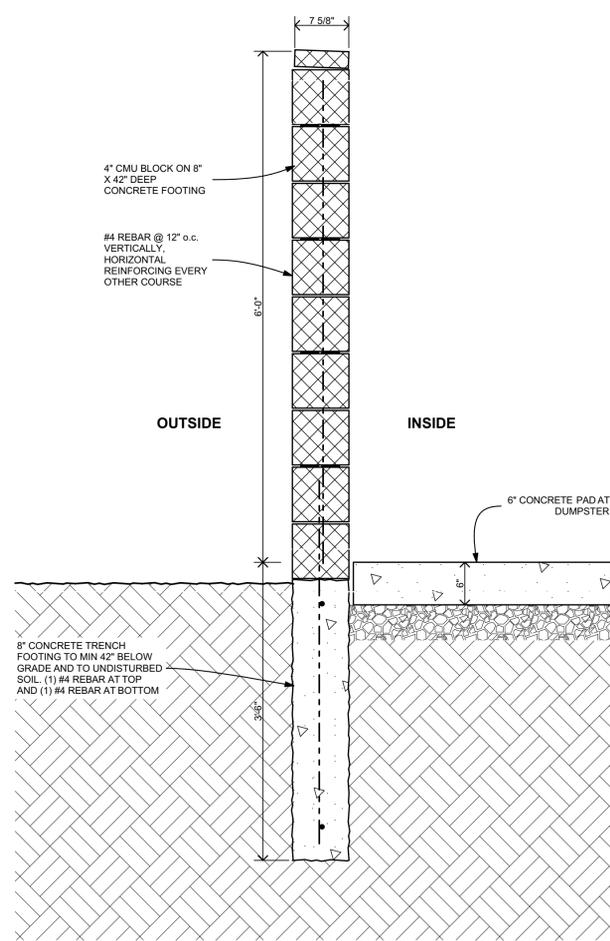
7
S7 TRASH ENCLOSURE
Scale 1/2" = 1' - 0"



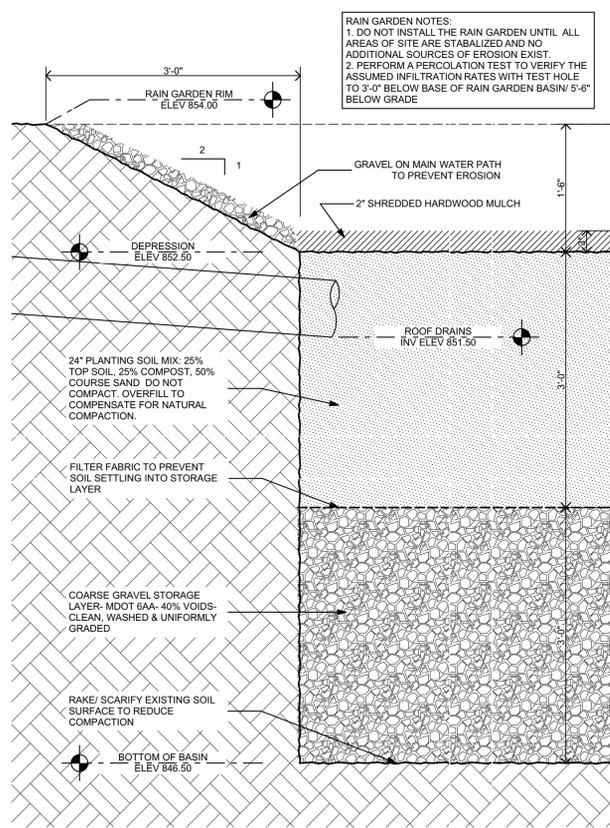
4
S7 TYPE C CURB & PAVEMENT DETAIL
Scale 1" = 1' - 0"



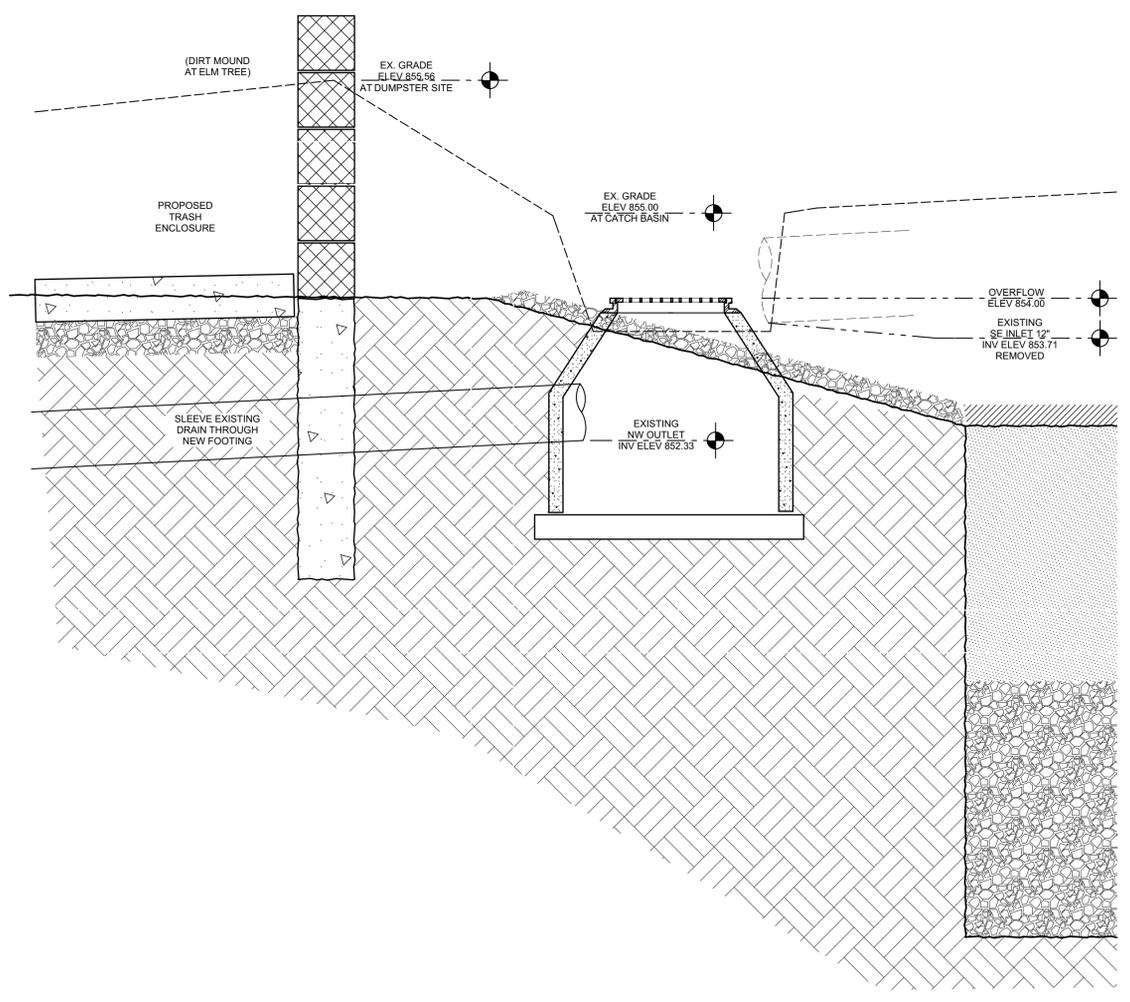
3
S7 SIDEWALK DETAIL
Scale 1" = 1' - 0"



5
S7 DUMPSTER ENCLOSURE
Scale 1" = 1' - 0"



2
S7 RAIN GARDEN DETAIL
Scale 1" = 1' - 0"



1
S7 RAIN GARDEN OVERFLOW
Scale 1" = 1' - 0"

SITE PLAN REVIEW 4 APR 2016
PRELIM SITE 9 MAR 2016
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EX. FLOOR PLAN 19 DEC 2014
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PROJECT:
8080 GRAND ST
8080 GRAND ST.
DEXTER, MI

TITLE: **DETAILS**

JOB NO:
1431



SHEET NO.

S-7

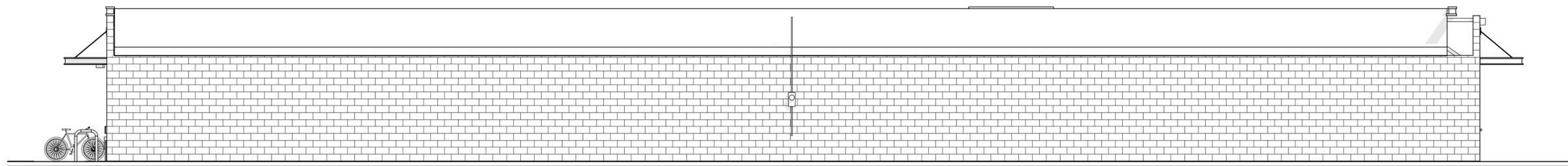
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SITE LIGHTING SCHEDULE

