

DEXTER VILLAGE COUNCIL
WORK SESSION
MONDAY, NOVEMBER 9, 2015

A. CALL TO ORDER

The meeting was called to order at 6:03 PM by President Keough at the Dexter Senior Center at 7720 Dexter Ann Arbor Street in Dexter, Michigan. Mayor Keough read a letter dated September 9, 2015 from Jim Haeussler of Peters Building Company that led to the reasons for the discussion this evening between the City and Scio Township.

B. ROLL CALL: Mayor Keough

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| J. Carson | D. Fisher |
| J. Knight | J. Semifero-AB |
| J. Smith | R. Tell |

Also attending: Supervisor Spaulding Clark, Clerk Nancy Hedberg, Treasurer Donna Palmer, and Trustee David Read from the Scio Township Board; Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/ Treasurer; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim Clerk; Tom Covert, Midwestern Consulting; Jim Haeussler, Peters Building; residents and media.

C. DISCUSSION OF FUTURE VISION FOR THE BAKER ROAD PROPERTIES SOUTH OF THE CITY OF DEXTER BY SCIO TOWNSHIP AND CITY OF DEXTER BOARD MEMBERS

Council Member Carson: Looking at this request as an opportunity for the possible future expansion of the Industrial Park and access to Baker Road as well as the need for a 6th Well for the City.

Council Member Knight: Would like to hear from the public about this development.

Council Member Tell: Didn't Scio Township previously have an agreement to purchase the property in question through the Land Trust? (Yes) We need to be looking at 30 or so years down the road for the City.

Mayor Keough: The goal is to see that the communication continues between the City and the Township.

D. COMMENTS/PRESENTATION FROM PROPERTY OWNER

Jim Haeussler of Peters Building Company and Tom Covert from Midwestern Consulting gave a presentation describing the proposed area to be developed. Questions were raised as to what other uses could be done with this property and would the township be able to provide water and sewer to the site? (No on the water/ sewer as it can only go as far as Jackson Road.)

E. CITIZEN COMMENTS

Gil Gildner of 6864 Wellington Drive, Dexter owns the lot opposite Bristol Drive. He expected that the empty field would be developed because of the road stubs. Instead, there is now a stockpile of dirt that grows every year. He stated that he would encourage appropriate development that would remove the dirt mound and he is also concerned about the issue of access through Dexter Crossing.

Libby Beall of 6936 Wellington Drive, Dexter noted that the sub-division is Dexter Crossing, not Dexter Crossings. She is also concerned about access and would encourage alternate access points to Baker Road or the Industrial Park.

Megan Ezzell of 1970 Baker Road, Dexter state that whatever is build would be in her backyard which is a woodland area. She also concerned about the access to Baker Road as there is currently a lot of traffic on Baker which makes it difficult getting out of her driveway.

Stephen Jarvis of 1970 Baker Road, Dexter inquired about the number of lots available to be build on in Dexter Crossing and is also concerned about the access to Baker Road.

Paul Cousins of 7648 Forest, Dexter stated that he believed that at one point Scio Township was contemplating building a wastewater treatment plant. He asked the Township Board members in attendance if there were any plans to develop such a plant. (No, because those discussions were driven by negotiations with the City of Ann Arbor. The Township has since signed an agreement with the Ann Arbor and the concept is off the table.) Mr. Cousins spoke of concerns with the water and sewer capacity in the City of Dexter. He then asked Mr. Haeussler if there are any plans to develop a water/sewer system such as the one in Thornton Farms. (Mr. Haeussler explained that there is a process to develop such a treatment plant, but this is not their first option. It begins with requesting annexation and determining if Dexter has the capacity. Next is testing the soil. Then they would need to pull permits to develop the plant. It is feasible, but not preferable.) Previously when the Harvest Valley project came up, there was discussion about whether that type of growth was sustainable. If growth is not considered, we will be landlocked and future development is limited to redevelopment. A study needs to be done about future growth and future tax revenues. He is not in favor of wild growth.

Mary-Ellen Miller of 7654 Forest, Dexter inquired about parcel H-08-07-400-020 becoming a part of Scio Preserve. (The land was not purchased when the other properties were purchased due to soil issues.) She inquired about the yellow lines around the Industrial Park. (They show parcel boundaries.) She also inquired as to what the Township sees as developing along Baker Road and that she does not want to see commercial development as it could kill downtown Dexter businesses.

Zach Michaels of 3325 Dover, Dexter spoke of recently going door-to-door when campaigning and he heard many different opinions about this project, such as the desire to preserve the farmland. He did not feel that this was realistic. He is concerned about low density because it costs more for municipal services in the long run. He would prefer more density and mixed use. He is interested in the street design, whether it is traditional curved streets versus new urbanism. He also does not want Scio Township to feel like they are losing a leg, but a win/win situation for both.

F. BOARD AND COUNCIL COMMENTS

Council Member Carson: Is there a next step? (One of the two Boards would have to show interest.)

Mayor Keough: The City has done a good job of managing growth. Look to place this on the Council agenda after the Holidays.

G. ADJOURNMENT

Adjourned at 7:15 PM

Respectfully submitted,

Carol J. Jones
Interim Clerk, Village of Dexter

Approved for Filing: _____