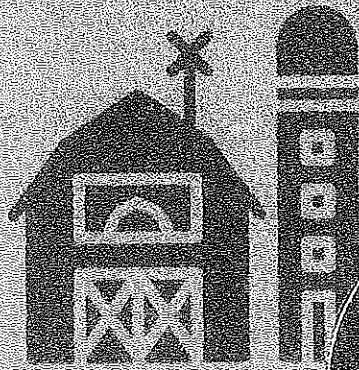




# Dexter Township

## COMMUNITY SURVEY



[bit.ly/DTwpMP](https://bit.ly/DTwpMP)

Dexter Township is updating its Community Master Plan and needs your help! Your input will help Township leaders plan for Dexter Township's future.

Printed copies available at Township Hall.

Please use the scan code or link to complete the survey by August 31, 2022.



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# Dexter Township

## COMMUNITY SURVEY



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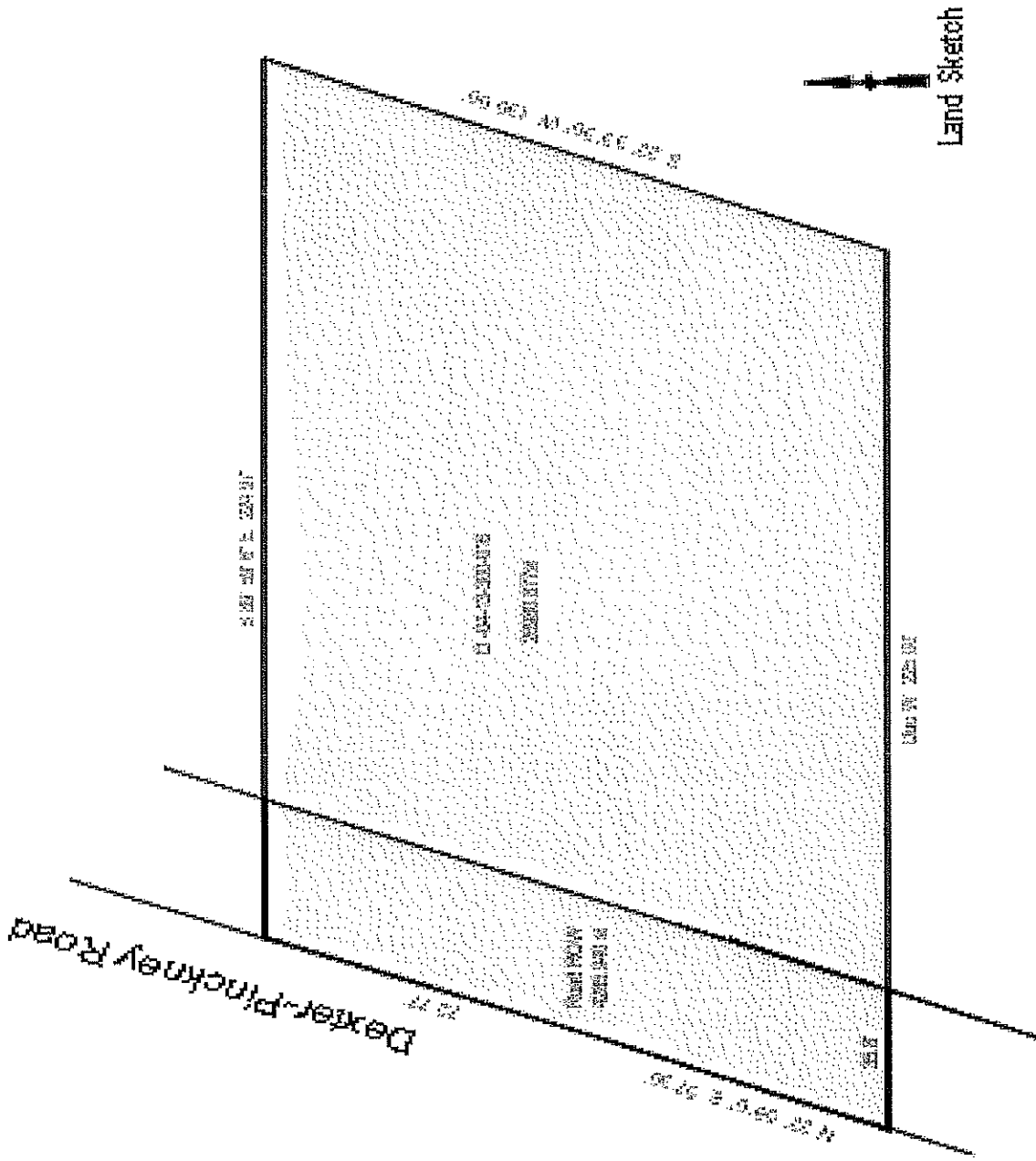
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Sketch by Apex Medina™

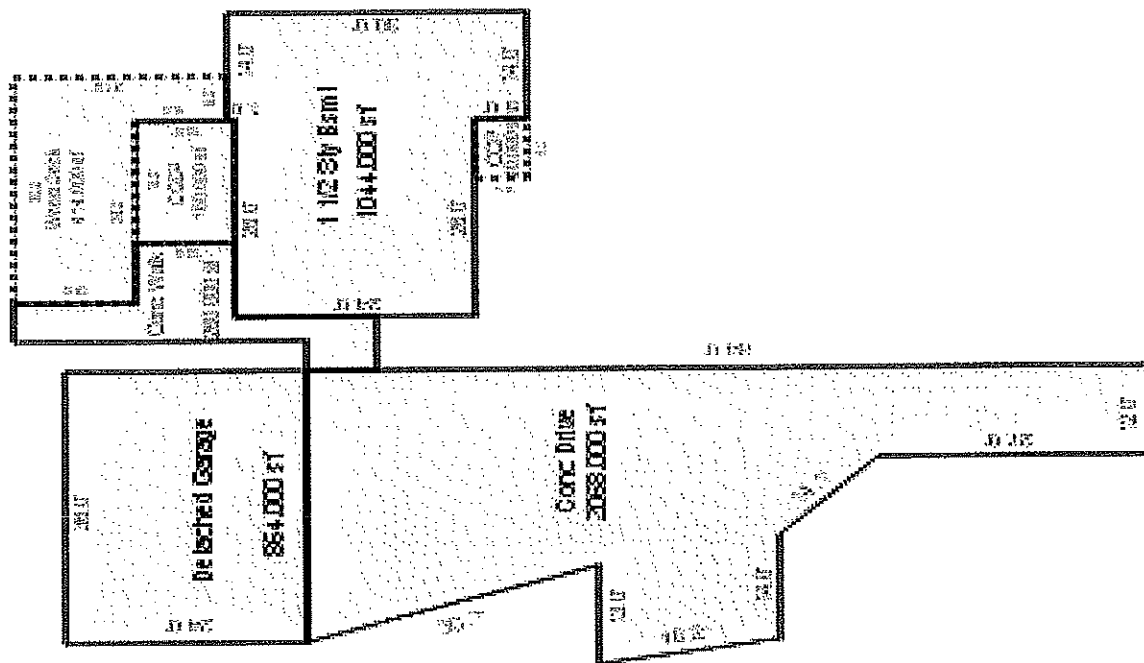
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(16) Fireplaces		(17) Decks		(17) Garage	
Single Family Mobile Home Town Home Duplex A-Frame	X Wood Frame	Eavestrough Insulation			X Gas Wood	Oil Coal	Elec. Steam	Appliance Allow.			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 40 CCP (1 Story) 160 CGEP (2 Story) 414 Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
		0 Front Overhang 0 Other Overhang						Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven								
		(4) Interior						Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System								
		Drywall Plaster Paneled Wood T&G Trim & Decoration						Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210								
Building Style: 1+ STORY		Size of Closets			No Heating/Cooling			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Yr Built Remodeled 0		Lg X Ord Small			Heat Pump			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Condition: Good		Doors Solid X H.C.			No Heating/Cooling			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors			Central Air Wood Furnace			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			Wood Furnace			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		(6) Ceilings			(12) Electric			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			0 Jumps Service			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Insulation		Basement: 1044 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		(8) Basement			(14) Water/Sewer			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(15) Water/Sewer			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
(3) Roof		(10) Floor Support			(16) Water/Sewer			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Gable Hip Flat Asphalt Shingle		Joists: Unsupported Len: Cntr. Sup:			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			
Chimney: Brick								Class: C -5 Effic. Age: 32 Floor Area: 1,566 Total Base New: 276,507 Total Depr Cost: 188,009 Estimated T.C.V.: 216,210			E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:			

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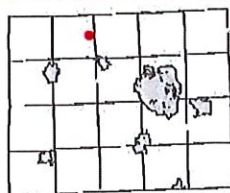


Sketch by Apex Medina™

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Utility Buildings	Utility Lean-Tos	
Year Built			
Class/Construction	D,Frame	D,Frame	
Quality/Exterior	Low Cost	Low Cost	
# of Walls, Perimeter	4 Wall, 72	No-Wall, 42	
Height	9	8	
Heating System	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	18 x 18 = 324	18 x 12 = 216	
Cost New	\$ 5,433	\$ 924	
Phy./Func./Econ. %Good	20/100/100 20.0	20/100/100 20.0	
Depreciated Cost	\$ 1,087	\$ 185	
+ Unit-In-Place Items	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost			
Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 1.000	X 1.000	
% Good	20	20	
Est. True Cash Value	\$ 1,087	\$ 185	
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1272 / All Cards: 1272			





0 50.00 100.0 200.0 Feet

1: 1,200

6/8/2022



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
04-22-400-004	08/28/2019	7,544	QC	21-NOT USED/OTHER	7,544	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Miscellaneous Comments
ACANT	25.66	0	AG	5318/0108	DEED	NO
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal
VASHTENAW COUNTY TREASURER	DEXTER TOWNSHIP	402	00005	37,200	493.11	0
						Ratio
						0 0.00

No Image  
on File



# Untitled Map

Write a description for your map.

Legend  
SCHOOLS



1000 ft

Google Earth

Margaret Etta Dr

9

Winnhall Rd

ness Rd











## DEXTER TOWNSHIP AGENDA ITEM SUMMARY

**MEETING OF: Township Board of Trustees Meeting – June 21, 2022**

**Agenda Item Title:**

Approval for Summer 2022 Tax Bill Postage

**Recommended by:**

Maris Metz

**Explanation of Agenda Item:**

Payment of \$1,250 is requested from Print-Tech, to pay Summer 2022 tax bill postage.