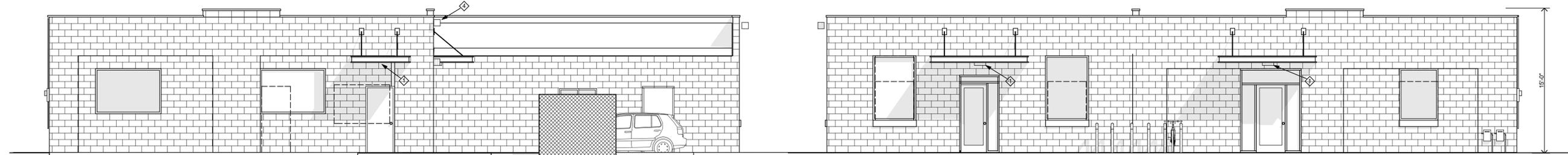
ID	FIXTURE	MOUNTING HEIGHT
◇	RAB LIGHTING/ VANLED10N SURFACE MOUNT 10 W CANOPY LIGHT WITH DROP LENS CONTROLLED BY PHOTOCELL	9'-0" FT
◇	RAB LIGHTING/ RWLED2T50 50W AREA LIGHT CONTROLLED BY PHOTOCELL TYPE 2 LIGHT DISTRIBUTION FOR DRIVEWAY	9 FT 20° TILT
◇	RAB LIGHTING/ RWLED4T50 50W AREA LIGHT CONTROLLED BY PHOTOCELL TYPE 4 LIGHT DISTRIBUTION FOR PARKING AREA	9 FT 20° TILT
◇	RAB LIGHTING/ RWLED4T50 50W AREA LIGHT CONTROLLED BY PHOTOCELL TYPE 4 LIGHT DISTRIBUTION FOR PARKING AREA	13 FT 20° TILT

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EX. FLOOR PLAN 19 DEC 2014
EX. SITE 5 DEC 2014

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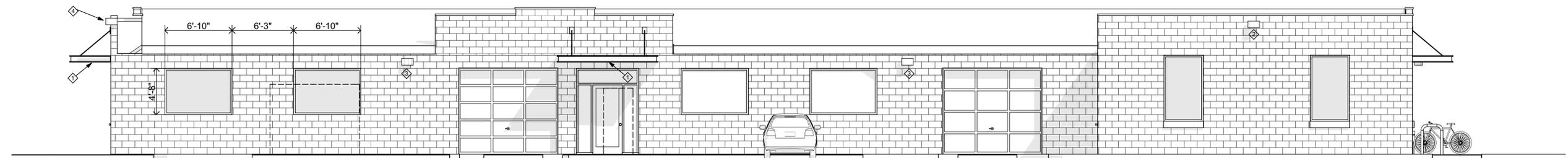


3
9 RIGHT ELEVATION
3/16" = 1'-0"



1
9 FRONT ELEVATION
3/16" = 1'-0"

4
9 REAR ELEVATION
3/16" = 1'-0"

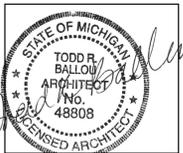


2
9 LEFT ELEVATION
3/16" = 1'-0"

PROJECT:
8080 GRAND ST
8080 GRAND ST.
DEXTER, MI

TITLE: ELEVATIONS

JOB NO:
1431



SHEET NO.
A-2



Low-profile vandal-resistant fixture covers the footprint of most traditional canopy lights. Available in flat or drop lens.

Color: Bronze

Weight: 12.0 lbs

Project:
8080 Grand

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.30A
208V: 0.20A
240V: 0.17A
277V: 0.15A
Input Watts: 13W
Efficiency: 78%

LED Info

Watts: 10W
Color Temp: 4000K (Neutral)
Color Accuracy: 74 CRI
L70 Lifespan: 100000
Lumens: 1,436
Efficacy: 111 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P9S2AMNG

Electrical

Driver:

Class 2, Constant Current, 100-277V, 50-60Hz, 280mA

THD:

16.4% at 277V

Construction

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C

Housing:

Die-cast aluminum housing and lens frame with (4) 1/2" NPS side conduit entries and weatherproof rear wire plug and access plate

Mounting:

Ceiling mount to recessed junction with knockout template or directly to ceiling surface, utilizing side conduit entry points.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Lens:

Vandal-resistant polycarbonate textured opaque for low glare drop lens

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LEDs:

Discreet LEDs on PCB board

Color Stability:

RAB LEDs exceed industry standards for chromatic stability.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty .

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

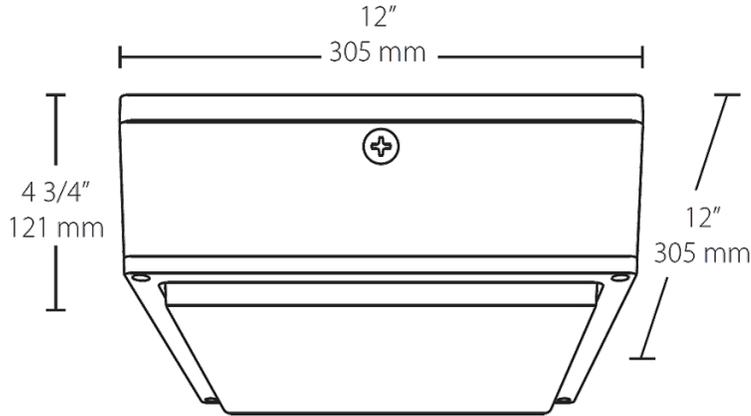
California Title 24:

See VANLED10/PCS, VANLED10/PCS2 or VANLED10MS for a 2013 California Title 24 compliant model.

Replacement:

The VANLED 10W replaces up to 50W Metal Halide.

Dimensions



Features

- Fits the footprint of older canopy lights
- Vandal resistant and UV resistant lens
- Ultra-high efficiency
- Clean, contemporary, low-profile design
- Available with drop lens or flat lens
- IP66 rated, keeps dust, bugs and water out
- Photo and motion sensor options available

Ordering Matrix

Family	Watts	Color Temp	Lens	Finish	Voltage	Dimming
VANLED						
	10 = 10W	= 5000K (Cool)	= Drop lens	= Bronze	= 120-277V	= No Dimming
	20 = 20W	Y = 3000K (Warm)	F = Flat lens	W = White	/480 = 480V (10W & 20W not available)	/D10 = Dimmable (10W & 20W not available)
	40 = 40W	N = 4000K (Neutral)				
	52 = 52W					
	65 = 65W					
	75 = 75W					



LED roadway lighting that's easy to buy. Free trial program and leasing options make it easy to get started with LED. Specification-grade optics deliver efficient, clean, uniform light distributions at a reasonable cost. Optics are factory installed and meet IES Lateral Distribution Type II. LROAD™ 50W replaces 200W metal halide roadway fixtures.

Color: Bronze

Weight: 32.0 lbs

Project:
8080 Grand

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.46A
208V: N/A
240V: N/A
277V: N/A
Input Watts: 52W
Efficiency: 97%

LED Info

Watts: 50W
Color Temp: 4000K (Neutral)
Color Accuracy: 82 CRI
L70 Lifespan: 100000
Lumens: 4,386
Efficacy: 85 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

BUG Rating:

B1 U0 G1

Construction

IES Classification:

The Type II distribution is ideal for entrance roadways, collector roads and other long, single-sided and narrow lighting applications. This type of lighting is commonly found on smaller local streets.

Effective Projected Area:

EPA = 2.2

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Vibration Rating:

Industry-leading 5G vibration rating per ANSI C136.31.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Slipfitter with 180° pivot available for mounting on 2 3/8" tenon.

Recommended Mounting Height:

Up to 15 ft.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Photocell:

120V swivel photocell (120V) Included. Photocell is compatible only 120V.

THD:

7.0% at 120V, 7.8% at 277V

Technical Specifications (continued)

Electrical

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Equivalency:

LROAD™ 50W replaces 200W metal halide

California Title 24:

RWLED2T50SF/PCS with the swivel photocell (120V) option complies with 2013 California Title 24 building and electrical codes as a commercial outdoor pole-mounted fixture ≤75 Watts.

Patents:

The LROAD™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

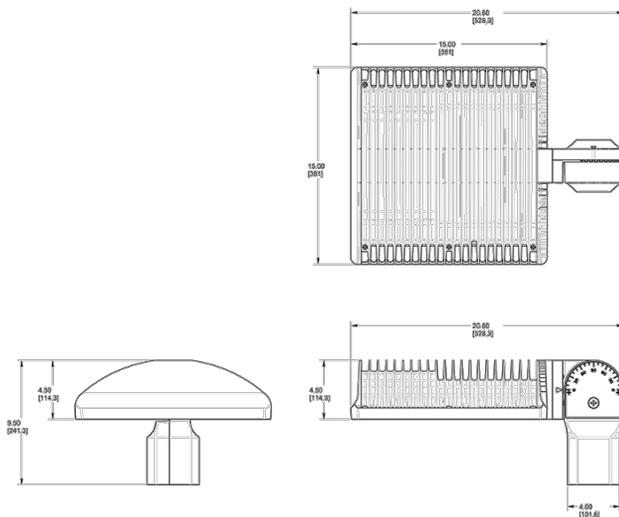
Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- Ideal for entrance roadways, collector roads, and single-sided roads
- 27 year lifespan dramatically reduces maintenance and re-lamping costs
- Precision optics deliver maximum downward street side lumens with uniformity and minimal glare
- Industry-leading 5G vibration rating per ANSI C136.31
- Easy-access electrical compartment makes wiring fast and secure
- 10-Year no compromise warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Dimming	Voltage	Photocell	Bi-Level
RWLED									
	2T = Type II	50 = 50W	SF = Slipfitter	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	= Bronze W = White RG = Gray	= No Dimming /D10 = Dimmable	= 120-277V /480 = 480V	= No Photocell /PCS = 120V Swivel /PCS2 = 277V Swivel /PCS4 = 480V Swivel	= No Bi-Level /BL = Bi-Level

RWLED4T50N/PCT



LED roadway lighting that's easy to buy. Free trial program and leasing options make it easy to get started with LED. Specification-grade optics deliver efficient, clean, uniform light distributions at a reasonable cost. Optics are factory installed and meet IES Lateral Distribution Type IV. LROAD™ 50W replaces 200W metal halide roadway fixtures.

