



# VILLAGE OF DEXTER

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## MEMO

**To: President Seta, Council, and DDA Members**  
**From: Donna Dettling, Village Manager**  
**Date: June 8, 2006 DDA Agenda – Item 10. b.**  
**Re: Projects identified for General Fund Infrastructure  
Improvements and Bond Options – Update from Council meeting 5-22-06  
Presenter - Tom Traciak of ACI Finance, Financial Advisor**

At a budget work session held on May 30th continuing the infrastructure improvements/bonding debate at another work session was discussed, as well as inviting Tom Traciak, Village Financial Advisor. President Seta arranged for Tom Traciak to attend the next DDA meeting and continue the discussion on bonding options and procedures.

At the Council meeting on May 22, 2006 discussion continued on general fund infrastructure improvements and bonding options/procedures. Below is an update from that meeting.

Council focused on general fund infrastructure improvement projects, listed below are the projects identified at the January planning session.

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| 1. Bridge Cost Share            | \$400,000 (revised per agreement) |
| 2. Westside Connector           | \$500,000                         |
| 3. Park (Mill Pond) Restoration | \$500,000                         |
| 4. Sediment Management          | \$500,000                         |
| 5. DPW                          | \$800,000                         |
| 6. Municipal Building           | \$3,000,000                       |
| 7. CBD Storm Water Basin        | \$750,000                         |

Discussed restricting \$400,000 in general fund reserve for the Bridge project. The agreement between the WCRC and the Village limits the Village's short term and long term financial exposure to \$400,000.

Discussed keeping a decent balance on hand, not using all of the reserves to pay for the DPW facility. Look at bonding for half of the DPW facility and using reserves for the rest. A construction estimate will be provided to Council at the June 12<sup>th</sup> meeting.

Discussed using general fund dollars to do more street projects, or bonding for street projects and paying for the bond out of street funds.

Discussed buying the Wallace property, bonding for the project and working with property owner on terms.

Discussed including a modest number in the July 1, 2006 to June 30, 2007 fiscal year budget for a potential bond payment.

Discussed next steps: 1)continue to review and prioritize the list of projects, possibly change list of projects. 2)determine acceptable annual bond payment and develop clear revenue stream for payment. A twenty-year with 5% interest payment on \$1,000,000 is approximately \$80,000 annual bond payment. 3) invite Tom Traciak of ACI Finance to discuss bonding options and procedures.

**Projects identified for General Fund Infrastructure  
Improvements and Bond Options – Update from Council meeting 5-22-06  
Tom Traciak of ACI Finance, Financial Advisor**

Subsequent meeting with Tom Traciak in preparation of bonding discussion:

*Mr. Traciak recommended that the Village issue a NOTICE OF INTENT TO BOND (Limited Tax Bond a.k.a. Capital Improvement bond) IN AN AMOUNT NOT TO EXCEED (\$6,000,000 for example) with language that provides for the bond to be issued in one or more series. The NOTICE goes through public hearing and 45 day referendum period. Mr. Traciak can further explain the detail needed in the NOTICE that lays out the capital improvements and estimated costs of improvements covered by this initial bonding process.*

*After the NOTICE OF INTENT is in place the village can issue bonds as the projects are committed to and actual cost estimates are secured. For example, the first series could be a bond to cover a portion of the cost of the DPW facility. Council adopts a resolution, along with other bonding requirements that ACI Finance will put together for the Village. The bonds are sold and the Village receives the bond proceeds to complete the project and then starts paying the bond. The second series could cover a CBD storm water basin and land acquisition for village offices, as an example.*

ACI Finance will be available to discuss our options and further explain the rules and procedures for bonding.

Thanks,



## Article XV

### VC VILLAGE COMMERCIAL DISTRICT

Adopted June 12, 1995

Amended December 13, 2004

Amended October 10, 2005

Amended April 10, 2006

#### Section 15.01 INTENT

The intent of the Village Commercial District (VC) 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. (Refer to section 5.1). 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.