**Fiscal or Resource Considerations:**

Yes   X   No       

Does this agenda item require the expenditure of funds?

Yes   X   No       

If yes, are funds budgeted?

Yes   X   No       

Is a budget amendment required?

Yes        No   X  

**Attachments:**

Please see email correspondence attached.

**Staff Comments:**

**Motion/Action/Recommendation:**

Motion to approve Summer 2022 tax bill postage payment to Print-Tech, in the amount of \$1,250.



# DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

[WWW.DEXTERTOWNSHIP.ORG](http://WWW.DEXTERTOWNSHIP.ORG)

## Required Paper Work for Fireworks (Display)

- ☒ Operator's License/Permit (FELC) & Pyrotechnic Operator Experience
- ☒ Completed fireworks application form #416. **After Township Board approval the Supervisor to sign and date**

Number & Types of Fireworks proposed form #417 or an attached list

- ☒ General plan concerning how display will be conducted including map showing location
- ☒ Responsible Person Letter of Clearance (FELC)
- ☒ Approved Department of Natural Resources (DNR) Marine/Special Event Permit
- ☒ Certificate of Insurance showing Dexter Township as additional insured for an amount not less than \$1,000,000.00
- ☒ Letter of acknowledgement and approval for the display from supporting Fire Department
- ☒ Letter of approval for the display from the Washtenaw County Sheriff Department. This letter should include an acknowledgement of the date and rain date as well as statements indicating the Marine Safety Division and Road Patrol officers will be able to provide adequate safety measures on the water and on the roads.

## PORTAGE LAKE FIRE WORKS



# DEXTER TOWNSHIP

## AGENDA ITEM SUMMARY

MEETING OF: Township Board of Trustees 21 June 2022

Agenda Item:

Discussion on purchasing on-line monitoring program for Outside Warning System.

Recommended by:

Diane Ratkovich

The OWS was purchase approx. 10 years ago for an amount in excess of \$350,000. At that time the BOT decided to forego the on-line monitoring system and installed a printer with punch hole paper at the fire station that prints out the status of each siren weekly. The printer often jams, runs out of ink or paper so does not report accurately on the viability of the sirens as the on-line system would do. The DAFD is not responsible for monitoring this system. Our Zoning Officer is currently monitoring the system. It is not up to date. We currently pay about \$7500.00 annually to have Frontline inspect and repair system 2 x a year. (Cost depends on repairs needed) We have received FOIAs from previous Board Members on reporting of system. Cost for Upgrade is about \$16,000 and with an annual support tech/fee of \$1800 which I deducted in we have the system put in at the same time as the maintenance. (Next maintenance will be before end of summer)

Fiscal or Resource Considerations: YES ☒ NO ☐

Does this agenda item require the expenditure of funds? YES ☒ NO ☐

If YES, are funds budgeted? YES Recommending for 2022/23 YES ☐ NO ☒

Are staff or other resources required? YES ☒ NO ☐

Is a budget amendment required? YES ☒ NO ☐

Staff Comments:

Motion/Action/Recommendation:

Motion to approve contract with Frontline to upgrade OWS for reporting on-line.



# Frontline Warning Systems

## Project Estimate

Frontline Plus Fire & Rescue  
DBA/Frontline Warning Systems  
8004 Aetna Avenue NE  
Monticello, MN 55362

Phone # 763-295-3650

frontlineplus@tds.net

Fax # 763-295-3650

www.frontlinewarningsystems.com

Date

5/12/2022

Name/Address
Dexter Township Hall 6880 Dexter-Pinckney Road Dexter, MI 48130

Terms	Due Date	REP>Contact	FOB
Net 20 Days.	6/30/2022	AG	

Item	Description	Qty	Cost	Total
W-3000	This bid is for a Computer Controller siren activation and monitoring system. Polygon based, individual siren addresses, Whelen 10 digit DTMF format, NWS coding.  Computer Hardware: Weather Warn activation controller for up to 50 sirens. Includes a software GUI for two way activation of Whelen sirens. The controller includes a PC, 21" monitor, keyboard, mouse and siren interface Controller (works as standalone or server).	1	9,850.00	9,850.00
WWSIC	Weather Warn siren interface controller	1	600.00	600.00
Networking	#1: Siren CH Upgrade version to Rapid Warn W-3000 to include National Weather Service automatic Activation of Sirens and notification capability and e-mail group alerts. (Optional; add in cost if desired, also subject to annual software maintenance contract)	0	3,500.00	0.00
Networking	Annual remote subscription access to WeatherWarn Computer as required by 3rd party. (Annual Renewal fee applies)	1	200.00	200.00
W-MaLY	Services: 1 year remote software maintenance agreement for standalone or server version. Includes software upgrades, patches and fixes. Includes 24/7 telephone tech support and remote system monitoring and notification. (Optional; add if desired; automatic annual renewal fee and only used for Automatic Weather Activation units)	0	1,800.00	0.00

Line itemized bid subject to requirements and restraints of coinciding Bid/RFP

Subtotal

Sales Tax (0.0%)

Total

# Frontline Warning Systems

## Project Estimate

Frontline Plus Fire & Rescue  
DBA/Frontline Warning Systems  
8004 Aetna Avenue NE  
Monticello, MN 55362

Phone # 763-295-3650

frontlineplus@ids.net

Fax # 763-295-3650

www.frontlinewarningsystems.com

Date

5/12/2022

Name/Address

Dexter Township Hall  
6880 Dexter-Pinckney Road  
Dexter, MI 48130

Terms	Due Date	REP Contact	FOB
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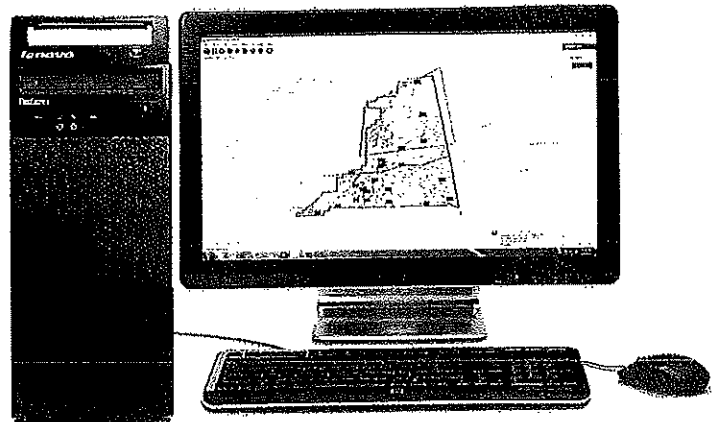
Item	Description	Qty	Cost	Total
W-Config	System configuration-includes up to the following: mapping of sirens, configuration of WxMesg, input of call keys and configuration of e-mail/social media.	1	2,500.00	2,500.00
SHIPPING	Shipping	1	75.00	75.00
Installation	Installation of computer system into Fire Dept Communications Room to replace Whelen E2010 and Printer. Use existing radio and antenna system. (Discount of \$1500 will apply if conducted during service contract work)	1	2,750.00	2,750.00
	Requirements: #1: Dexter Township must provide reliable and acceptable Internet connection with applicable open ports to allow the system to function #2: Dexter Township must provide e-mail account for computer to send siren polling logs from			
Line Itemized bid subject to requirements and restraints of coinciding Bid/RFP			Subtotal	\$15,975.00
			Sales Tax (0.0%)	\$0.00
			Total	\$15,975.00

# WeatherWarn

Software

## WARNING AT YOUR FINGERTIPS WITH THE W-3000

The WeatherWarn PC siren controller provides graphical user interface which allows for activation and monitoring of your Whelen siren system manually or automatically. This flexible platform allows for extensive customization and usability.



Pictured: W-3000 with PC, keyboard, mouse and monitor

### Automatic NWS Polygon Siren Activation

The National Weather Service issues warnings that can be received over the internet or locally on a satellite receiver. This feed can be utilized to automatically activate a Whelen siren system. Based on user defined input, the system can be activated for any number of warnings including tornado, thunderstorm or civil emergencies. The user can also define if the entire system or only those sirens within the polygon are activated.

Automatic activation can easily be turned off during "normal" operational hours if the user chooses. In manual mode, the system will receive the polygon warning from the NWS, populate what units need to be activated and await approval from an operator before activating the system. This flexibility allows the user to have full control of operating procedure.

### Social Networking

In today's world of ever changing technology, it is important to utilize all available methods of alerting your public during a time of emergency. The Weather-Warn W-3000 offers the option to relay emergency information in conjunction with Whelen siren system activation. Whether automatically or manually, the system can be configured to send out a "tweet" via twitter account or post a Facebook status update to a specific account. This allows users to have information in an instant via smart phone or PC.