Color: Bronze

Weight: 33.5 lbs

Project:
8080 Grand

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.46A
208V: 0.27A
240V: 0.23A
277V: 0.20A
Input Watts: 52W
Efficiency: 96%

LED Info

Watts: 50W
Color Temp: 4000K (Neutral)
Color Accuracy: 82 CRI
L70 Lifespan: 100000
Lumens: 4,586
Efficacy: 88 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000178E

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

BUG Rating:

B0 U0 G1

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for illuminating the perimeter of parking areas and for intersections. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Vibration Rating:

Industry-leading 5G vibration rating per ANSI C136.31.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Fits most standard roadway upsweep arms. Adaptor brackets supplied fit 1", 1 1/4", 1 1/2" and 2" OD arms.

Wedge Mounting Option:

Allows field adjustment of +/- 5 degree tilt to achieve a level installation of LROAD50 universal adaptor roadway fixtures.

Recommended Mounting Height:

Up to 15 ft.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Technical Specifications (continued)

Electrical

Photocell:

120V-277V Photocell Twist.

THD:

6.9% at 120V, 7.9% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Equivalency:

LROAD™ 50W replaces 200W metal halide

California Title 24:

RWLED4T50/PCT with the twistlock photocell option complies with 2013 California Title 24 building and electrical codes as a commercial outdoor pole-mounted fixture ≤75 Watts.

Patents:

The LROAD™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

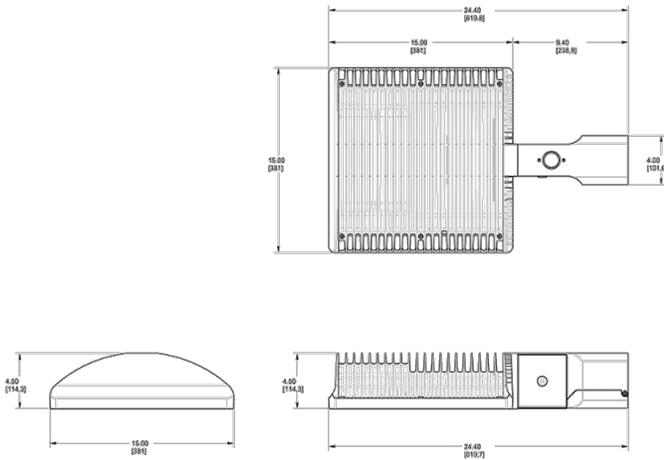
Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- Ideal for parking areas and for intersections
- 27 year lifespan dramatically reduces maintenance and re-lamping costs
- Precision optics deliver maximum downward street side lumens with uniformity and minimal glare
- Compatible with standard roadway arms
- Universal adaptors for 1", 1 1/4", 1 1/2" and 2" OD pipe included
- Industry-leading 5G vibration rating per ANSI C136.31
- Easy-access electrical compartment makes wiring fast and secure
- 10-Year no compromise warranty

Ordering Matrix

Family	Distribution	Watts	Color Temp	Finish	Dimming	Voltage	Photocell	Bi-Level
RWLED								
	4T = Type IV	50 = 50W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	= Bronze W = White RG = Gray	= No Dimming /D10 = Dimmable	= 120-277V /480 = 480V	= No Photocell /PCT = 120-277V Twistlock /PCT4 = 480V Twistlock	= No Bi-Level /BL = Bi-Level

**USE STATEMENT
8080 GRAND ST.**

**Unit #1
950 sq. ft.**

Unit No. 1 will be finished as a “white box” readied for a potential tenant.

**Unit #2
2000 sq. ft.**

Unit No. 2 will be finished as a “white box” readied for a potential tenant.

**Unit #3
3200 sq. ft.**

Unit No. 3 of 8080 Grand to be used as a business workshop and gallery to display and sell to the public Paul Grusche's artwork and restored automotive parts. It will also be used to display collectible automobiles significant in supporting Paul's artistic vision as he builds his name in the market as a car designer. With the addition of a lift in the space it will be easier to modify the cars to support his designs.

Paul Grusche is an artist. He paints, photographs cars, designs sculptures, restores car parts and has a passion for automotive design as exemplified by his well reviewed Porsche 928 Press Tribute Art Car revealed at the Woodward Dream Cruise in August 2012. A clean, upscale gallery and workshop are desired to move his work from the basement and garage to a facility that can house large pieces and hold open hours for the public.

Don Darnell is a local attorney and “car-guy” that desires a dedicated display and workshop space for interesting cars. Don’s genre of cars are “resto-mods” - which are vintage restored automobiles often mildly hot-rodded with modern systems and amenities. Don intends on using Unit #3 to show and display various automobiles and automobilia such as signs and gas pumps, and for the “clean-room” workshop assembly of automobile parts, sub-assemblies, and complete automobiles. The typical project enter the facility as a fully restored and painted automotive unibody, sans drivetrain, interior, trim, and suspension. Restored or new parts are purchased either as new-old-stock, modified parts and/or restored parts would then be added to the unibody to complete the automobile. Don’s current projects include a 1966 Porsche 911. Ideally, Don would like to complete one car per year, as well continue with various modifications to his existing cars.

The space will also be used to host occasional educational gatherings or tech sessions related to Porsche automobiles through the local chapter of the Porsche Club of American (PCA.org) and Cars and Coffee on weekend mornings. Cars and Coffee is a small gathering, typically early on a Saturday or Sunday morning, of like minded car aficionados who meet to display their cars, talk shop and drink coffee. This usually benefits the local community as well by bringing more people to downtown who may shop and eat at restaurants as part of their visit to 8080 Grand.

Generally, Unit #3 will be a place for small groups of like-minded friends and family to meet in a setting that is best described as museum-meets-workshop, as well as to the public for gallery events and for sales of certain restored auto parts and various art.

What the space will *not* be is: a repair facility. A place for dirty work such as sanding or painting cars, a storage for other people's projects or vehicles, a place where projects or cars are stored outside.



ARCHITECTS. ENGINEERS. PLANNERS.

April 22, 2016

CITY OF DEXTER
8140 Main Street
Dexter, MI 48130

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

Regarding: 8080 Grand Street
Combined Site Plan Review No. 1
OHMJN: 0130-16-1031

Ms. Aniol:

The applicant, Don Darnell, is proposing to perform site upgrades at an existing building located at 8080 Grand Street. We have reviewed the site plan in accordance with the City of Dexter Engineering Standards. We recommend that the following issues are addressed and revised plans are submitted for review prior to approval.

PUBLIC UTILITIES

1. The plans shall include a calculation of proposed Residential Equivalent Units for the building after the change of use. The calculation shall include a comparison to the current use of the building.
2. Underground utilities should be shown on the landscape plan to ensure no plantings are directly over pipes or structures.

PAVING

3. The sidewalk detail on Sheet S-7 shall indicate a maximum cross slope of 2.0%. Also, the sidewalk through the driveway, and an additional 5 feet adjacent to the driveway on either side, shall be 8-inch concrete with the same base thickness as other sidewalk on site.
4. The pavement cross-section detail on Sheet S-7 shows 4 inches of asphalt over a 6 inch 21AA base. The asphalt cross section shall be 5.5 inches of asphalt on 10 inches of gravel base for mixed use developments. Additionally, the HMA material of the parking lot shall be noted as 13A.
5. 90-degree parking stalls shall have a depth of 18' and a width of 9'. The stalls currently provided do not appear to meet this requirement.
6. The sidewalk to the east of the parking stalls must be 7 feet wide to account for bumper overhang.
7. Curb and Gutter shall have a 4-inch 21AA aggregate base. Additionally, it shall contain 2 longitudinal rebar per MDOT standard plans.
8. A door appears to be shown on the south side of the building. The plans shall indicate the sidewalk is 5 feet wider than the door when it is open.

STORMWATER MANAGEMENT

9. The plans provide information on the existing and proposed impervious surface. This shall be updated to include turf areas. In addition, the rain garden area shall be listed as a C factor of 1.0.

10. A drainage area map delineating drainage areas and data listing the total area and “C” factor for each shall be included in the plans.
11. Runoff from the entire property must be contained. The grades on the south side may need to be altered such that drainage is toward the rain garden.
12. Calculations shall be shown that follow the WCWRC Rules and Guidelines and design requirements for stormwater management systems.
13. The plan currently assumes infiltration within the rain garden. The applicant shall perform in-situ testing in this location and provide a report of results. The applicant shall contact OHM prior to performing the testing.
14. The existing outlet structure and pipe must be investigated to ensure it is functioning properly, or a new structure and pipe must be installed.
15. The roof drains shall outlet at an elevation above the rain garden so that water is allowed to filter along the surface to the garden. Erosion control measures may be required at the outlet depending on exit velocities.
16. Pipe calculation showing capacity, design event flow rates, velocity and hydraulic grade line shall be provided for the proposed roof drains pipes and discharge sewer.
17. Per Section V of the WCWRC recommendations, the minimum setbacks for rain gardens are 10 feet from property lines and 15 feet from buildings.
18. Per Section V of the WCWRC rules, the maximum allowable slope for a rain garden is 3:1. The detail on Sheet S-7 shall be altered to reflect this requirement.
19. The rain garden plantings listed on Sheet S-5 do not appear to be in the list of the WCWRC Rules. Information on the plantings shall be provided to ensure they are able to tolerate saturated spring conditions and dry summer conditions.
20. A maintenance plan for the rain garden shall be provided on the plan that includes maintenance activities, dates and party responsible for performing the work.
21. A drainage easement shall be secured over the outlet pipe (currently shown to pass over the property to the west) to ensure that proper conveyance for this site can be maintained.

SANITARY SEWER

22. An easement shall be obtained to replace the sanitary sewer lead as it appears to cross the adjacent property to the east.