#### Section 15.02 PERMITTED PRINCIPAL USES

- A. Retail establishments for the sale of such products as art/supplies, hardware, books, stationary, flowers, clothing, shoes, music, sporting goods, painting and wallpaper supplies, drugs, and notions, gifts, and home entertainment supplies and rental, and similar specialty retail shops.
- B. Personal service establishments such as barber shops, beauty salons, and dry cleaners; including repair shops for watches, bicycles, jewelry, and other such items.
- C. Food establishments, retail up to 2,000 square feet of gross floor: such as for the sale of groceries, fruit, meat and fish; baked goods; and dairy products.
- D. Restaurants, sit down which do or do not serve alcohol.

- E. Banks, savings and loan institutions, and credit unions without drive up windows.
- F. Business and professional offices such as administrative, legal, architecture, engineering, insurance, real estate, accounting, medical, dental, Computer and Internet Services and other similar offices.
- G. Printing and photographic reproduction establishments.
- H. Public buildings and offices, post offices, museums, libraries and community centers and Senior Centers.
- I. Schools, commercial: such as dance, art, and music.
- J. Theaters, cinemas.
- K. An integration of upper floor residential dwelling, commercial/retail, and office uses within a building.
- L. Off-street parking and loading see Article V.
- M. Signs subject to the provisions of Article VII.

### **Section 15.03 SPECIAL USES**

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

- A. Food establishments, retail over 2,000 square feet of gross floor area but not to exceed 10,000 square feet of gross floor area: such as for the sale of groceries, fruit and meat; baked goods; and dairy products.
- B. Restaurants, carryout.
- C. Bars/Taverns/Lounges.
- D. Vocational and technical training facilities.
- E. Banks, savings and loan institutions, and credit unions with drive-up windows.
- F. 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 subject to the provision that not

more than fifty (50) percent of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities.

- G. Outdoor eating areas.
- H. Small animal clinics
- I. Private clubs, fraternal organizations, and lodge halls.
- J. All buildings over 10,000 square feet gross floor area require a special use permit per Article 8.

### **Section 15.04 REQUIRED CONDITIONS**

- A. All buildings shall have at least 70 percent of their 1st floor facade on the street-facing sidewalk as non-reflective/non-tinted glass. The use of reflective/tinted glass on the first floor side and rear building windows requires Planning Commission approval.
- B. No new mid-block curb cuts are permitted. Shared driveways are strongly encouraged. Access changes are permitted where drives can be consolidated or repositioned for sharing, improved safety, or more on-street parking can be provided.
- C. All buildings shall have at least one pedestrian entrance on the front. Rear or side entrances should be provided where parking is on the side or rear of the building.
- D. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- E. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
- F. Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should be screened on a side of the building that faces residentially-zoned or used property, or mounted and screened on the roof.
- G. The site design shall be sensitive to pedestrian and bicycle needs. Bicycle hoops are required per Section 5.03 of the Parking and Loading Standards.
- H. Architectural standards for approval include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors and finish materials. Review of architectural concepts colors and materials will be part of site plan review.

1. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions may be made to building facades not facing a street. Additions to a structure may be permitted except that additions to a structure's façade (the front side of the building facing a street) may be made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:
  - a. Whether modifications are consistent with the existing architectural motif.
  - b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
  - c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to the extent possible, its size and scale relative to the historic building.
  - d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.
2. General architecture, front facade, and overall building appointments should be harmonious with the historic nature of other structures in the vicinity. Architectural concepts to be reviewed include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, colors and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. Desirable materials include brick, stone (natural and cast), wood siding and glass. Exterior materials that should not be used on large applications, but can be used as detail material or as small applications include EIFS (exterior insulation finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass.
3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists. Exterior color must be derived from a historical color palette and shall ordinarily be consistent with the majority of the established buildings. "Non-traditional" or "Non-historic" colors are not permitted. The use of paint to attract attention or advertise using geometric shapes and color or is other ways inconsistent with the surrounding architecture is prohibited.