### Full Two Way Diagnostic Feedback

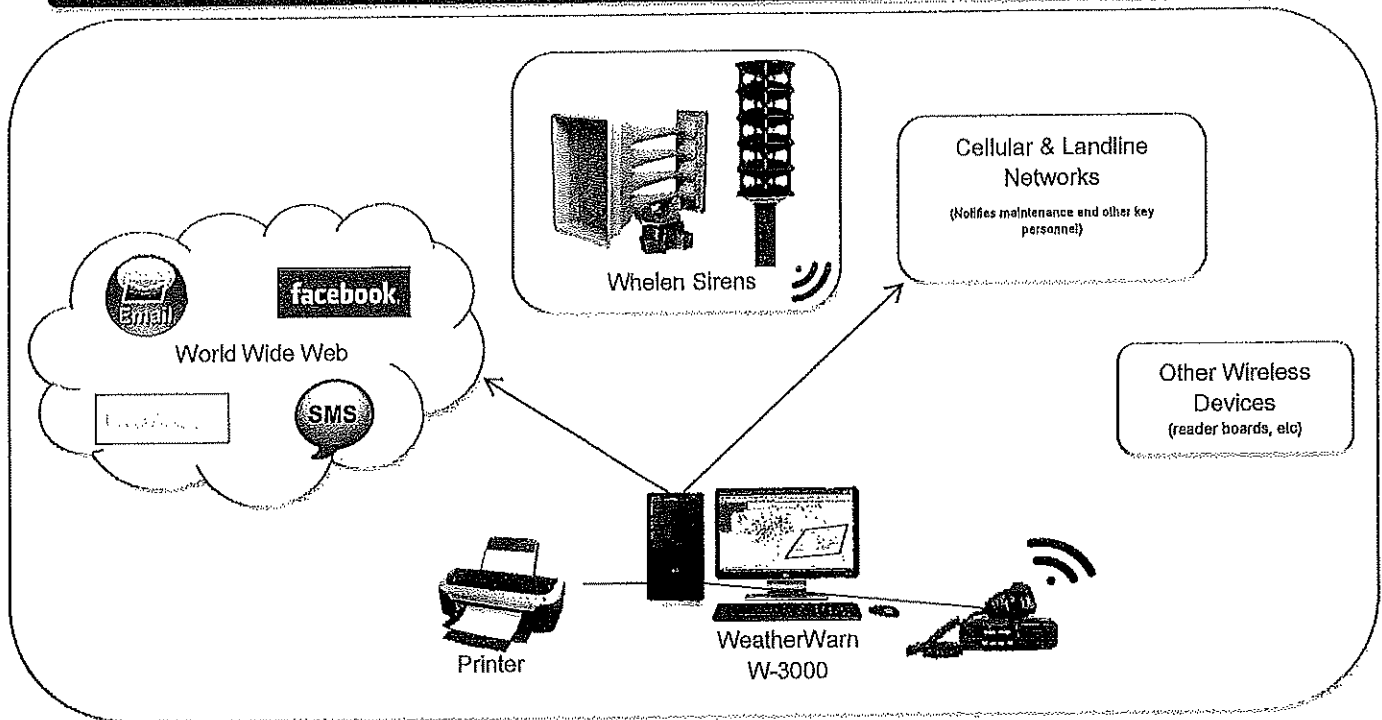
Full diagnostic feedback allows the user to silent test the system and receives status information for each unit to include communication path, partial or full driver/amp failure, AC power presence and DC voltage.



## Other Features

- All call, group/zone or single siren activation
- User defined polygon activation
- Custom call keys—prescript scenarios for possible known events
- Custom mapping option
- Capable of live PA or .wav or .mp3 files
- Supports activation of Whelen prerecorded message boards
- Configurable time of day automatic activation for testing or other "routine" activations
- Activation of other DTMF or Two Tone capable sirens (requires each unit to be individually addressable, some configuration changes might be required)
- Interfaces with conventional radio or landline
- Standard Microsoft Windows 7 based platform
- Supports automatic telephone or SMS text notification to specific personnel
- Capable of interfacing to other devices such as reader boards

## TYPICAL INSTALLATION OF W-3000

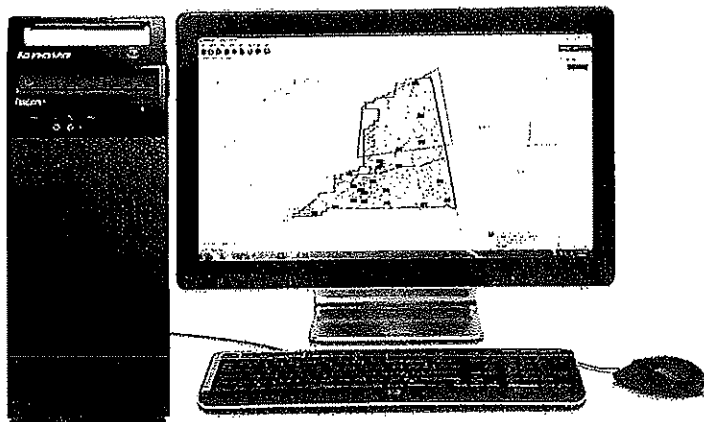


# WeatherWarn

Software

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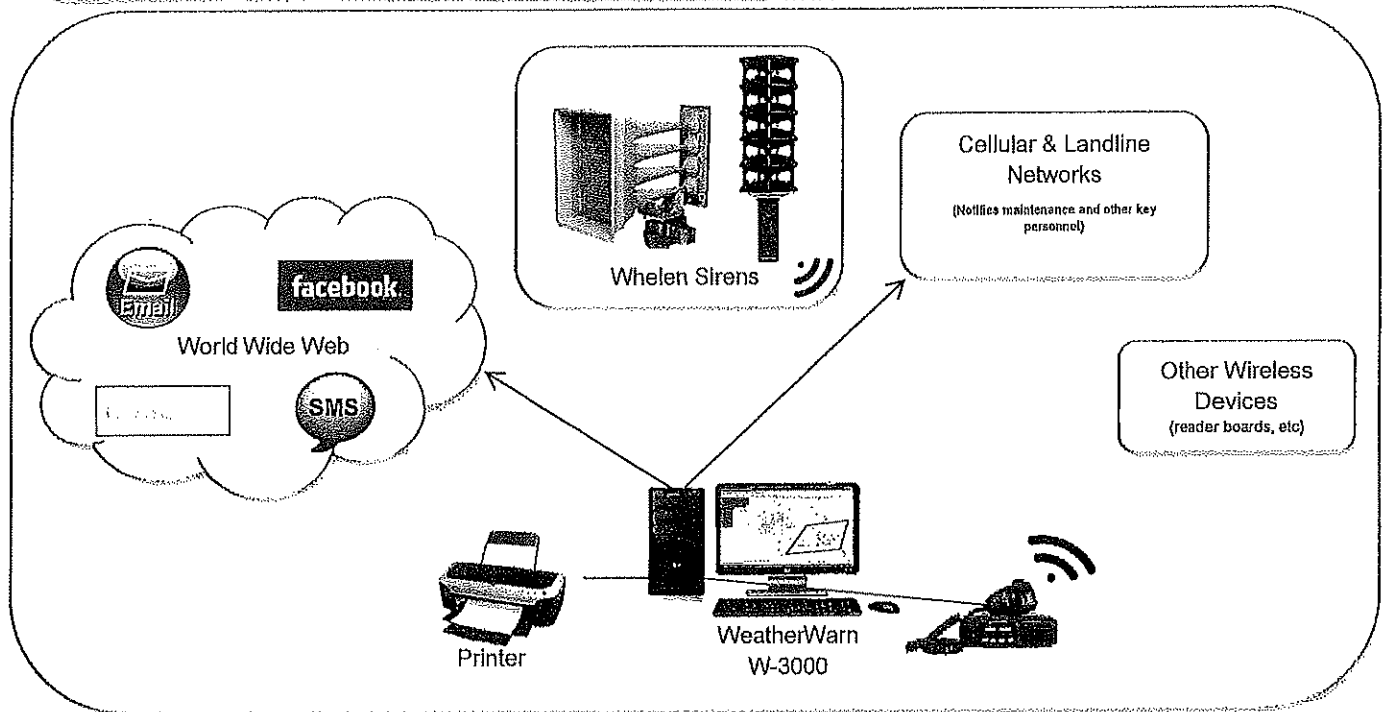
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- Interfaces with conventional radio or landline
- Standard Microsoft Windows 7 based platform
- Supports automatic telephone or SMS text notification to specific personnel
- Capable of interfacing to other devices such as reader boards

## TYPICAL INSTALLATION OF W-3000





# DEXTER TOWNSHIP

## AGENDA ITEM SUMMARY

MEETING OF: Township Board of Trustees 17 May 2022

**Agenda Item:**

Seeking approval from the Board of Trustees for the revisions made to Ordinance #37 for Dexter Townships Open Space and Land Preservation Committee.

**Recommended by:**

Michelle Stamboulellis and Laura Sanders

Fiscal or Resource Considerations: YES \_\_\_\_\_ NO   x  

Does this agenda item require the expenditure of funds? YES \_\_\_\_\_ NO   x  

If YES, are funds budgeted? YES \_\_\_\_\_ NO   x  

Are staff or other resources required? YES \_\_\_\_\_ NO   x  

Is a budget amendment required? YES \_\_\_\_\_ NO   x  

**Staff Comments:**

**Motion/Action/Recommendation:**



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## **Dexter Township Purchase of Development Rights Ordinance**

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AN ORDINANCE authorizing Dexter Township to acquire voluntarily offered property development rights in real estate that is farmland and open space within the township and establishing the procedure for acquiring and financing the acquisition of the development rights.

### **THE DEXTER TOWNSHIP BOARD OF TRUSTEES ORDAINS:**

#### **SECTION 1: Findings and Declaration of Purpose**

The Board of Trustees finds that:

1. Dexter Township is a desirable place to live, work and visit in large part because of the availability of farmland, natural features and open space. The Township Master Plan includes scenic views, agriculture, open spaces and wildlife habitat and corridors as valuable natural and aesthetic resources that should be protected.
2. The climate, variety of soils and terrain make the Township well suited to the production of a great number of agricultural products. These resources include several thousand acres of land currently in agricultural production and other woodland, wetland and open lands adjacent to these farmlands. Such lands provide unique aesthetic and economic benefits to the citizens of the Township and are an important part of the Township's natural and agricultural heritage.
3. Dexter Township is experiencing substantial residential development because of its proximity to Ann Arbor and other employment centers, its attractive landscapes and excellent public schools. The same characteristics which have made this area so desirable for agricultural production and recreation also make it attractive for residential sites.
4. It is the policy of the State of Michigan, Washtenaw County and Dexter Township to protect, preserve and enhance agricultural lands as evidenced by the Township Master Plan, the Township Zoning Act, the Washtenaw County PDR Ordinance and other state and local statutes and policies. Ordinances regulating land use by zoning and subdivision control enacted by the Township also serve these purposes. These measures by themselves, however, have not effectively provided long-term protection of agricultural areas and open space from the increasing pressure of residential and commercial development.
5. The Township recognizes the agricultural industry's significant contributions to the local economy.
6. Generally, farmlands which are close to urban centers have a greater market value for future residential development than their market value for farming or open space. Prime agricultural land often has the same features (such as well-drained soils) that are components of desirable residential areas. This encourages the speculative purchase of these lands at high prices for future residential development, regardless of the current zoning of such lands. Farmland which has

a market value greater than its agricultural value does not attract sustained agricultural investment and eventually this land is sold by farmers and removed from agricultural uses.