GENERAL

23. References to the Village of Dexter shall be changed to state City of Dexter.
24. A minimum of two USGS bench marks must be shown and elevations must be on NAVD '88 Datum. The local benchmark (Elev: 100.00) shall be removed from the plan.
25. The plans shall be stamped and signed by a professional engineer licensed in the State of Michigan.
26. The existing topographical & boundary survey shall be numbered to match the Sheet Index on the first sheet of the plans.
27. Several of the bearings on the site plan (Sheet S-1) appear to have been omitted. All bearings shall be shown.
28. City of Dexter Water, Sewer and Storm standard notes shall be included on the plans.
29. The storm manhole on the north side of the site should be protected with an inlet filter.

The above comments should be addressed prior to submitting for an additional site plan review. A cover letter indicating how each comment in this letter was addressed should be submitted with the revised plans by the Applicant. Should you have any questions about this review, please feel free to contact me at 734-466-4573 or via e-mail at pat.droze@ohm-advisors.com.

Sincerely,
OHM Advisors



Patrick M. Droze, P.E.
Project Engineer

cc: Courtney Nicholls, City Manager (e-mail)
Dan Schlaff, Public Services Superintendent (e-mail)
Don Dettling, Dexter Area Fire Department (e-mail)
Don Darnell, 8080 Grand, LLC, 7926 Ann Arbor Street, Dexter, MI 48130
Todd Ballou, Focus/Design, 3300 Berry Rd., Ypsilanti, MI 48198
File

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

Date: April 19, 2016

Special Land Use For City of Dexter, Michigan

GENERAL INFORMATION

Applicant: 8080 Grand, LLC

Project Name: 8080 Grand

Plan Date: April 4, 2016

Location: 8080 Grand Street

Zoning: VC- Village Commercial

Action Requested: Special Land Use Review

Required Information: Deficiencies are noted in report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to renovate the existing one story structure located at 8080 Grand Street. The 6,330 square foot building will be divided into three (3) tenant spaces consisting of: Unit #1 – 1,019 square feet; Unit #2 – 2,002 square feet; and Unit #3 – 3,197 square feet. The subject site is zoned VC, Village Commercial which allows for offices and retail uses as permitted uses and service establishments of an office/workshop/retail outlet or showroom nature as a special land use.

The applicant has provided the following narrative describing the proposed use of the site:

Unit #1 – Business and professional offices and retail uses. (Permitted Uses in VC District)

8080 Grand
April 19, 2016

Unit #2 – Service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments of similar character subject to the provision that not more than fifty percent (50%) of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities. (Special Use in the VC District)

Unit #3 - Service establishment of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments of similar character subject to the provision that not more than fifty percent (50%) of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities. (Special Use in the VC District) Additionally, business and professional offices, and retail establishment are also listed for Unit #3, which are permitted uses in the VC District).

The applicant has noted there are no tenants for the facility at this time. However, he is interested in applying for special land use and site plan review in order to move forward with the renovation of the property. We are concerned with the lack of information provided within the special land use application, and note the site plan could be reviewed based upon permitted uses in the VC district. Any tenant requiring a special land use could apply in the future when specific information related to the proposed use is available.

Aerial Photograph



NEIGHBORING ZONING AND LAND USE

- North:** Single-family residential homes are adjacent to the north of the subject site fronting Forest Street. This area is zoned VC, Village Commercial.
- South:** Forest Lawn Cemetery is located south of the subject site. This area is zoned VR, Village Residential.
- East:** Immediately to the east of the subject site are similar commercial structures which are also zoned VC, Village Commercial.
- West:** The city-owned vacant parcel (8090 Grand) is located to the west of the subject site on the northeast corner of the Broad and Grand Street intersection. This parcel is also zoned VC, Village Commercial.

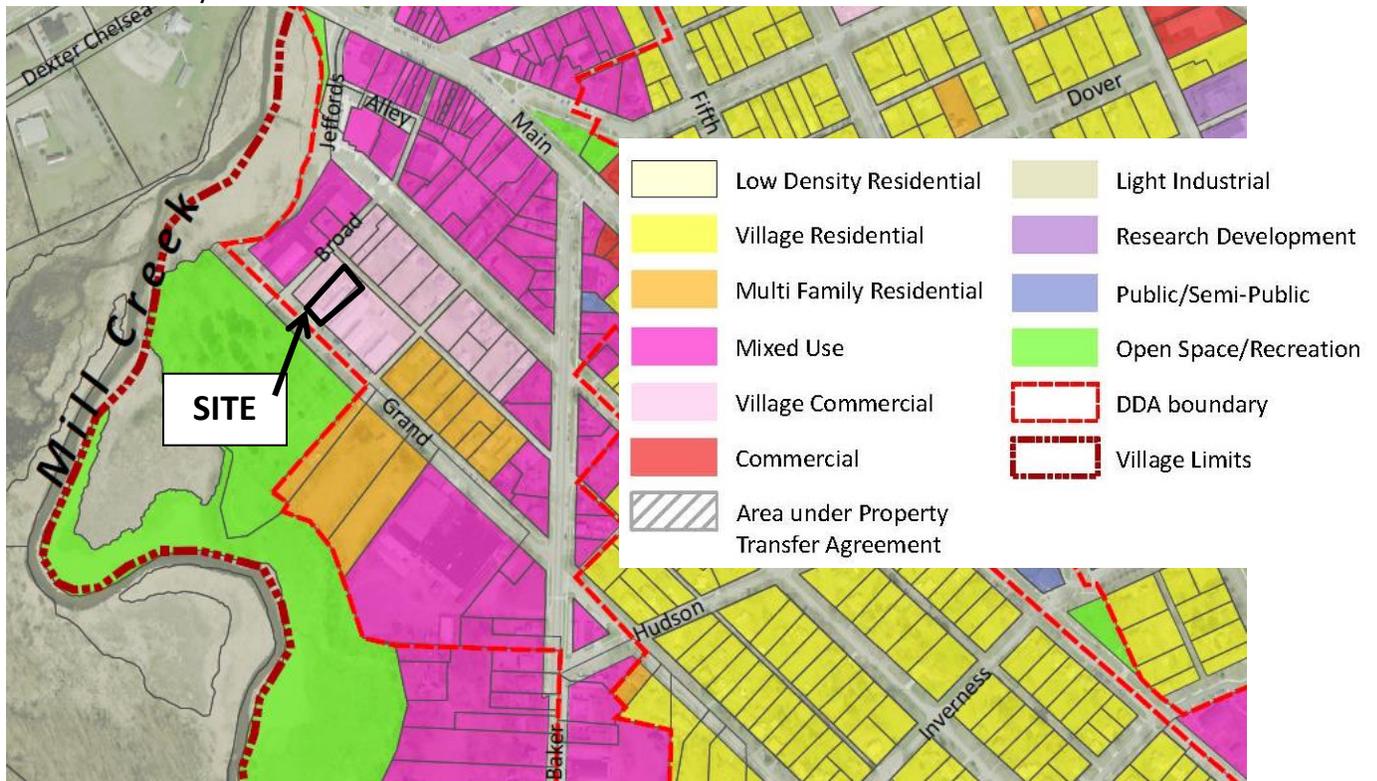
Items to be Addressed: *Compatibility of the proposed uses on the existing residential neighborhood, specifically, compatibility to the north.*

MASTER PLAN

The subject site is designated VC, Village Commercial on the Future Land Use Map. The intent of the Village Commercial future land use category is *to incorporate a mix of uses typical of land abutting a central business district. These areas exhibit a compact development pattern, but have sufficient land to accommodate on-site parking and cover less land area. Uses typical of these areas include convenience retail, personal services, offices, public spaces, and single and multiple family residences.*

The description of the area planned for Village Commercial development notes: this area is located at the periphery of the Central Business District, specifically the south side of Forest between Broad and Baker, and various locations north of the City Center area.

Appropriate land uses listed in the Village Commercial future land use classification include: community commercial retail stores; personal service establishments; offices; public open spaces; single and multiple family residences; and historic preservation and redevelopment with historically consistent architecture.



Future land use categories surrounding the subject site are primarily Village Commercial (east, west and south). North of the subject site are existing single-family residences that are planned as Village Commercial future land use (single and multiple family uses are listed as appropriate uses in the Village Commercial future land use category).

Further, the primary goal related to commercial development is to provide commercial areas that meet the needs of City residents in terms of location and services offered by:

- Guiding development to foster the responsible use of land, preserve natural features and to make best use of existing public services, utilities, and infrastructure.
- Fostering development, redevelopment, and expansion within the City Creating new employment and business opportunities.

Based upon the description of the intent of the VC, Village Commercial future land use classification and the goals for commercial development cited above, the proposed service establishment of an office/workshop/retail outlet or showroom use having not more than 50% of the useable floor area used for servicing, repairing, or processing activities may be considered consistent with the City of Dexter Master Plan.

We note further, auto-related uses are not listed as permitted or special land uses in the VC district and would not be considered consistent with the goals and objectives of the VC future land use classification.

Items to be Addressed: *Planning Commission consideration of compatibility with the intent and goals outlined in the Master Plan, as noted.*

NATURAL RESOURCES

- Topography:** Existing site conditions have been provided on third page of the plan set (unnumbered sheet). The subject site is level as it is developed.
- Woodlands:** No woodlands are present on the subject site.
- Wetlands:** No wetlands are present on the subject site.
- Soils:** Soil data is provided on the third page (unnumbered sheet) of the plan set. Site soils include Oshtemo loamy sand, 0-6% slopes which do not present development limitations.

Items to be Addressed: *None.*

TRAFFIC IMPACT

The subject site is currently vacant (since January 2015); however, the front portion of the building was most recently used by Dexter Rent-All. The rear portion has been vacant for three (3) years, and was most recently used by Schwalbach's Auto Care.