*CBD Central Business District*

**Article XV(A)**  
**CBD CENTRAL BUSINESS DISTRICT**

Amended December 13, 2004

Amended October 10, 2005

Amended April 10, 2006

**Section 15(A).01 INTENT**

This District is the historical old Central Business District or commercial center. The intent is to foster continued improvements and redevelopment around the historical theme and heritage of the “old Dexter” thereby adding to the character, social and environmental diversity and improvement in economic viability of the downtown area. Off-street private parking facilities are not required due to the location of on-street and municipal parking areas. Store frontage with appealing windows and entrances and contiguous building mass along Main and other streets in the CBD are strongly encouraged.

To foster an appealing high-density pedestrian environment, the CBD is intended to be physically compact and to provide a diversity of products and services, convenient parking, and pedestrian and vehicle safety. Buildings should front primary streets with parking lots to the rear of buildings. Mixed-uses are encouraged within buildings. Along primary streets (Main, Broad, and Central) retail and eatery uses should dominate ground floors, office uses and residential dwellings on upper floors, and all buildings should be clustered within shoulder-to-shoulder block groups wherever feasible.

**Section 15(A).02 PERMITTED USES**

The dimensional standards and required conditions of this overlay district shall apply simultaneously with the list of uses permitted or regulated as Special Uses in the underlying district. All uses shall meet the applicable standards for the CBD District listed in Section 15.04(A) and Article XX, Schedule of Regulations.

- A. Retail establishments for the sale of such products as art/supplies, hardware, books, stationary, flowers, clothing, shoes, music, sporting goods, painting and wallpaper supplies, drugs, and notions, gifts, and home entertainment supplies and rental, and similar specialty retail shops.
- B. Personal service establishments such as barber shops, beauty salons, and dry cleaners: including repair shops for watches, bicycles, jewelry, and other such items.
- C. Food establishments, retail up to 2000 square feet of gross floor: such as for the sale of groceries, fruit and meat; baked goods; and dairy products.



***CBD Central Business District***

as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, home appliance and other establishments of similar character subject to the provision that not more than fifty (50) percent of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities.

F. Outdoor cafes and eating areas.

G. Small animal clinics.

H. All buildings over 20,000 square feet gross floor area require a special use permit per Article 8.

**Section 15(A).04 REQUIRED CONDITIONS**

- A. No minimum lot size or front, side or rear yards are required in this district providing the provisions of Section 5.07 Off-Street Loading and Unloading Requirements are complied with.
- B. Uses in this district are exempt from the requirements of ARTICLE V Off-Street Parking Requirements. New curb cuts are prohibited and closure of existing curb cuts is recommended. Where setbacks and minimum building size requirements have been met, per Section 20.01, exceptions will be considered if vehicle access is required and not otherwise possible.
- C. All buildings shall have at least 70 percent of their 1st floor facade on the street-facing sidewalk as non-reflective/non-tinted glass. The use of reflective/tinted glass on the first floor side and rear windows is discouraged. Use of reflective/tinted windows requires Planning Commission approval.
- D. All buildings shall be built to within one foot of the front lot line and street side lot line on corner lots.
- E. All buildings shall have at least one pedestrian entrance on the front. Rear or side entrances should be provided where parking is on the side or rear of the building.
- F. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- G. All business, servicing, or processing, except for loading, shall be conducted within a completely enclosed building.