7. The permanent acquisition of voluntarily offered interests in farmland and open space within the Township, as provided in this Ordinance and as authorized by the United States Constitution and statutes of the State of Michigan, will permit these lands to remain in agricultural and open space use and provide long-term protection for the public interests which are served by those lands in the Township.
8. Properties on which the Township has purchased the development rights should remain substantially undeveloped in order to promote their natural and agricultural use.
9. The acquisition of interests in farmland and open space is a public purpose of Dexter Township as provided in this Ordinance. Financing such acquisition requires that the Township enter into purchases or installment purchases not to exceed statutory limits.

## **SECTION 2: Definitions**

"Agricultural Rights" means an interest in and the right to use and possess land for purposes and activities related to open space, natural habitat, horticultural and other agricultural uses.

"Agricultural Use" means farmland devoted to the production of plants and animals useful to humans, including forages and sod crops; grains, feed crops, and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; Christmas trees; and other similar uses and activities. Agricultural use includes use in a federal acreage set-aside program, a federal conservation reserve program, or a wetland reserve program. Agricultural use does not include the management and harvest of a woodlot where such a woodlot exceeds 49% of the land considered within an application.

"Application" means the documentation and information submitted to the Township by a landowner on an approved application form for offering to sell, donate or otherwise grant to the Township a conservation easement, development rights or title to lands in the Township.

"Board of Trustees" and "Township Board" means the Dexter Township Board of Trustees.

"Chairperson" means the member of the Farmland Preservation Board who is elected Chairperson by the Preservation Board.

"Conservation easement" means a non-possessory interest in real property, which is acquired in accordance with MCL 324.2140 et seq., for the purpose of retaining and

enhancing agriculture; preserving natural scenic or open space values of real property; restricting or preventing the development of land for purposes other than agricultural production; or other like or similar purposes.

"Development" means an activity which materially alters or affects the existing conditions or use of any land.

"Development Rights" means an interest in and the right to use and subdivide land for any and all residential, commercial and industrial purposes and activities which are not incident to agriculture and open space.

"Development Rights Easement" means a grant by an instrument whereby the owner relinquishes in perpetuity the right to develop the land as may be expressly reserved in the instrument, and which contains a covenant running with the land not to develop, except as this right is expressly reserved in the instrument.

"Eligible Land" means farmland and/or open space for which the purchase of development rights easements with tax funds and other monetary sources are authorized pursuant to this Ordinance.

"Farmland" means those lands designated in the Township Master Plan for agricultural uses.

"Farmland and Open Space Preservation Board" means the board formed pursuant to Section 6 of this Ordinance to advise the Board of Trustees in the selection of Eligible Lands for easement purchases.

"Full Ownership" means fee simple ownership.

"Governmental Agency" means the United States or any agency thereof, the State of Michigan or any agency thereof or any Township, City or municipal corporation.

"Open Space" means substantially undeveloped land that is not devoted to agricultural use, but possesses special qualities including natural areas, scenic views, wildlife habitat and threatened and endangered species.

"Owner" means the party or parties having the fee simple interest in land.

"Parcel" means all property under a single ownership that is included in the application.

"Permitted Use" means any use contained within a development rights easement essential to farming.

"Residential Development Rights" means the right to sell portions of a property, or to construct houses on a property, for residential uses not related to the agricultural use of the property.

"Substantially Undeveloped Land" means land on which there is no more than one residential dwelling unit (exclusive of housing units directly associated with the farming operation).

"Supervisor" means the Dexter Township Supervisor.

"Value of Development Rights" means the difference between the fair market value of full ownership of the land (excluding the buildings thereon) and the fair market value of the agricultural rights and/or the open space value plus any residential development rights to be retained by the owner.

### **SECTION 3: Authorization**

1. The Board of Trustees is hereby authorized to create a Development Rights Acquisition Fund to provide matching funds for Purchase of Development Rights applications. This fund may be financed by any of the following:
  - a. Millage, voted upon and approved by the residents of the Township, for Purchase of Development Rights
  - b. Allocation from the Township General Fund
  - c. Fees that are earmarked for Farmland Preservation
  - d. Contribution or bequests.
2. The Board of Trustees is hereby authorized to expend tax revenues, specifically generated and set aside in the Development Rights Acquisition Fund as stipulated in 3.1 above, to acquire property interests in the farmland and open space land described and prioritized in Section 5 of this Ordinance. The property interest acquired may either be the development rights or any lesser interest, easement, covenant or other contractual right. Such acquisition may be accomplished by purchase, gift, grant, bequest, devise, covenant or contract but only at a price which is equal to or less than the appraised value determined as provided in this Ordinance. The revenues shall be used to acquire such property interests only upon application of the Owner and in a strictly voluntary manner.
3. The Township is authorized to enter into cash purchase and/or installment purchase contracts and agreements for the receipt of tax deductible donations of easements, consistent with applicable law. When installment purchases are made, the Township is authorized to pay interest on the declining unpaid principal balance at a legal rate of interest consistent with prevailing market conditions at the time of execution of the installment contract for the tax-exempt status of such interest.
4. The Board of Trustees is further authorized to contract with recognized and legally established nonprofit land trusts, other experienced and qualified nonprofit groups or other units of government, to participate jointly in the acquisition of interests in eligible lands.
5. The Township may contract with recognized and legally established nonprofit land trusts, other experienced and qualified nonprofit groups, other local units of government and consultants that would assist the Township in program

development and operation, establishing baseline studies, procedures for monitoring and/or the management of any Conservation Easements acquired under this Ordinance. Such studies and monitoring must conform to the "The Standards and Practices Guidebook" issued by the Land Trust Alliance.

#### **SECTION 4: Retained Residential Development Rights**

1. To promote agricultural use of properties on which the Township has purchased the Development Rights, it has been determined that such properties should remain substantially undeveloped.
2. It may be in the best interest of property owners and of the program that property owners retain some residential development rights so long as the land remains substantially undeveloped. When property owners retain some development rights their land value remains higher than it would be if they sold all their development rights and the value of the development rights to be purchased is correspondingly reduced.
3. Applications for the sale of development rights may include a provision to retain the right to build residential dwellings (residential development rights). This is not to preclude the sale of all existing dwelling units on the site at the time the development rights are purchased. Sale of these existing dwelling units shall be in accordance with the conservation easement on the property.
4. The building locations for retained residential development rights may be restricted in the negotiated conservation easement in order to protect other important features of the property. Building locations and lot sizes must also conform to the existing zoning regulations.

#### **SECTION 5: Eligible Lands and Priority of Acquisition**

Revenues shall be used to purchase property interests in the following lands in the following order of their priority subject to the provisions of Section 7.

##### Primary Criteria that all properties must meet:

- voluntary application by the property owner, and
- lands designated in the Township Master Plan for agricultural uses and natural features.

##### Criteria for Selection:

The following criteria shall be used in determining the order in which applications will be prioritized to purchase development rights on eligible lands for which complete applications have been received by the Township. This numerical ranking system has been developed to prioritize farm sites and open space for the purchase of conservation easements. After an initial screening, sites will be evaluated using this system. It is the intention of the users of this system to direct efforts toward high quality farmland and open space in areas of the Township where its preservation is most appropriate. Appropriateness is determined by favorable natural conditions and location factors which make farming a viable undertaking both currently and in the future. Areas targeted for



preservation are those lands designated in the Township Master Plan for agricultural uses and special natural features.

#### Initial Screening

1. Development Rights already purchased and/or Conservation Easement placed on the property.  
If yes, then reject application.
2. Permitted use according to local zoning: Is agriculture a permitted use according to the zoning designation for the nominated parcel? Or if the nominated parcel is considered "open space" as defined in this ordinance, is the current or proposed use of the nominated parcel a permitted use according to the Township's zoning ordinance?  
If no, then recommend rejection of application.

#### Description of the System:

The screening and scoring system for review of potential easement acquisition consist of two land types: Agricultural Land and Open Space Land. The system is intended to identify high quality agricultural and open space properties that are appropriate for protection.

#### Priorities:

The point value arrived at through the use of this system will be used to prioritize farm sites for purchase of conservation easements. Higher point values indicate higher priority for purchase. All property in a single ownership may be included in one application. Contiguous properties under the same ownership will be treated as a single entity.

Note: An explanation of terms and parameters used in the system appears in Appendix A.

The Agricultural Land system consists of four sections and a maximum point value of 100.

The Open Space Land consists of three sections and a maximum point value of 100.

### **A. Agricultural Land**

<u>PART</u>	<u>TOTAL POINTS</u>
I - Characteristics of the Farmland	54
II - Stewardship of the Land	3
III - Pressure for Conversion to Non-farm Use	18
IV – Leveraging Funds	25

### **PART I - CHARACTERISTICS OF THE FARMLAND**

#### *Percentage of Prime and Locally Important Soils*

<u>Category</u>	<u>Score</u>
80% or more	15
50-79%	10
25-49%	6
Less than 25%	0

*Size of Parcel Offered for Development Rights Purchase*

<u>Acreage</u>	<u>Score</u>
80 acres or more	15
20 to 79 acres	8
5 to 19 acres	3
Less than 5 acres	0

*Farmland in Agricultural Use*

<u>Percent of Property in Agricultural Use</u>	<u>Score</u>
90% & up	10
76% - 89%	8
61% - 75%	6
51% - 60%	4

*Proximity to Protected Land*

<u>Distance</u>	<u>Score</u>
Adjacent	10
Within 1 mile	6
Greater than 1 mile	3

*Scenic, Historical or Architectural Features*

<u>Features</u>	<u>Score</u>
Farm site provides a vista and unique historical or architectural features, including architecturally significant barn(s)	4
Farm site provides an accent	2

PART II - STEWARDSHIP OF THE LAND

*Commitment to Farming*

<u>Participation in Other Programs</u>	<u>Score</u>
Applicant property enrolled in P.A.116, MAEAP, WRE, CRP, etc.	3

PART III – PRESSURE FOR CONVERSION TO NON-FARM USE (OR SITE DEVELOPMENT CAPABILITIES AND LIMITATIONS)

*Amount of Road Frontage*

<u>Frontage</u>	<u>Score</u>
1,000 feet or more	5
500 - 999 feet	3
100 - 499 feet	1

*Adjacent Land Use*

<u>Percent of Perimeter in Agricultural Use</u>	<u>Score</u>
75-100%	5
50-74%	3
25-49%	1
<25%	0

*Adjacent Land Use Designation*

<u>Percent of Perimeter designated Agricultural Zoning</u>	<u>Score</u>
75-100%	5
50-74%	3
25-49%	1
<25%	0