Traffic impacts of the proposed development will vary dependent upon the specific types of uses that will utilize the building (which have not been specified). Based on the applicant's narrative the proposed units will encompass the following use types:

- Unit #1 – offices and retail uses – Office and retail uses have significantly varying traffic impacts. Office uses will generate approximately 12 trips per 1,000 square feet of floor area per day; whereas, retail uses may generate 70 or more trips (dependent on retail type) per 1,000 square feet per day.
- Unit #2 and #3 – Service/workshop – Service/workshop uses generate similar trip generations as office uses – approximately 15 trips per 1,000 square feet of floor area per day.

The above trip generation data is provided for general reference since specific uses of the site have not been provided. In general, traffic impact will be increased due to the current vacant nature of the subject site.

Items to be Addressed: *Increased traffic for the proposed uses as noted.*

ESSENTIAL FACILITIES AND SERVICES

The subject site is served with water and sanitary sewer services. Additional information regarding the types of tenants is necessary in order to determine whether additional tap or service charges are required.

A rain garden is proposed in the northwest corner of the site for additional stormwater management. We defer further review of the site's existing and proposed essential services to the City Engineer.

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

SPECIAL LAND USE STANDARDS

Section 8.03 lists the general review standards for all special land use requests. Prior to approving a Special Land Use application, the Planning Commission and City Council shall require the following general standards be satisfied for the use at the proposed location:

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

CWA COMMENTS: As noted above in the Master Plan section of this report, the general description of proposed uses provided coincides with the intent of the VC future land use classification, as well as, the primary goal of commercial development.

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

CWA COMMENT: The intent of the VC, Village Commercial Zoning District is to *promote the orderly development, redevelopment, and continued maintenance of Dexter's commercial district. This District is also intended to serve the comparison, convenience, and service needs of the Dexter Area. The VC district shall complement the CBD district with less intense office, service, and retail uses, all within a safe pedestrian environment and within convenient walking distance from the CBD district.*

Proposed building and site design must be sensitive to the district's historical significance. Additions or modifications to historic buildings should be harmonious with the original structure as well as the surrounding neighborhood. Additions or modifications should be designed and constructed so that the character defining features of the historical building are retained and enhanced by the new construction.

Because of the variety of uses permitted in the VC district, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Off-street parking shall be located on the side or rear yard although participation in the public parking program is strongly encouraged. Permitted uses should be complementary to each other, and should not have an adverse impact on street capacity, public utilities and services, or the overall image and function of the district. A mixture of uses within a building, such as retail, office, and residential is encouraged.

The applicant is proposing a mix of uses (office, retail, workshop, showroom) that would serve the needs of residents. As staff has noted, once tenant information is available, Zoning Compliance for each unit will need to be applied for and approved to ensure the specific use meets the intent of the VC district and coincides with the permitted and/or special land uses specifically listed. Due to the history of the subject site being used for auto service purposes, we stress auto-related uses do not meet the intent of the VC future land use classification and are not listed as permitted or special land uses in the VC zoning district.

C. *The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.*

CWA COMMENTS: The Planning Commission and City Council will need to determine if enough information has been provided to approve the special land use request. Typically, applicants will provide a narrative describing the proposed use(s). Such narrative generally includes:

- Days of the week and hours of operation;
- Number of employees;
- Description of proposed use(s); and
- Information related as to how potential off-site impacts will be mitigated.

8080 Grand
April 19, 2016

Since specific information related to the proposed uses has been provided, we are unable to determine if the special land use(s) meet the intent of this review criterion.

D. *The Special Land Use will not significantly impact the natural environment.*

CWA COMMENTS: Redevelopment of the site will result in utilization of a currently obsolete facility. Additional information related to the use type is needed in order to determine if such use will impact the natural environment.

E. *The Special Land Use can be served adequately by public facilities and services such as police and fire protection, schools, drainage structures, water and sewage facilities, and refuse disposal.*

CWA COMMENTS: As mentioned under the Essential Services Section of this report, the subject site is served by sewer and water facilities, as well as proposed stormwater management facilities which will be reviewed by the City Engineer. We don't anticipate additional police and fire protection or school services will be needed by the proposed uses.

F. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following:*

1. *Vehicular turning movements;*
2. *Proximity and relationship to intersections;*
3. *Adequacy of sight distances;*
4. *Location and access of off-street parking; and,*
5. *Provisions for pedestrian traffic.*

CWA COMMENTS: Based upon the information provided, there appears to be adequate room for vehicular turning movements and pedestrian safety.

G. *The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

CWA COMMENTS: The applicant will be rehabilitating the existing structure in order to accommodate three (3) tenant spaces. The proposed site improvements will be an improvement to the surrounding area.

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

CWA COMMENTS: As proposed, we do not believe the development is designed or located to inhibit the protection of the public health, safety and welfare.

8080 Grand
April 19, 2016

Items to be Addressed: 1) The Planning Commission will need to determine if the proposed development is compatible with the City of Dexter Master Plan goals, objectives or future land use map, as well as the intent of the VC zoning district. 2) The Planning Commission will need to decide if enough information has been provided to determine the proposed uses meet the Special Land Use criteria listed in Section 8.03 of the Zoning Ordinance.

RECOMMENDATIONS

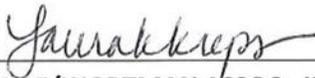
Based upon our review, we have provided the following items to be addressed/considered to the satisfaction of the Planning Commission prior to approval of the requested special land use:

Special Land Use:

1. Compatibility of the proposed uses on the existing residential neighborhood, specifically, compatibility to the north.
2. Planning Commission consideration of compatibility with the intent of the Master Plan, as noted.
3. City Engineer review of essential services.
4. Increased traffic for the proposed use as noted.
5. Planning Commission consideration of compatibility with the intent of the VC zoning district.
6. The Planning Commission will need to decide if enough information has been provided to determine the proposed uses meet the Special Land Use criteria listed in Section 8.03 of the Zoning Ordinance.



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



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

#241-1602

Cc: 8080 Grand, LLC, 7926 Ann Arbor, St., Dexter, MI 48130
Todd Ballou, 3300 Berry Road, Ypsilanti, MI 48198



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

Date: April 19, 2015

Combined Site Plan Review For City of Dexter, Michigan

GENERAL INFORMATION

Applicant: 8080 Grand, LLC

Project Name: 8080 Grand

Plan Date: April 4, 2016

Location: 8080 Grand Street (HD 08-08-06-280-003)

Zoning: VC, Village Commercial

Action Requested: Combined Preliminary/Final Site Plan Approval

Required Information: Deficiencies are noted in the sections below.

PROJECT AND SITE DESCRIPTION

In concert with the proposed special land use approval of office/workshop/retail outlet or showroom uses in Units #2 and #3 located at 8080 Grand Street, the applicant is also requesting combined preliminary and final site plan approval. We note the parking calculations discuss the proposed use(s) of the structure; however, the use by tenant is not described on the site plan or floor plan.

The proposed project includes rehabilitation of an existing 6,330 square foot structure, and dividing it into three (3) tenant spaces (Unit #1 – 1,019 SF; Unit #2 – 2,002 SF; and Unit #3 –

3,197 SF). Site improvements associated with the building renovation include: reconfiguring and paving parking areas, landscaping, site lighting, rain garden, and trash enclosure. The subject site encompasses 0.46 acres (19,998 SF), and is zoned VC, Village Commercial.

Sheet S-1 appears to propose the combination of Parcels A and B depicted on the existing conditions survey (unnumbered – Sheet 3). The legal description will need to be modified to reflect the combination of parcels. Further, we note the Sheet 3 (unnumbered) property survey has not been signed and sealed by a State of Michigan Registered Surveyor.

See our supplement report regarding the applicant’s special land use request. Section 21.05 allows for the combined review of the preliminary and final site plans with the approval of the Zoning Administrator at the applicant’s risk.

Aerial Photo



AREA, WIDTH, HEIGHT, SETBACKS

The subject site is zoned VC, Village Commercial. The dimensional requirements of the VC district are as follows:

	Required	Proposed	Compliant
Lot Area	-	0.46 acres	Complies
Lot Width	-	101 feet	Complies
Building Setbacks			
Front:	15 feet maximum	0.82 feet (existing)	Complies
Side:	5 feet / 10 feet total	3.76 feet (existing) / 28.5 feet (existing)	East side setback is an existing non-conformity.
Rear:	10 feet	64.67 feet (existing)	Complies
Building Height	3 stories / 45 feet	1 story / 15 feet (existing)	Complies
Maximum Lot Coverage	80%	31.1% (existing)	Complies

As presented, the applicant is not proposed any additions to the existing structure. All dimensional requirements of the VC district have been met with the exception of the existing eastern side setback non-conformity. We note the Schedule of Regulations on Sheet S-1 provides the lot width to be 77 feet, this does not account for the inclusion of Parcel A in the lot width. Further, the combined side setbacks total 28.5 feet not the 28.55 feet listed in the table.

Items to be addressed: *Correct inconsistencies in the Schedule of Regulations provided on Sheet S-1.*

NATURAL FEATURES

All proposed improvements are proposed within the built portions of the site. No natural features will be impacted by the proposed site improvements.

Items to be addressed: *None.*

BUILDING LOCATION AND SITE ARRANGEMENT

Building location and site arrangement will not be modified. However, improvements to the driveway, parking lot, pedestrian access, and stormwater management will greatly enhance the aesthetics and usability of the site.

Items to be addressed: *None.*

PARKING, LOADING

The applicant is seeking special land use approval of service establishment of an office/workshop/retail outlet or showroom nature for Units #2 and #3. Section 5.03 requires Showroom of a plumber, decorator or similar trade to provide *1.0 parking spaces per 1,000 square feet of gross floor area*.

Unit #1’s use is listed as office and retail uses. General retail uses and office uses both require *3.0 spaces per 1,000 square feet of gross floor area*.