***CBD Central Business District***

- H. Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should be screened on a side of the building that faces residentially-zoned or used property, or mounted and screened on the roof.
- I. The site design shall be sensitive to pedestrian and bicycle needs. Buildings over 6,000 square feet gross floor area must provide a minimum of two (2) bicycle hoops.
- J. Architectural standards for approval include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors, and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. Desirable materials include brick, stone (natural and cast), wood siding and glass. Exterior materials that should not be used in large applications, but can be used as detail material or as a small application include EIFS (exterior insulation and finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass. Review of architectural concepts, colors and materials will be part of the site plan review committee.
  - 1. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions may be made to building facades not facing a street. Additions to a structure may be permitted except that additions to a structure's façade (the front side of the building facing the street) may be made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:
    - a. Whether modifications are consistent with the existing architectural motif.
    - b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
    - c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to the extent possible, its size and scale relative to the historic building.
    - d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.
  - 2. General architecture, front facade, and overall building appointments should be consistent with the historical buildings of the downtown Main Street area. As an example, a multi-story, brick building with historically formatted storefront windows and doors with upper and lower cornices.

***CBD Central Business District***

3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists. Exterior color must be derived from a historical color palette and shall ordinarily be consistent with the majority of the established buildings. "Non-traditional" or "Non-historical" colors are not permitted. The use of paint to attract attention or advertise using geometric shapes and color, or is in other ways inconsistent with the surrounding architecture is prohibited.

## Article XV(C)

### HOD HERITAGE OVERLAY DISTRICT

Adopted April 10, 2006

#### Section 15(C).01 INTENT

The Heritage District Overlay District (HOD District) is a mixed-use district in the Village's historic downtown area. The HOD includes areas located within the Central Business and Village Commercial Districts. This district shall include all uses permitted, principle uses and special uses, in as defined by the underlying zoning regulations.

The Village recognizes that historic structures are valued as a community resource that contribute to the Village's unique character. The National Park Service recognizes "historic" property as a district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the National, State, or local level generally older than 50 years. The intent of the Heritage Overlay District (HOD) is recognition of this Village asset and preservation of the residential character, history and scale, architecture and cultural heritage of the commercially zoned areas within the HOD.

Proposed building and site designs must be sensitive to the district's historical character and scale. Additions or modifications to historic buildings should be harmonious with the original structure as well as the surrounding neighborhood. Additions and modifications should be designed and constructed so that the character and defining features of the historical building are retained while improving the commercial viability.

#### Section 15(C).02 CRITERIA FOR APPROVAL

- A. HOD development and redevelopment shall be consistent with the goals and policy recommendations in the Village of Dexter Master Plan.
- B. HOD development and redevelopment shall complement adjoining uses and harmonize with the surrounding area in terms of physical site and building design, landscaping, signage, lighting, etc.
- C. Side and rear setbacks in the HOD shall conform to underlying zoning regulations. Front yard setbacks shall be consistent with adjacent properties to the extent reasonably possible, but at a minimum shall meet the front yard setback of the underlying zoning district.
- D. Standards for Approval. The following standards apply to all proposed construction, reconstruction, alteration, modifications, or additions:
  1. For those uses requiring site plan review, the review of architectural concepts, colors and materials will be done by the site plan review committee.