*Master Plan Designation*

<u>Consistency with Master Plan</u>	<u>Score</u>
Applicant property is planned for agricultural use	3
Property is planned for non-agricultural use	0

PART IV  
LEVERAGING FUNDS

<u>Matching Funds</u>	<u>Score</u>
>50%	15
20 – 50%	10
<20%	5
No matching funds	0

<u>Landowner Contribution</u>	<u>Score</u>
-------------------------------	--------------

>20%	10
10-20%	8
<10%	2
No contribution	0

## **B. Open Space Land**

<u>PART</u>	<u>TOTAL POINTS</u>
I – Characteristics of the Land	40
II – Context	32
III – Leveraging Funds	28

### *I. Characteristics of the Land*

<u>Mature Trees and/or Rare Species</u>	<u>Score</u>
Species and/or habitats of special concern	15
Mature native forest or grassland elements	10
Early successional plant communities	6

<u>Parcel Size</u>	<u>Score</u>
>40 acres	10
20 – 40 acres	6
<20 acres	2

<u>Road Frontage</u>	<u>Score</u>
>1000 feet	3
500 – 1000 feet	2
<500 feet	1
No frontage	0

<u>Wetlands and/or Floodplain (% of property)</u>	<u>Score</u>
>20%	6
10 – 20 %	4
<10%	2
No features	0

<u>Groundwater Recharge (% of property)</u>	<u>Score</u>
>75%	6
50 – 75%	4
<50%	2

### *II. Context*

<u>Adjacent Land Use</u>	<u>Score</u>
(% of perimeter in open space and/or ag use)	
>90%	6
50 – 90%	4



<50%	2
None	0

<u>Proximity to Water Resources Frontage</u>	<u>Score</u>
(Amount of frontage on open water, a perennial stream, or county drain)	
>500 feet	10
100 – 500 feet	8
<100 feet	6
No frontage	0

<u>Proximity to Protected Land</u>	<u>Score</u>
Adjacent	10
1 mile or less	6
>1 mile	0

<u>Scenic and/or historical value</u>	<u>Score</u>
(Does the site provide a broad, sweeping view from publicly accessible sites, or does it have unique or historical features)	
2 or more attributes	6
1 attributes	4
0 attributes	0

### III. *Leveraging Funds*

<u>Matching Funds</u>	<u>Score</u>
(% of the appraised value of development rights available from other sources)	
>50%	15
20 – 50%	10
<20 %	5
No funds	0

<u>Landowner Contribution</u>	<u>Score</u>
(% of the appraised value of development rights the landowner is willing to donate)	
>20%	13
10 – 20%	9
<10%	5
No discount	0

## **SECTION 6: Farmland and Open Space Preservation Board**

1. A seven-member Farmland and Open Space Preservation Board shall be appointed by the Board of Trustees. The Board of Trustees shall seek the names of nominees for the Preservation Board by the means usually employed for other boards and commissions. The Preservation Board shall determine the selection of eligible lands on which development rights are offered for acquisition by their

- owners. Selection of eligible lands shall be made by a majority of Preservation Board members.
2. The Preservation Board shall consist of residents of the Township. The Preservation Board shall include a representative of the Township Board of Trustees, five citizens at-large and one representative who owns agricultural land, is employed in agriculture or operates an agricultural business. The Board of Trustees may appoint ex-officio members.
  3. The Preservation Board may consult experts for program staffing and the Board of Trustees may appropriate funds for that purpose.
  4. Members shall serve two-year terms, except that the initial term of three members shall be one year and terms of four members shall be two years. Members shall not be compensated for their services but may be reimbursed for expenses actually incurred in the performance of their duties. Members may be reappointed to successive terms but the Preservation Board shall be terminated two years following the expenditure of all proceeds for farmland and open space development rights acquisition.
  5. No member shall vote on the selection of individual parcels in which they have an interest or on individual parcels adjacent to property in which they have an interest.
  6. The Preservation Board shall annually elect a chairperson and a secretary.
  7. The Preservation shall meet at a minimum on a quarterly basis at a date and time to be determined by its members.
  8. A majority of the members of the Preservation Board (that is, four) shall constitute a quorum.
  9. Consistent with this Ordinance and subject to approval by the Township Board, the Preservation Board may develop bylaws and standing rules that further define the functional and procedural aspects of its duties.
  10. The secretary shall be responsible for taking written minutes of the meetings of the Preservation Board. The records of the Preservation Board shall be kept by the Township Clerk.
  11. Meetings shall be conducted in accordance with the Open Meetings Act, MCLA 15.261 et seq.
  12. The Preservation Board shall publish an annual report which shall include a listing of all parcels of land donated or for which development rights or conservation easements or other easements were conveyed; a map showing the location of acquired lands; financial costs; and other pertinent information on program operation.

## **SECTION 7: Selection**

The Preservation Board shall conduct a voluntary property selection process generally as follows:

1. The development rights on all eligible land properties shall be eligible for purchase. Properties of higher priority shall be purchased with available funds before properties of lower priority are purchased, provided:

- a. The Preservation Board may negotiate for a lower price and/or seek outside funding for the purchase of development rights on any parcel offered.
  - b. In the interest of protecting a significant amount of agricultural land, the Preservation Board may determine not to buy all of any of the development rights on a particular parcel if the Preservation Board makes a finding that it is in the best interest of the program to protect a larger number of acres rather than a smaller number of acres of higher valued development rights.
  - c. The Preservation Board may receive and act on appeals of any factual nature by affected property owners.
2. The Preservation Board shall provide notice that applications may be submitted by property owners in Dexter Township. Applications shall be submitted to a location to be specified by the Preservation Board and stamped with the date of receipt.
3. The Preservation Board shall review each application which has been received to determine the eligibility and priority classification of each property interest and to verify ownership by tax records.
4. For those properties which meet the requirements of Section 5, the Preservation Board shall cause an appraisal of the applicant's property interest to be made. A "before and after" appraisal shall be made to determine the value of development rights. One appraisal shall determine the fair market value of full ownership of the land (excluding buildings thereon) and one shall determine the fair market value of the agricultural rights and/or open space value, plus any specifically retained residential development rights.
5. Appraisals shall be made by State certified appraisers, ARA Certified, selected by the Preservation Board. The selected appraiser shall not have a property interest, personal interest or financial interest in eligible lands. The same appraiser shall conduct the before and after appraisals.
6. Appraisals shall be in writing and shall be furnished to the respective owners for review. Errors of fact in any appraisal may be called to the attention of the appraiser by the Preservation Board or by owners of the property appraised, but corrections of the appraisal may be made only by the appraiser.
7. Terms and conditions of sale and information on the effect of the sale may be discussed by the entire Preservation Board with owners prior to the submission of written applications.
8. Written applications by owners who desire to have their development rights purchased by the Township shall be submitted on forms provided by the Preservation Board. These written offers shall include any development options desired to be retained by the owners.
9. Upon receiving the recommendations of the Preservation Board, the Board of Trustees shall take final action on such recommendations.
10. Once action to select properties for the purchase of development rights has been taken by the Board of Trustees, the Preservation Board shall draft a baseline documentation report describing through photographic, pictorial and narrative means the condition of the property at the time of the grant of a development



rights easement. The baseline report shall contain a signature page where the owner and the Supervisor sign to state that the report is an accurate description of the property at the time of grant. The easement shall similarly feature a page where the signatures of the owner and the Supervisor are notarized, following which the easement shall be recorded with the county register of deeds so that it is effective on all current and future owners.

11. Upon the completion of a purchase of development rights transaction, the Township assessor will be notified of the development rights purchase.

## **SECTION 8: Duration of Acquired Interests**

1. Development Rights acquired pursuant to this Ordinance shall run with the land and be held by the Township, for the benefits of its citizens, in perpetuity. A property owner who has sold Development Rights to the Township may repurchase those rights upon the following conditions:
  - Fifty (50) years have passed since the Development Rights were sold;
  - The Preservation Board determines that the property may not be reasonably used for Agricultural Use or has lost its open space value. A recommendation will be based on the following factors:
    - i. That, because of the quality of the farmland, agricultural production cannot be made economically viable with generally accepted agricultural and management practices
    - ii. That surrounding conditions impose physical obstacles to the agricultural operation or prohibit essential agricultural practices
    - iii. That significant natural physical changes in the farmland have occurred that are generally irreversible and permanently limit the productivity of the farmland
    - iv. That a court order restricts the use of the farmland so that agricultural production cannot be made economically viable
    - v. That significant natural physical changes occurred in the open space making it less desirable to protect.
  - The repurchase of the development rights is consistent with the purpose of the Township's purchase of development rights program as determined by the Board of Trustees;
  - Any and all other funding partners in the purchase consents to have the development rights repurchased; and
  - The Township chooses not to exercise its 60-day option to purchase the remainder of the property interests in the parcel.
2. Once the Township Board determines that a property is eligible to have its Development Rights repurchased, the owner shall pay the fair market value of those rights at the time of their return, as determined by a State Certified Appraiser. The property owner may not challenge this appraisal. If the Appraiser has a conflict of interest associated with a potential appraisal, he/she shall report the conflict to the Township and the Township shall select another Appraiser to complete the appraisal. The Township will deposit the proceeds from any

repurchases into a separate fund that shall be used to purchase additional Development Rights or for other agriculture land preservation means available within the Township.

3. A repayment received shall be allocated to all original contributing fund partners in the same proportion as the proportion for the original purchase of the development rights of the parcel.

#### **SECTION 9: Related Costs**

The costs of appraisal, surveying, staffing, environmental assessment, closing, legal review and other services lawfully incurred incident to the acquisition of interests in eligible lands by the Township may be paid by the Township. The Township shall not be responsible for expenses incurred by the owner incident to this transaction, including surveying and the owner's legal review.

#### **SECTION 10: Supplemental Funds**

Supplemental or matching funds from other governmental agencies or private sources may become available to pay a portion of the cost of acquiring development rights, or some lesser interest in eligible lands or to supplement or enlarge such acquisition. The Township Board is hereby authorized to utilize such funds to purchase interests in eligible lands or to otherwise supplement Township funds in the manner provided by this Ordinance and in accordance with the applicable laws or terms governing such grant.

#### **SECTION 11: Purpose**

The Board of Trustees finds and declares that the use of Township funds for the purpose of paying in whole or in part the cost of acquisition of interests in eligible lands as set forth herein, including any costs necessarily incident to such acquisition, and the monitoring and enforcement of development rights easements, or to participation with any party for such purposes will promote the public health, safety and general welfare of the people of Dexter Township.