	Required	Total Parking Provided
Showroom of a trade (1.0 per 1,000 s.f. – 5,199 SF = 6 spaces)	10	13
Retail / Office (3.0 per 1,000 s.f. – 1,019 SF = 4 spaces)		
Barrier Free	1	1
Loading Space	0	0

The applicant has calculated the required parking on-site (Sheet S-1) to be eight (8) parking spaces. However, Section 8.02 A. 3. states, *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*. Therefore, 10 parking spaces are required. Two (2) additional on-street parallel spaces are also proposed along Grand Street (not reflected in on-site parking calculations in the above table).

Further, Section 5.03 notes, *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 district*. In addition, *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*.

We have outlined the above information since it is encouraged by the Planning Commission; however, as proposed we find the improvements to the parking area fit the built environment of the site, and will provided substantial improvement.

Six (6) bicycle hoops are proposed along the front (south) building elevation adjacent to the proposed sidewalk.

Items to be addressed: *None.*

SITE ACCESS AND CIRCULATION

The subject site is currently accessed via an access drive from Grand Street. It appears the alley (north) can also access the site via a gravel path. As proposed, the site's existing concrete driveway from Grand Street will be utilized and extended north to the alley providing through access.

No information related to how deliveries to the site will be accommodated has been provided. A note on Sheet S-1 indicates trash will be delivered to the curb for pick-up as the enclosure is not designed nor intended for truck pick-up.

Items to be addressed: *None.*

SIDEWALKS

A new 6-foot wide sidewalk is proposed within the Grand Street right-of-way adjacent to the front (south) building elevation. The proposed sidewalk will traverse the extent of the lot width.

Items to be addressed: *None.*

LANDSCAPING

A landscape plan is provided on Sheet S-5 of the plan set.

Composition – Section 6.02A. notes *no more than 25% of any one genus or 10% of any one species per site plan*. As presented on the Planting Schedule (Sheet A1.01), the composition of the proposed plantings appears adequate.

Parking Lot Screening – The parking lot is located behind the front façade (south elevation) of the building, and is not visible from Grand Street. No additional parking lot screening from Grand Street is required.

Interior Parking Lot Landscaping – Based on the applicant's calculation, 199 square feet of interior parking lot landscaping is required (6,637 SF of pavement x 3% = 199 SF). One (1) parking lot island is proposed encompassing 131 square feet of interior parking lot landscaping consisting of one (1) canopy tree. As proposed, the interior landscaping is deficient 68 SF.

Buffer/Screen – Section 6.05 indicates no buffer or screen is required in the VC district. Canopy trees and shrubs are provided along the west property line.

Site Landscaping – No site landscaping is required on VC zoned properties. Tree and shrub plantings are proposed in coordination with the rain garden located at the northeastern corner of the site.

Greenbelt / Street Trees – One (1) street tree is required for every 30-40 feet of lineal frontage to be placed between the sidewalk and the curb. With 101 feet of frontage three (3) trees are required, and have been provided.

Tree Removal/Replacement – A 17" Elm tree located in the northwest portion of the site will be removed to accommodate the proposed site improvements. Since Elm trees are listed as a tree not permitted (Section 6.11 C.) no replacement is required.

Waste Receptacle – The dumpster is located at the northeast end of the proposed parking lot. Detail of the proposed dumpster enclosure is provided on Sheet S-7. The dumpster enclosure is a masonry enclosure with wood or vinyl gate. As noted previously, trash will be moved to the curb for pick-up. We question whether the two (2) bins demonstrated on the plans will accommodate the refuse for three (3) commercial units.

Items to be addressed: 1) Provide 68 SF of additional interior parking lot landscaping. 2) Indicate if proposed trash bins can accommodate three (3) units of refuse.

LIGHTING

Based on the information provided, we infer seven (7) wall-mounted fixtures and one (1) 13-foot tall pole-mounted fixture are proposed. Sheet S-6 demonstrates lighting levels of 0.3 foot-candles are met along the west property line adjacent to vacant lot. A foot-candle reading of 0.5 foot-candles is demonstrated along the south property line into the right-of-way of Grand Street. Illumination levels will need to be reduced to 0.3 foot-candles in order to meet the standards of Section 3.19.

The applicant should also confirm foot-candle readings along the north property line (at the alley) read 0.1 or less due to the use of residential property to the north.

Further, Section 3.19 E. 3. Requires all fixtures to have full cutoff shades with the light source recessed into the fixture so as not be of visible from off site. As provided, Fixture 1 does not appear to be fully shielded.

Items to be addressed: 1) Reduce illumination level to 0.3 foot-candles or less at south property line. 2) Confirm 0.1 foot-candles or less along north property line. 3) Provide fixtures with cutoff shades.

SIGNS

No signage is proposed as part of this site plan review.

Items to be addressed: None.

FLOOR PLANS AND ELEVATIONS

Floor plans as well as all elevations have been provided. Exterior materials will remain as currently constructed (masonry). We note the west elevation (labeled "left" on Sheet A-2) will maintain two (2) garage bays with overhead doors. As noted in the special land use review auto-service related uses are not a permitted or special land use in the VC district. The applicant should demonstrate the purpose of the remaining overhead doors/garage bays.

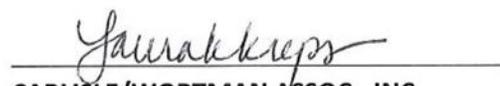
Items to be addressed: *Provide purpose of overhead doors/garage bays.*

RECOMMENDATIONS

Based upon the information provided, we recommend the following items be addressed to the satisfaction of the Planning Commission prior to the combined preliminary and final site plan approval of the 8080 Grand Street Site Plan:

1. Provide a modified legal description for the combined parcel.
2. Property survey signed and sealed by a State of Michigan Registered Surveyor.
3. Provide use of each Unit on site plan and floor plan.
4. Correct inconsistencies in the Schedule of Regulations provided on Sheet S-1.
5. Provide 68 SF of interior parking lot landscaping.
6. Indicate if proposed trash bins can accommodate three (3) units of refuse.
7. Reduce illumination level to 0.3 foot-candles or less at south property line.
8. Confirm 0.1 foot-candles or less along north property line.
9. Provide fixtures with cutoff shades.
10. Provide purpose of overhead doors/garage bays.


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


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

241-1602

cc: 8080 Grand, LLC, 7926 Ann Arbor Street, Dexter, MI 48130
 Todd Ballou, 3300 Berry Road, Ypsilanti, MI 48198



Dexter Area Fire Department

8140 MAIN STREET • DEXTER, MICHIGAN • 48130-1044
TELEPHONE: (734) 426-4500

FIRE CHIEF
ROBERT L. SMITH

April 13, 2016

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

Subject: Plan review of: 8080 Grand St.
Plans dated: April 4, 2016

Dear Mrs. Aniol:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to our Department. We have reviewed these plans with Fire Safety and Prevention in mind. Our resources are the City's Fire Protection Ordinance and City's Engineering Standards. Below are our comments.

DAFD Comments: It appears there maybe not enough parking for employees and customers "appears" of course this all dependent on tenant (s) occupancies.

Village of Dexter Engineering Standards (as it refers to fire hydrant location & fire department connections): Purchase Storz Connection for fire hydrant that protects this property (Broad St. & Grand St.)

Fire Protection Ordinance: Requirements of this Ordinance will need to be incorporated in future plans before approval: related but not limited to: **Knox Box** International Fire Code (IFC) Section 506, **Addressing** IFC Section 505, **Minimum Roadway Widths** IFC Section D 103, **Fire Lane Signage** IFC Section 503.3 & D 103, **Portable Fire Extinguishers** IFC Section 906 **Fire Suppression, Fire Alarm Systems and Kitchen Fire Suppression System** (if Applicable) IFC 105.7 & Washtenaw County Building Department.
DAFD Requirements: 1) Purchase and Install a Knox Box 2) Proper Addressing of building 3) Purchase and installation of Hand Held Fire Extinguishers 4) Install No Parking Fire Lane sign (s) along driveway

DAFD Recommendations: None

Donald Dettling
Fire Inspector

Cc/

Fire Chief Robert L. Smith
City Mgr. Courtney Nicholls



OFFICE OF COMMUNITY DEVELOPMENT

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

STAFF REPORT

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

From: Michelle Aniol, Community Development Manager

Date: May 2, 2016

Miscellaneous Updates

- The first of three public meetings regarding the redevelopment of 3045 Broad Street was held on Saturday, April 16th, at Dexter District Library. The workshop drew approximately 40 attendees. Foremost set up 4 stations with an aerial photo of the redevelopment area and multi-colored post-it notes. Attendees were encouraged to write their comments regarding the redevelopment on the post-it notes. The Developer will transcribe the notes, and staff will post them on a special webpage on the City's website: <http://dextermi.gov/3045-broad-street-redevelopment>.

The 2nd public meeting will be held on Wednesday, May 11th in the Creekside Intermediate School Cafeteria, from 6:00 – 9:00 pm (flyer attached). Planning Commissioners are strongly encouraged to attend.

- Arbor Day is Friday, April 29th. The Tree Board will give away free seedlings at the following locations:
 - Dexter District Library 10 am to noon
 - Downtown Clock 11:00 am to noon
(weather permitting)
 - Dexter Mill 1:00 -3:00 pm
- There's a new business coming to town - Watchtower Cards and Comics! Staff met with Ethan Ernst-Hodys, owner of Watchtower Cards and Comics on Monday. Mr. Ernst-Hodys inquired about sign regulations for the space at 8066 Main Street (formerly Absolute Computer). Stay tuned.
- Staff received correspondence from Jeanette Brooks, 8212 Bridgeway Drive regarding poultry within the city limits (i.e. backyard chickens). The letter accompanies this report. Ms. Brooks addressed City Council at its meeting on Monday, April 25th. During non-arranged public participation she stated her desire was to establish a dialog with City Council and the Planning Commission, to potentially change the ordinance that current prohibits the practice of keeping of chickens. Council directed Ms. Brooks to coordinate with staff, review previous materials presented to council and the planning commission, and provide an update based on potential new information.