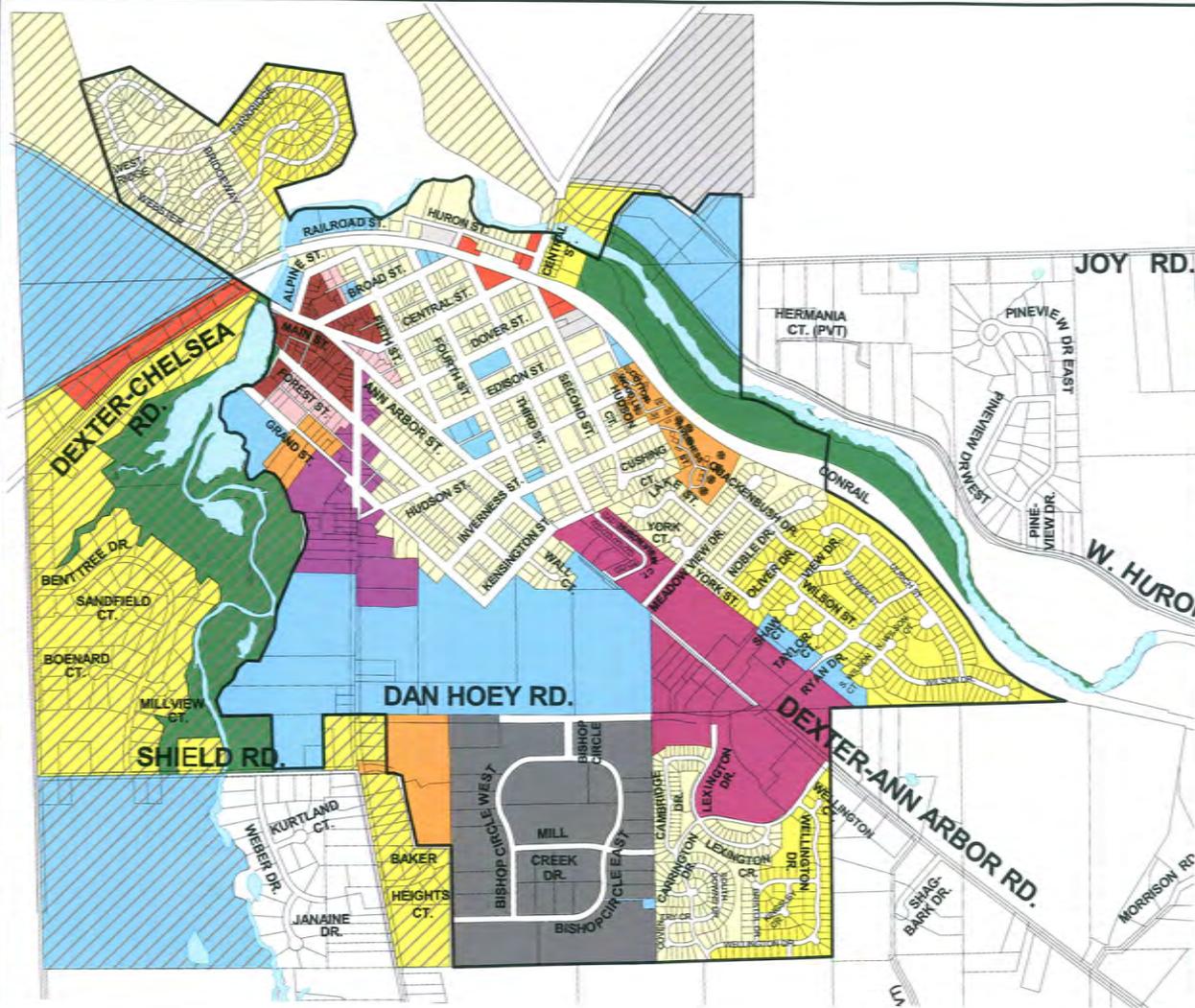
Architectural concepts to be reviewed include the following items: roof lines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors, and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. The roof shall be principally of gable, hip style or similar residential roof design.

2. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions to a structure may be permitted except that additions to a structures facade (the front side of the building facing a street) may be made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:
  - a. Whether modifications are consistent with the existing architectural motif.
  - b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
  - c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to extent possible, its size and scale relative to the historic building.
  - d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.
  
3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists.
  - a. Desirable exterior materials include brick, stone (natural and cast), wood siding and glass; Building materials that have a texture, pattern and scale similar to others in the district. Choose accent materials similar in texture and scale to others in the district including: brick and stone masonry, wood details such as windows, finished lumber applied to achieve traditional patterns e.g. horizontal siding rather than diagonal, finished painted metal and sheet metal, brick, clay and ceramic pavers.
  - b. Exterior materials not permitted include EIFS (exterior insulation and finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass. Resurfacing materials applied to the exterior of any existing building ordinarily should not conceal or require the removal of any original architectural detail associated with barge boards, brackets, ornamental shingle work or other similar features.
  