#### **SECTION 12: Development Rights Funding Sources and Acquisition Fund**

1. Funding for purchasing development rights may come from one or more of the following sources:
  - a. General appropriations by the township specifically set aside in the Development Rights Acquisition Fund (see Section 3).
  - b. Proceeds from the sale of development rights by the township subject to Section 8(2) of this Ordinance.
  - c. Grants.
  - d. Donations.

- e. Contributions from land trusts, other non-profit entities or other units of government.
- f. Other sources approved by the township board and permitted by law.
- 2. All revenues for purchasing development rights on farmland and open space land shall be placed in a designated Development Rights Acquisition Fund to be hereafter created in the office of the Treasurer of Dexter Township. Money in such acquisition fund may be temporarily deposited in such institutions or invested in such obligations as may be lawful for the investment of Township money.
- 3. The revenues and any interest received from the deposit or investment of such revenues shall be applied and used solely for the purposes set forth in this Ordinance.

### **SECTION 13: Severability.**

In the event any provision of this Ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereof.

### **SECTION 14: Enforcement**

The Township shall administer and enforce the terms specified in recorded conservation easements in which the Township serves as grantee. The Preservation Board will advise and make recommendations to the Township Board concerning monitoring and investigation of complaints of violation of rights acquired by the Township. The Preservation Board shall at least annually ascertain whether an owner is complying with all conditions of the easement or deed. Inspection findings shall be in writing and maintained in the Township records.



## APPENDIX A

*Accent.* Attractive view but narrower in scope and weaker in impact than a vista.

*Market Value.* Refers to an owner's willingness to accept an offer for development rights at a percentage lower than the full market value.

*Matching Funds.* Matching funds are defined as other financial contributions from private or public sources that could be applied to a property's application and result in a lower local cost for development rights purchase.

*P.A. 116.* Michigan's Farmland and Open Space Preservation Act (P.A. 116 of 1974) enables a landowner to enter into a development rights agreement (for farmland) or a development rights easement (for open space) with the state. These agreements and easements are designed to ensure that the land remains in a particular use or uses for an agreed upon period.

In return for maintaining the land in a particular use, the landowner is entitled to certain income or property tax benefits.

*Protected Land.* Protected land is defined as that which is permanently protected through private or public means. Types of protected land include nature preserves, public park and recreation lands, lands restricted by conservation easement with land trusts and conservancies and other lands with development rights secured through purchase or donation.

*Vista.* A broadly sweeping view visible from a publicly accessible site, including but not limited to a variety of vegetation types and farm fields, and may have topographic variations.

**Dexter Township Purchase of Development Rights Ordinance**

AN ORDINANCE authorizing Dexter Township to acquire voluntarily offered property development rights in real estate that is farmland and open space within the township and establishing the procedure for acquiring and financing the acquisition of the development rights.

THE DEXTER TOWNSHIP BOARD OF TRUSTEES ORDAINS:

**SECTION 1: Findings and Declaration of Purpose**

The Board of Trustees finds that:

- ~~(1)~~

1. Dexter Township is a desirable place to live, work and visit in large part because of the availability of farmland, natural features and ~~the relief that agricultural fields bring. Seenie~~ open space. The Township Master Plan includes scenic views, agriculture, open spaces and wildlife habitat ~~are all considered~~ invaluable as valuable natural and aesthetic resources ~~and that~~ should be protected.
- ~~(2)~~

2. ~~The climate, variety of soils and terrain make the Township well suited to the production of a great number of row crops, specialty crops and livestock, including many foods available for direct human consumption. agricultural products.~~ These resources include several thousand acres of land currently in agricultural production, and other woodland, wetland and open lands adjacent to these farmlands. Such lands provide unique, aesthetic and economic benefits to the citizens of the Township and are an important part of the Township's natural and agricultural heritage.
- ~~(3)~~

3. ~~Dexter Township is experiencing substantial residential development, however, because of its location proximity to the highly urbanized areas of southeast Michigan Ann Arbor and other employment centers, its attractive landscapes and its excellent public schools. The same characteristics which have made this area so desirable for agricultural production and recreation also make it attractive for residential sites.~~
- ~~(4)~~

~~The agricultural industry in Dexter Township provides the opportunity to harvest locally grown foods to sell at roadside stands, farmer's markets, local retail food stores and other local outlets in the area. Land suitable for farming is an irreplaceable natural resource with soil and topographic characteristics that have been enhanced by generations of agricultural use. When such land is converted to residential or other more developed uses which do not require those special characteristics, a critical community resource is permanently lost to the citizens of Dexter Township.~~
- ~~(5)~~

4. ~~It is the policy of the State of Michigan, Washtenaw County and Dexter Township to protect, preserve and enhance agricultural lands as evidenced by the Township General Development Master Plan, the Township~~



Zoning Act, the Washtenaw County PDR Ordinance, MCLA 125.271 et seq. and other state and local statutes and policies. -Ordinances regulating land use by zoning and subdivision control enacted by the -Township also serve these purposes. These measures by themselves, however, have not ~~been effective in providing effectively provided~~ long-term protection of ~~farmland under the agricultural areas and open space from the increasing~~ pressure of ~~increasing~~ residential ~~and commercial~~ development.

5. ~~\_\_\_\_\_ (6) Agriculture in Dexter The~~ Township produces a notable array of products, ~~from corn and soybeans to vegetables and fruit to cattle. The Township's recognizes the agricultural acreage contributes tens of thousands of dollars industry's significant contributions~~ to the local economy ~~in direct sales of agricultural products at the farm gate.~~

6. ~~\_\_\_\_\_ (7) Generally, farmland farmlands~~ which ~~is are~~ close to urban centers ~~has have~~ a greater market value for future residential development than ~~its their~~ market value for farming or open space. Prime agricultural land often has the same features (such as ~~perkable well-drained~~ soils) that are components of desirable residential areas. ~~-This fact~~ encourages the speculative purchase of these lands at high prices for future residential development, regardless of the current zoning of such lands. Farmland which has a market value greater than its agricultural value does not attract sustained agricultural investment and eventually this land is sold by farmers and removed from agricultural uses.

7. ~~\_\_\_\_\_ (8) The permanent acquisition of voluntarily offered interests in farmland and open space~~ within the Township, as provided in this Ordinance and as authorized by the United States Constitution and statutes of the State of Michigan, will permit these lands to remain in agricultural ~~use near developing urban areas and open space use~~ and provide long-term protection for the public interests which are served by ~~farmland those lands~~ in the Township.

8. ~~\_\_\_\_\_ (9) Properties on which the Township has purchased the development rights should remain substantially undeveloped in order to promote their natural and agricultural use.~~

9. ~~\_\_\_\_\_ (10) The acquisition of interests in farmland as provided in this Ordinance and open space~~ is a public purpose of Dexter Township as provided in this Ordinance ~~and financing. Financing~~ such acquisition requires that the Township enter into purchases or installment purchases not to exceed statutory limits.

10. ~~(11)~~ This ordinance is authorized by Sections 31 to 33 of the Township Zoning Act, ~~2~~ MCL 125.301 B 125.303.

## SECTION 2: -Definitions

~~\_\_\_\_\_ (1)~~  
"Agricultural Rights" means an interest in and the right to use and possess land for purposes and activities related to open space, natural habitat, horticultural and other agricultural uses.

~~\_\_\_\_\_ (2)~~  
"Agricultural Use" means ~~substantially undeveloped land farmland~~ devoted to the production of plants and animals useful to humans, including ~~fruits, nuts, vegetables,~~



~~greenhouse plants, Christmas trees and lumber, forages and sod crops, grains and feed crops, and field crops; dairy and dairy products; poultry and poultry products; livestock (including breeding and grazing); poultry and of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; Christmas trees; and other similar uses and activities. Agricultural use includes use in a federal acreage set-aside program, a federal conservation reserve program, or a wetland reserve program. Agricultural use does not include the management and harvest of a woodlot where such a woodlot exceeds 49% of the land considered within an application.~~

~~(3)~~

~~"Application" means the documentation and information submitted to the Township by a landowner on an approved application form for offering to sell, donate or otherwise grant to the Township a conservation easement, development rights or title to lands in the Township.~~

~~"Board of Trustees" and "Township Board" means the Dexter Township Board of Trustees.~~

"Chairperson" means the member of the Farmland Preservation Board who is elected Chairperson by the Preservation Board.

~~(4) "Board of Trustees" means the Dexter Township Board of Trustees.~~

~~(5)~~

~~"Conservation easement" means a non-possessory interest in real property, which is acquired in accordance with MCL 324.2140 et seq., for the purpose of retaining and enhancing agriculture; preserving natural scenic or open space values of real property; restricting or preventing the development of land for purposes other than agricultural production; or other like or similar purposes.~~

"Development" means an activity which materially alters or affects the existing conditions or use of any land.

~~(6)~~

"Development Rights" means an interest in and the right to use and subdivide land for any and all residential, commercial and industrial purposes and activities which are not incident to agriculture and open space.

~~(7)~~

"Development Rights Easement" means a grant by an instrument whereby the owner relinquishes ~~to the public~~ in perpetuity the right to develop the land as may be expressly reserved in the instrument, and which contains a covenant running with the land not to develop, except as this right is expressly reserved in the instrument.

~~(8)~~

"Eligible Land" means farmland and/or open space for which the purchase of ~~"development rights easements"~~ with tax funds and other monetary sources are authorized pursuant to this Ordinance.

~~(9)~~

"Farmland" means those lands ~~shown designated~~ in the Township Master Plan ~~as being zoned~~ for agricultural uses, ~~as adopted and amended from time to time by the Township Planning Commission.~~



\_\_\_\_\_(10)  
"Farmland and Open Space Preservation Board" means the board formed pursuant to Section 6 of this Ordinance to advise the Board of Trustees in the selection of Eligible Lands for easement purchases.

\_\_\_\_\_(11)  
"Full Ownership" means fee simple ownership.  
\_\_\_\_\_(12)

"Governmental Agency" means the United States or any agency thereof, the State of Michigan or any agency thereof or any Township, City or municipal corporation.

\_\_\_\_\_(13)  
"Open Space" means substantially undeveloped land that is not devoted to agricultural use, but possesses special qualities including natural areas, scenic views, wildlife habitat and threatened and endangered species.