One concern Council expressed was that if the ordinance were changed to allow backyard chickens, only some residents would be eligible. That's because most homeowners associations within the city do not permit backyard chickens. Staff reminded the council that the city has no authority to enforce the regulations within a master deed. Residents who reside within an HOA neighborhood/subdivision do so with the understanding that they are subject to an extra set of property standards, and they agree to comply with such standards in order to live in the neighborhood/subdivision. Likewise, residents who reside in the neighborhoods of the "old village", do so because they prefer not to be subject to an additional set of property regulations.

ZBA Updates

The Zoning Board of Appeals heard two cases on Monday, April 18, 2016. The first was a variance request submitted by Dr. Brent Kolb, for property located at 7225 Dan Hoey (08-08-08-200-024). Dr. Kolb has requested the following variances from Section 7.03(1) for a ground sign:

- 2-foot variance from the required 10-foot setback from the road right-of-way;

- 7-foot variance from the 15-foot required setback from the property line; and
- 13-foot variance from the required 15-foot setback from the primary entranceway drive.

The ZBA granted the requested variances upon findings of practical difficulty, substantial justice, and the relationship to adjacent land uses. The ZBA also placed the following conditions on the approval:

1. Sign background shall be darker color than the lettering;
2. Size of text shall not be smaller than that presented at the meeting; and
3. Sign shall be located east of the utility easement, as shown on the plan.

No public comments were offered during the hearing.

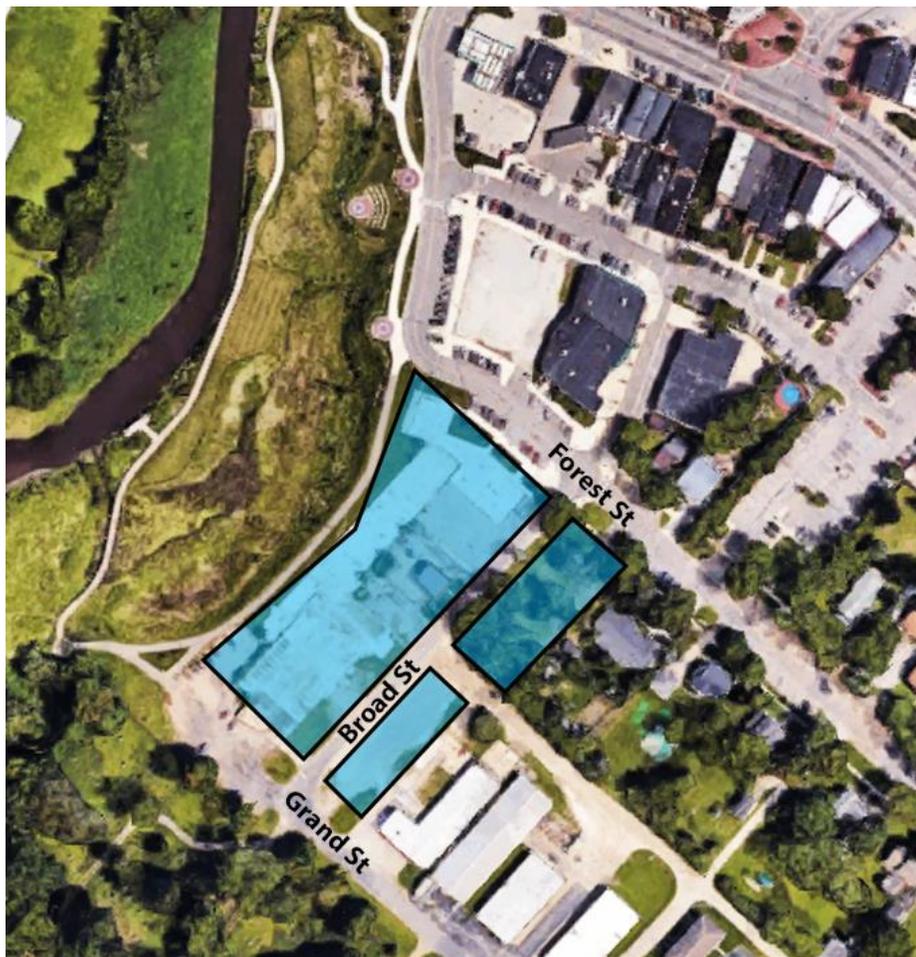
The second hearing was a variance request submitted by Northern United Holdings, LLC (a/k/a Northern United Brewing Company – NUBC), for property located at 2319 Bishop Circle East (08-08-07-125-025). NUBC had requested a 35-foot variance from the required 50-foot front yard setback in Section 20.01, Schedule of Regulations in the RD, Research and Development District, to allow the installation of a wastewater pre-treatment system and fenced enclosure.

The ZBA granted the requested variance upon a finding of practical difficulty, substantial justice and relationship to adjacent land uses. The ZBA also place the following conditions on the approval:

1. Additional tree plantings shall be placed to buffer views from Bishop Circle East;
2. A retaining wall shall be constructed on the north side of the swale, if needed, as determined by the City Engineer.

No public comments were offered during the public hearing.

Copies of the decision accompany this report.



JOIN US WEDNESDAY
MAY 11, 2016 FROM
6:00-8:00PM

THE SITE IS LOCATED
AT 3045 BROAD ST.
(FORMER DAPCO
SITE) & ADJACENT
PARCELS

THE MEETING IS
BEING HELD AT
CREEKSIDE
INTERMEDIATE
SCHOOL
CAFETERIA
AT 2615 BAKER
ROAD, DEXTER, MI
48130

5.11.2016 6-8PM FOLLOW-UP BROAD STREET REDEVELOPMENT MEETING

Please plan to join the City of Dexter, Foremost Development Company and your neighbors at our second meeting. Provide input and recommendations. More info – www.dextermi.gov/3045-broad-street-redevelopment



LOCATION:

Creekside Intermediate
School Cafeteria
2615 Baker Road

www.dextermi.gov/3045-broad-street-redevelopment

5/11/2016
6-8pm

RECEIVED

APR - 6 2016

CITY OF DEXTER

Jeanette Brooks
8212 Bridgeway Drive
Dexter, MI 48130
jeanette.m.brooks@gmail.com

April 4, 2016

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

Dear Michelle,

Thanks so much for your email reply last week regarding my inquiry about poultry within the city limits.

I am interested in how to dialog with the planning commission and the city council about reviewing and potentially changing the language of the current ordinance. I know of many city residents who would support a carefully worded change that would enable residents to keep a very small number (i.e., 4 or fewer) of hens for eggs, while still ensuring that neighbors are protected from concerns about noise, odor, and aesthetics.

I get the impression this topic may have been a sensitive issue in the past, so I'd like to better understand the history and perhaps see if there is a way to address the concerns. Many nearby cities have successful systems in place for allowing backyard poultry (including Milan, Pinckney, Ann Arbor, and Ypsilanti), and I would love to explore how we might learn from their examples and experiences.

I truly appreciate your time and consideration! Looking forward to hearing from you.

Sincerely,



Jeanette Brooks




COMMUNITY DEVELOPMENT OFFICE

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

NOTICE OF DECISION

TO: City Council & Planning Commission
FROM: Michelle Aniol, Community Development Manager
DATE: Friday, April 22, 2016
RE: ZBA Decision:
 Case #2016-01
 7225 Dan Hoey (08-08-08-200-024)

In compliance with the Zoning Board of Appeals Rules of Procedure and Policy, Article III, notice of the following ZBA decision is given to City Council and Planning Commission:

VARIANCE REQUESTED (ZBA Case #2016-01)

On April 18, 2016, the ZBA reviewed a variance request submitted by, Dr. Brent Kolb, for property located at 7225 Dan Hoey (08-08-08-200-024). Dr. Kolb has requested the following variances from Section 7.03(1) for a ground sign:

- 2-foot variance from the required 10-foot setback from the road right-of-way;
- 7-foot variance from the 15-foot required setback from the property line; and
- 13-foot variance from the required 15-foot setback from the primary entranceway drive,.

If the request is granted, it would allow the erection of a ground sign with a 7-foot setback from the road right-of-way and (front) property line and a 13-foot setback from the primary entranceway drive. The applicant cited practical difficulties associated with the property.

The following ZBA members were present: Phil Mekas, Chairman, Sandy Hansen, Marni Schmid, Zach Michels and Jon Rush.

Chairman Mekas opened the public hearing at 7:10 pm. Following staff's review and report (attached to this memo), Steve Brouwer and Mark Chalou addressed the Board, on behalf of Dr. Kolb. Mr. Brouwer stated this situation was similar to the Dexter Towne Center development. In that case, a variance was granted to allow a reduced setback from the road right-of-way.

Mr. Chalou submitted a revised sign design, per the direction of the ZBA at the March 21, 2016 meeting. The revised design showed a dark background with light colored lettering.

Member Hansen questioned the distance the sign would be from the road surface if Dan Hoey was ever expanded. Mr. Brouwer described the scenario if the road were widened to three lanes and five lanes. With a 120-foot width, a three lane road would be approximately 36-38 feet wide, leaving approximately 45 feet on either side. A five lane road would be approximately 62 feet wide, leaving approximately 24 feet on either side.

There were no public comments, and Chairman Mekas closed the hearing at 7:29 pm.

ZBA Decision

Motion by Schmid, supported by Hansen, Based on the information provided for ZBA #2016-01, at the April 18, 2016 Zoning Board of Appeals meeting, the Board determines that the request for a 2-foot variance from the required 10-foot setback from the road right-of-way, a 7-foot variance from the required 15-foot setback from the property line along Dan Hoey Road, and a 13-foot variance from the required 15-foot setback from the primary entranceway drive in Section 7.03(1), Ground Sign General Requirements be **GRANTED**.