4. Awnings, Windows and Doors. Existing awnings may be repaired and replaced. No new awnings that conceal original architectural detail on an existing building are permitted.



# VILLAGE OF DEXTER

## Future Land Use



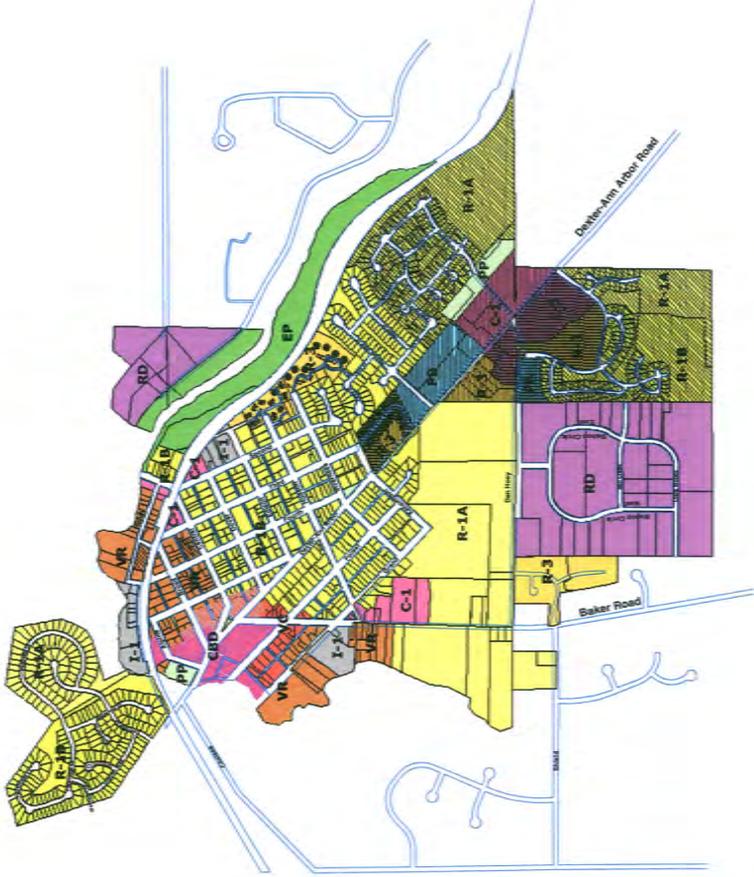
- VILLAGE DENSITY
- SUBURBAN DENSITY
- MULTIPLE FAMILY DENSITY
- VILLAGE COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- LIGHT INDUSTRIAL
- RESEARCH / DEVELOPMENT
- ARC SPECIAL PLANNING AREA
- BAKER ROAD SPECIAL PLANNING AREA
- PUBLIC / SEMI-PUBLIC
- OPEN SPACE / RECREATION
- VILLAGE BOUNDARY
- AREA UNDER PROPERTY TRANSFER AGREEMENT

MAP 10



Calislie/Wortman Associates, Inc.  
Community Planners & Landscape Architects  
Revised : 3/30/05





Revised from Village of Dexter & Ann Arbor

### Zoning Districts

- R-1A One Family Residential - Large Lot
- R-1B One Family Residential - Small Lot
- R-3 Multiple Family Residential
- VR Village Residential
- C-1 General Business

- VC Village Commercial
- CBD Central Business District
- PB Professional Business
- RD Research & Development
- I-1 Limited Industrial

- EP Environmental Protection
- PP Public Park
- Dexter-Ann Arbor Road Corridor Over Lay District
- PUD's within Dexter-Ann Arbor Road Corridor Over Lay District
- PUD Planned Unit Development

HOD

### Zoning Map



1/12/2009