"Owner" means the party or parties having the fee simple interest in land.

\_\_\_\_\_(14)  
"Parcel" means all property under a single ownership that is included in the application.  
\_\_\_\_\_(15)

"Permitted Use" means any use contained within a development rights easement essential to ~~the~~ farming.

\_\_\_\_\_(16)  
"Residential Development Rights" means the right to sell portions of a property, or to construct houses on a property, for residential uses not related to the agricultural use of the property.

"Substantially Undeveloped Land" means land on which there is no more than one residential dwelling unit (exclusive of housing units directly associated with the farming operation).

"Supervisor" means the Dexter Township Supervisor.  
\_\_\_\_\_(17)

"Value of Development Rights" means the difference between the fair market value of full ownership of the land (excluding the buildings thereon) and the fair market value of the agricultural rights and/or the open space value plus any residential development rights to be retained by the owner.

### SECTION 3: -Authorization

- \_\_\_\_\_(1)
1. The Board of Trustees is hereby authorized to create a Development Rights Acquisition Fund to provide matching funds for Purchase of Development Rights applications. This fund may be financed by any of the following:
    - a. Millage, voted upon and approved by the residents of the Township, for Purchase of Development Rights
    - b. Allocation from the Township General Fund
    - c. Fees that are earmarked for Farmland Preservation



d. Contribution or bequests.

2. The Board of Trustees is hereby authorized to expend ~~funds-tax revenues,~~ specifically generated and set aside in the Development Rights Acquisition Fund as stipulated in 3.1 above, to acquire property interests in the farmland and open space land described and prioritized in Section 5 of this Ordinance. The property interest acquired may either be the development rights, or any lesser interest, easement, covenant or other contractual right.- Such acquisition may be accomplished by purchase, gift, grant, bequest, devise, covenant or contract but only at a price which is equal to or less than the appraised value determined as provided in this Ordinance. -The ~~fundsrevenues~~ shall be used to acquire such property interests only upon application of the Owner and in a strictly voluntary manner.
3. ~~\_\_\_\_\_ (2)~~ The Township is authorized to enter into cash purchase and/or installment purchase contracts, and agreements for the receipt of tax deductible donations of easements, consistent with applicable law. -When installment purchases are made, the Township is authorized to pay interest on the declining unpaid principal balance at a legal rate of interest consistent with prevailing market conditions at the time of execution of the installment contract for the tax-exempt status of such interest.
4. ~~\_\_\_\_\_ (3)~~ The Board of Trustees is further authorized to contract with recognized and legally established nonprofit land trusts ~~(for example, American Farmland Trust and Washtenaw Land Trust) or other,~~ other experienced and qualified nonprofit groups or other units of government, to participate jointly in the acquisition of interests in eligible lands.
5. ~~\_\_\_\_\_ (4)~~ The Township may contract with recognized and legally established nonprofit land trusts ~~or,~~ other experienced and qualified nonprofit groups ~~or,~~ other local units of government and consultants that would ~~shareassist~~ the Township in the process of negotiating easements and program development and operation, establishing ~~both the~~ baseline studies ~~and the,~~ procedures for monitoring and/or the management of any ~~conservation easements~~ Conservation Easements acquired under this Ordinance ~~and would be done in accordance with~~ ". Such studies and monitoring must conform to the "The Standards and Practices Guidebook" issued by the Land Trust Alliance.

**SECTION 4: Retained Residential Development Rights**

1. To promote agricultural use of properties on which the Township has purchased the Development Rights, it has been determined that such properties should remain substantially undeveloped.
2. It may be in the best interest of property owners and of the program that property owners retain some residential development rights so long as the land remains substantially undeveloped. When property owners retain some development rights their land value remains higher than it would be if they sold all their development rights and the value of the development rights to be purchased is correspondingly reduced.



3. Applications for the sale of development rights may include a provision to retain the right to build residential dwellings (residential development rights). This is not to preclude the sale of all existing dwelling units on the site at the time the development rights are purchased. Sale of these existing dwelling units shall be in accordance with the conservation easement on the property.
4. The building locations for retained residential development rights may be restricted in the negotiated conservation easement in order to protect other important features of the property. Building locations and lot sizes must also conform to the existing zoning regulations.

## **SECTION 5: Eligible Lands and Priority of Acquisition**

### **Funds**

Revenues shall be used to purchase property interests in the following lands in the following order of their priority subject to the provisions of Section 7.

Primary Criteria that all properties must meet:

### **Voluntary**

- voluntary application by the property owner, and ~~those~~
- lands shown designated in the Township Master Plan ~~as being zoned for~~ agricultural uses, ~~or as rural residential where agriculture is practiced on larger parcels, as adopted and amended from time to time by the Township Planning Commission~~ natural features.

### **Criteria for Selection:**

The following criteria shall be used in determining the order in which applications will be prioritized ~~in any Selection Round~~ to purchase development rights on ~~all~~ eligible lands for which complete applications have been received by the Township. This numerical ranking system has been developed to prioritize farm sites and open space for the purchase of conservation easements. After an initial screening, sites will be evaluated using this system. It is the intention of the users of this system to direct efforts toward high quality farmland and open space in areas of the Township where its preservation is most appropriate.

Appropriateness is determined by favorable natural conditions and location factors which make farming a viable undertaking both currently and in the future. -Areas targeted for preservation are those lands shown designated in the Township General Development Plans as being zoned Master Plan for agricultural uses, as adopted and amended from time to time by the Township Planning Commission special natural features.

~~DESCRIPTION OF THE SYSTEM. The farmland ranking system consists of four sections as follows. The maximum point value is 100, with some additional points possible in the event of a tie.~~

<u>PART</u>	<u>TOTAL POINTS</u>
<u>I - Characteristics Initial Screening</u>	

1. Development Rights already purchased and/or Conservation Easement placed on the property.  
If yes, then reject application.
2. Permitted use according to local zoning: Is agriculture a permitted use according to the zoning designation for the nominated parcel? Or if the nominated parcel is considered "open space" as defined in this ordinance, is the current or proposed use of the nominated parcel a permitted use according to the Township's zoning ordinance?  
If no, then recommend rejection of application.

Description of the System:

The screening and scoring system for review of potential easement acquisition consist of two land types: Agricultural Land\_\_\_\_\_44 and Open Space Land. The system is intended to identify high quality agricultural and open space properties that are appropriate for protection.

_____ II — Stewardship of the Land _____	18
_____ III — Context _____	12
_____ IV — Acquisition Considerations _____	26

PRIORITIES.—Priorities:

The point value arrived at through the use of this system will be used to prioritize farm sites for purchase of conservation easements. -Higher point values indicate higher priority for purchase. -All property in a single ownership may be included in one application. Contiguous properties under the same ownership will be treated as a single entity.

Note: An explanation of terms and parameters used in the system appears in Appendix A.

The Agricultural Land system consists of four sections and a maximum point value of 100.

The Open Space Land consists of three sections and a maximum point value of 100.

A. Agricultural Land

PART _____	TOTAL POINTS _____
------------	--------------------



I - Characteristics of the Farmland	54
II - Stewardship of the Land	3
III - Pressure for Conversion to Non-farm Use	18
IV - Leveraging Funds	25

**PART I - CHARACTERISTICS OF THE LANDFARMLAND**  
**MAXIMUM POINTS = 44**

**A. Type of Agricultural Land**

Multiply the percentage of the nominated parcel featuring prime, unique or locally important agricultural soils by 20.

**B.**

**Percentage of Prime and Locally Important Soils**

<u>Category</u>	<u>Score</u>
80% or more	15
50-79%	10
25-49%	6
Less than 25%	0

**Size of Parcel Offered for Development Rights Purchase**

<u>Acreage</u>	
<u>Score</u>	
>80 acres	or more
15	8
20 to 79 acres	5
40-80 acres	3
<405 to 19 acres	2
Less than 5 acres	0

**C. Farmland in Agricultural Use**

<u>Percent of Property in Agricultural Use</u>	<u>Score</u>
90% & up	10

76% - 89%	8
61% - 75%	6
51% - 60%	4

*Proximity to Protected Land*

Distance \_\_\_\_\_  
Score \_\_\_\_\_

Adjacent \_\_\_\_\_ 8  
 \_\_\_\_\_ 10

One mile or less \_\_\_\_\_ 5

More than one mile \_\_\_\_\_ 2

D. Farm Buildings

Buildings — Within 1 mile \_\_\_\_\_ 6  
 Greater than 1 mile \_\_\_\_\_ 3

Scenic, Historical or Architectural Features

Features \_\_\_\_\_ Score \_\_\_\_\_

Usable, functional farm buildings on Farm site \_\_\_\_\_ provides a  
 vista and unique historical  
 or architectural features, including  
 architecturally significant barn(s) \_\_\_\_\_ 4  
 Farm site provides an accent \_\_\_\_\_ 2

PART II - STEWARDSHIP OF THE LAND

Commitment to Farming

Participation in Other Programs \_\_\_\_\_ Score  
 Applicant property enrolled in P.A. 116, MAEAP, WRE, CRP, etc. \_\_\_\_\_ 3

### PART III

#### E. - PRESSURE FOR CONVERSION TO NON-FARM USE (OR SITE DEVELOPMENT CAPABILITIES AND LIMITATIONS)

##### *Amount of Road Frontage*

<u>Frontage</u>	<u>Score</u>
1,000 feet or more	4
500 to 999 feet	2
100 - 499 feet	1

### PART II

#### STEWARDSHIP OF THE LAND MAXIMUM POINTS = 18

##### A. Conservation Plans

<u>Extent of Conservation Plan</u>	<u>Score</u>
Conservation plan fully implemented or conservation practices used to the fullest extent necessary	8
Conservation plan partially implemented or some practices used	4

##### B. Commitment to Farming

<u>Enrollment in P.A. 116 or Duration of Ownership</u>	<u>Score</u>
Farm is enrolled in P.A. 116 and land has been in the same	10

~~ownership for at least 50 years~~

~~Farm is enrolled in P.A. 116 or has been in the same~~ ~~6~~  
~~ownership for at least 50 years~~