The application, submitted by Dr. Brent Kolb, for property at 7225 Dan Hoey (08-08-08-200-024) **MEETS** the conditions required for the granting of a variance. Therefore, an 8-foot setback from the Dan Hoey Road right-of-way, an 8-foot setback from the property line along Dan Hoey Road, and a 2-foot setback from north of the primary entranceway drive is **PERMITTED** to allow the erection of the requested ground sign.

Member Michels offered the following friendly amendment, which was agreed to by Schmid and Hansen:

- Sign background shall be darker color than the lettering;
- Size of text shall not be smaller than that presented at the meeting; and
- Sign shall be located east of the utility easement, as shown on the plan.

The determination was made with consideration of following criteria, per Section 24.05 of the City of Dexter Zoning Ordinance:

1. Practical Difficulties
2. Substantial Justice
3. Relationship to Adjacent Land Uses

Ayes: Rush, Hansen, Schmid, Mekas

Nays: Michels

Respectfully submitted,

Michelle Aniol
Community Development Manager

cc: Courtney Nicholls, City Manager
Brent Kolb, Applicant



COMMUNITY DEVELOPMENT OFFICE

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

NOTICE OF DECISION

TO: City Council & Planning Commission

FROM: Michelle Aniol, Community Development Manager

DATE: Friday, April 22, 2016

RE: ZBA Decision:
Case #2016-02
2319 Bishop Circle, 08-08-07-125-025

In compliance with the Zoning Board of Appeals Rules of Procedure and Policy, Article III, notice of the following ZBA decision is given to City Council and Planning Commission:

VARIANCE REQUESTED (ZBA Case #2016-01)

On April 18, 2016, the ZBA reviewed a variance request submitted by Northern United Holdings, LLC (a/k/a Northern United Brewing Company – NUBC), for property located at 2319 Bishop Circle East (08-08-07-125-025). The applicant requested a 35-foot variance from the required 50-foot front yard setback in Section 20.01, Schedule of Regulations in the RD, Research and Development District, to allow the installation of a wastewater pre-treatment system and fenced enclosure. The variance, if granted, would allow a 15-foot front yard setback (along Mill Creek Drive). The applicant cited practical difficulties associated with the property.

The following ZBA members were present: Phil Mekas, Chairman, Sandy Hansen, Marni Schmid, Zach Michels and Jon Rush. Chairman Mekas opened the public hearing at 7:40 pm.

Staff presented her report and finding:

1. **Practical Difficulties:** The applicant purchased the subject site and existing building in 2012. The applicant retrofitted the building for its manufacturing operations, based on the location of existing infrastructure, such as public water and sanitary sewer, electricity and gas services, and loading/unloading areas.

The applicant could meet the setback requirements by installing the pre-treatment system to the west of the building. However, installing the system west of the building would be unnecessarily burdensome, as the applicant would need to complete a significant reconstruction of the facility, including the installation of underground infrastructure, which could then prevent future building expansion.
2. **Substantial Justice:** Granting the requested variance would facilitate the installation of much needed additional wastewater pre-treatment capability. Without the additional pre-treatment capability, the applicant is unable to meet its wastewater discharge limits, which negatively impacts the city's own wastewater treatment capability.
3. **Public Safety and Welfare:** The proposed variance, if granted, would not jeopardize public safety and welfare; provide additional evergreens are installed to screen the proposed pre-treatment facility and fenced enclosure from Bishop Circle East. Additionally, due to the proximity to the drainage swale, a retaining wall may be necessary.
4. **Extraordinary Circumstances:** There is not another property in the industrial park that has 3 road frontages. Underground public infrastructure (i.e. water, sanitary sewer, telephone, electric and gas services) is located within 15-foot utility easements within the Bishop Circle East, Mill Creek Drive and Bishop Circle West Road right-of-ways.
5. **No Safety hazard or Nuisance:** The proposed pre-treatment system includes a gas burner and ignition system to burn-off excess biogas (i.e. methane). The gas burner/ignition system will be located within the fenced enclosure. The City operates a gas burner/ignition system at the

wastewater treatment plant. The Fire Department's main concern "would be the possibility of calls for service from the public seeing flames." The proposed gas burner would be equipped with a flare stack to shield the flame.

- 6. Relationship to Adjacent Land Uses:** The proposed pre-treatment system and fenced enclosure will be harmonious and compatible with properties adjacent to the subject site.

Following staff's report, James Toner, attorney for NUBC, addressed the Board, felt staff's report was thorough and stated he was open to questions.

Member Rush asked if more than one pre-treatment system would be necessary in the future. Applicant stated yes. Member Rush stated the proposal was not offensive.

Member Michels questioned the applicant and staff about the practical difficulty, cost to install the pre-treatment system, if there adequate parking, the location of proposed units, location of proposed landscaping, encroachment of the parking lot into the front yard setback, loading and unloading activities, underground utilities, and gas burner pad location.

Chairman Mekas asked if the flare would be in the enclosure; applicant stated yes.

Member Hansen preferred that landscaping be off-set, rather than in a straight line.

Chairman Mekas clarified the need for a retaining wall to protect the drainage swale and provide proper foundation for proposed pre-treatment systems.

There were no public comments, and Chairman Mekas closed the hearing at 7:29 pm.

ZBA Decision

Motion by Hansen, supported by Rush, based on the information provided for ZBA #2016-02, at the April 18, 2016 Zoning Board of Appeals meeting, the Board determines that the request for a 35-foot variance from the required 50-foot front yard setback in Section 20.01, Schedule of Regulations for Principal Buildings in the RD Research and Development District be **GRANTED**.

The application, submitted by Northern United Holdings, LLC, for the property located at 2319 Bishop Circle East (08-08-07-125-025) **MEETS** the conditions required for the granting of a variance. Therefore, a 15-foot front yard setback along Mill Creek Drive is **PERMITTED** to the construction of a wastewater pre-treatment system and fenced enclosure.

The variance was granted, subject to the following conditions:

1. Additional tree plantings shall be placed to buffer views from Bishop Circle East;
2. A retaining wall shall be constructed on the north side of the swale, if needed, as determined by the City Engineer.

The determination was made with consideration of following criteria, per Section 24.05 of the City of Dexter Zoning Ordinance:

1. Practical Difficulties
2. Substantial Justice
3. Relationship to Adjacent Land Uses

Ayes: Rush, Hansen, Schmid, Mekas

Nays: Michels

Respectfully submitted,

Michelle Aniol
 Community Development Manager

cc: Courtney Nicholls, City Manager
 Brent Kolb, Applicant

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

STAFF REPORT

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

From: Michelle Aniol, Community Development Manager

RE: Grandview Commons Request for Additional Postponement

Date: May 2, 2016

Accompanying this memo you will find correspondence submitted by MMB Equities, LLC, requesting an additional postponement of consideration of the Grandview Commons Area Plan, by the Planning Commission. In the letter the applicant indicated his desire to move with the same plan that was presented to the Planning Commission on April 4, 2016. However, since this letter was submitted, the applicant has informed staff that the revised area plan will include the property immediately adjacent to the west (7961 Grand Street, 08-08-06-285-004). Thus, the revised area plan will not be exactly the same as the one presented on April 4, 2016. In addition, because the development site has increased, the applicant must amend his application for Area Plan Approval, and the Planning Commission will need to conduct another public hearing in order to consider the revised area plan.

SUGGESTED MOTION

Pursuant to a request submitted by MMB Equities, dated, April 21, 2016, the Planning Commission moves to postpone action on PUD-AP 2016-01 Grandview Commons until the June 6, 2016 Planning Commission meeting.

April 21, 2016

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

Thank you for hosting the April 4, 2016 Grandview Commons work session and providing valuable feedback on the revised Area Plan.

Following the meeting we had the opportunity to meet with staff and the Dexter Area Fire Department. Based on our understanding of the Planning Commission's feedback we intended to explore the possibility of relocating the Grand Street entrance more centrally amongst the townhomes. This revision eliminated the westerly access drive, but also created 2 dead end streets.

Per our conversation with the City and the Fire Department it is our understanding that dead end streets are limited to 150 feet.

The alternative plan provided by staff placing the entrance drive in the center of the 4 townhome units resulted in a 240'+ dead end. Removing the westerly access road also created a 350' plus dead end between the 8-units buildings and the 4-unit buildings.

We then considered relocating the entrance drive past the westerly most townhome which resulted in a greater than 100 foot dead end between the townhomes and 8-unit building. This revision shifted the interior green spaces between the buildings so they no longer line up, impacting the site symmetry. It also caused a 350' dead end between the 8-unit buildings and the 4-unit buildings. To eliminate the dead end we attempted to add a drive splitting the 4-unit buildings creating a circle and instead of a cul de sac. This created an island around the easterly 4-unit building.

Given the challenges noted above and the potential for future development to the west, we have decided to proceed with the Area Plan as presented on April 4, 2016. We will update the plan to include the on street parking and prepare a new preliminary utility layout per the review comments. If development to the west occurs, a pedestrian access easement can be relocated and be dedicated to pedestrians similar to the alternative plan provided by staff and discussed at the April 4, 2016 meeting.

Between now and the June 6, 2016 meeting we will continue to refine the site plan and update the submittal requirements.

Please let us know if there will be additional discussions regarding Grandview Commons on May 2, 2016, however at this time we would like to formally request postponement of the Grandview Commons Area Plan until June 6, 2016.

Please feel free to contact us in advance if there are any questions.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Brouwer". The signature is written in a cursive, flowing style.

Steve Brouwer, MMB Equities LLC