### ~~PART III~~

#### ~~CONTEXT~~ ~~MAXIMUM POINTS = 12~~

##### ~~A. Current Adjacent Zoning Classification~~ Land Use

~~Percent of Perimeter in Agricultural Zoning~~ ~~Score~~

~~90% or more~~ ~~4~~

~~50-89%~~ ~~2~~

~~<50%~~ ~~1~~

##### ~~B. Current Adjacent Land Use~~

~~Percent of Perimeter in Agricultural Use~~ ~~Score~~

~~90% or more~~ ~~4~~

~~50-89%~~ ~~2~~

~~<50%~~ ~~75-100%~~

~~50-74%~~ ~~3~~

~~25-49%~~ ~~1~~

##### ~~C. Groundwater Recharge Area~~



<25% 0

Adjacent Land Use Designation

Percent of Property Serving as Groundwater Recharge Perimeter designated  
Agricultural Zoning Score

>75% 4

50-75% 2

<50% 75-100% 5

50-74% 3

25-49% 1

<25% 0

Master Plan Designation

Consistency with Master Plan Score

Applicant property is planned for agricultural use 3

Property is planned for non-agricultural use 0

PART IV

ACQUISITION CONSIDERATIONS  
MAXIMUM POINTS = 26

A. LEVERAGING FUNDS

Matching Funds

Percent of Appraised Value \_\_\_\_\_  
Score

>50% 16

>50% 15



20--50% \_\_\_\_\_  
10

<20% (but >0) \_\_\_\_\_  
5

No matching funds \_\_\_\_\_ 0

**B. Landowner Donation**

Percent of Appraised Value \_\_\_\_\_ Contribution \_\_\_\_\_  
Score

>20% \_\_\_\_\_  
10

10-20% \_\_\_\_\_ 6

10-20% \_\_\_\_\_ 8

<10% (but >0) \_\_\_\_\_  
2

No contribution \_\_\_\_\_ 0

**B. Open Space Land**

PART	TOTAL POINTS
I – Characteristics of the Land	40
II – Context	32
III – Leveraging Funds	28

**I. Characteristics of the Land**

Mature Trees and/or Rare Species	Score
Species and/or habitats of special concern	15
Mature native forest or grassland elements	10
Early successional plant communities	6

Parcel Size	Score
>40 acres	10
20 – 40 acres	6
<20 acres	2

Road Frontage \_\_\_\_\_ Score

>1000 feet	3
500 – 1000 feet	2
<500 feet	1
No frontage	0

<u>Wetlands and/or Floodplain (% of property)</u>	<u>Score</u>
>20%	6
10 – 20 %	4
<10%	2
No features	0

<u>Groundwater Recharge (% of property)</u>	<u>Score</u>
>75%	6
50 – 75%	4
<50%	2

## II. Context

<u>Adjacent Land Use</u>	<u>Score</u>
<u>(% of perimeter in open space and/or ag use)</u>	
>90%	6
50 – 90%	4
<50%	2
None	0

<u>Proximity to Water Resources Frontage</u>	<u>Score</u>
<u>(Amount of frontage on open water, a perennial stream, or county drain)</u>	
>500 feet	10
100 – 500 feet	8
<100 feet	6
No frontage	0

<u>Proximity to Protected Land</u>	<u>Score</u>
Adjacent	10
1 mile or less	6
>1 mile	0

<u>Scenic and/or historical value</u>	<u>Score</u>
<u>(Does the site provide a broad, sweeping view from publicly accessible sites, or does it have unique or historical features)</u>	
2 or more attributes	6
1 attributes	4
0 attributes	0

## III. Leveraging Funds



<u>Matching Funds</u>	<u>Score</u>
<u>(% of the appraised value of development rights available from other sources)</u>	
<u>&gt;50%</u>	<u>15</u>
<u>20 – 50%</u>	<u>10</u>
<u>&lt;20 %</u>	<u>5</u>
<u>No funds</u>	<u>0</u>

<u>Landowner Contribution</u>	<u>Score</u>
<u>(% of the appraised value of development rights the landowner is willing to donate)</u>	
<u>&gt;20%</u>	<u>13</u>
<u>10 – 20%</u>	<u>9</u>
<u>&lt;10%</u>	<u>5</u>
<u>No discount</u>	<u>0</u>

**SECTION 5-6: Farmland and Open Space Preservation Board**  
(1)

1. A ~~five~~seven-member Farmland and Open Space Preservation Board (the "Preservation Board") shall be appointed by the Board of Trustees.- The Board of Trustees shall seek the names of nominees for the Preservation Board by the means usually employed for other boards and commissions. The Preservation Board shall determine the selection of eligible lands on which development rights are offered for acquisition by their owners. -Selection of eligible lands shall be made by a majority of Preservation Board members.
2. ~~(2)~~ The Preservation Board shall consist of residents of the Township. The Preservation Board shall include a representative of the Township Board of Trustees, a natural resources professional, a citizenfive citizens at-large and two representativesone representative who ownowns agricultural land, is employed in agriculture or operateoperates an agricultural businessesbusiness. The Board of Trustees may appoint ex-officio members.
3. ~~(3)~~ The Preservation Board may consult experts as it may desirefor program staffing and the Board of Trustees may appropriate funds for that purpose.
4. ~~(4)~~ Members shall serve threetwo-year terms, except that the initial term of three members shall be one year and terms of four members shall be three years and terms of three members shall be two years. -Members may be removed by the Board of Trustees for good cause as determined by the Board of Trustees. Members shall not be compensated for their services but shallmay be reimbursed for expenses actually incurred in the performance of their duties. Members may be reappointed to successive terms but the Preservation Board shall be terminated two years following the expenditure of all proceeds for farmland and open space development rights acquisition.
5. ~~(5)~~ No member shall vote on the selection of individual parcels in which they have an interest or on individual parcels adjacent to property in which they have an interest.
6. The Preservation Board shall annually elect a chairperson and a secretary.



7. The Preservation shall meet at a minimum on a quarterly basis at a date and time to be determined by its members.
8. A majority of the members of the Preservation Board (that is, four) shall constitute a quorum.
9. Consistent with this Ordinance and subject to approval by the Township Board, the Preservation Board may develop bylaws and standing rules that further define the functional and procedural aspects of its duties.
10. The secretary shall be responsible for taking written minutes of the meetings of the Preservation Board. The records of the Preservation Board shall be kept by the Township Clerk.
11. Meetings shall be conducted in accordance with the Open Meetings Act, MCLA 15.261 et seq.
12. The Preservation Board shall publish an annual report which shall include a listing of all parcels of land donated or for which development rights or conservation easements or other easements were conveyed; a map showing the location of acquired lands; financial costs; and other pertinent information on program operation.

#### **SECTION ~~6:~~ 7: Selection**

The ~~Farmland~~ Preservation Board shall conduct a voluntary property selection process (~~herein called the "Selection Round"~~) generally as follows:

- ~~(1) In each selection round the~~
  1. ~~The~~ development rights on all eligible land properties shall be eligible for purchase. ~~In all selection rounds, properties~~ Properties of higher priority shall be purchased with available funds before properties of lower priority are purchased, provided:
    - a. ~~\_\_\_\_\_ a.~~ The Preservation Board may negotiate for a lower price and/or seek outside funding for the purchase of development rights on any parcel offered.
    - b. ~~\_\_\_\_\_ b.~~ In the interest of protecting a significant amount of agricultural land, the Preservation Board may determine not to buy all of any of the development rights on a particular parcel if the Preservation Board makes a finding that it is in the best interest of the program to protect a larger number of acres rather than a smaller number of acres of higher valued development rights.
    - c. ~~\_\_\_\_\_ c.~~ The Preservation Board may receive and act on appeals of any factual nature by affected property owners.
2. ~~\_\_\_\_\_ (2) The Preservation Board shall begin each selection round by giving notice in one newspaper of general circulation in Dexter Township. The notice shall describe the properties eligible for purchase in the selection round; the general procedure to be followed in the selection process (including an estimated time schedule for the steps in the process); and shall invite the owners of such properties to make application for purchase of development rights by the Township and to describe the property interest which the owner is willing to~~



~~sell.~~ The Preservation Board shall provide notice that applications may be submitted by property owners in Dexter Township. Applications shall be submitted to a location to be specified by the Preservation Board and stamped with the date of receipt.

3. ~~\_\_\_\_\_ (3) Upon closing of the application period, the~~ The Preservation Board shall review each application which has been received to determine the eligibility and priority classification of each property interest and to verify ownership by tax records.

4. ~~\_\_\_\_\_ (4) For those properties which meet the requirements of Section 45,~~ the Preservation Board shall cause an appraisal of the applicant's property interest to be made. A "before and after" appraisal shall be made to determine the value of development rights. ~~One appraisal shall determine the fair market value of full ownership of the land (excluding buildings thereon) and one shall determine the fair market value of the agricultural rights~~ and/or open space value, plus any specifically retained residential development rights.

5. ~~\_\_\_\_\_ (5) Appraisals shall be made by State certified appraisers, ARA Certified,~~ selected by the Preservation Board. ~~The selected appraiser shall not have a property interest, personal interest or financial interest in eligible lands. The same appraiser shall conduct the before and after appraisals.~~

6. ~~\_\_\_\_\_ (6) Appraisals shall be in writing and shall be furnished to the respective owners for review. Errors of fact in any appraisal may be called to the attention of the appraiser by the Preservation Board or by owners of the property appraised, but corrections of the appraisal may be made only by the appraiser.~~

7. ~~\_\_\_\_\_ (7) Terms and conditions of sale and information on the effect of the sale may be discussed by the entire Preservation Board with owners prior to the submission of written applications.~~

8. ~~\_\_\_\_\_ (8) Written applications by owners who desire to have their development rights purchased by the Township shall be submitted on forms provided by the Preservation Board. These written offers shall include any development options desired to be retained by the owners.~~

~~(9)9.~~ Upon receiving the recommendations of the Preservation Board, the Board of Trustees shall take final action on such recommendations.

~~Trustees shall take final action on such recommendations.~~

~~(10) Once action to select properties for the purchase of development rights has~~

10. ~~been taken by the Board of Trustees, the Preservation Board shall draft a baseline documentation report describing through photographic, pictorial and narrative means the condition of the property at the time of the grant~~ and of a development rights easement. ~~The baseline report shall contain a signature page where the Ownerowner and the Supervisor sign to state that the report is an accurate description of the property at the time of grant. The easement shall similarly feature a page where the signatures of the Ownerowner and the Supervisor are notarized, following which the easement shall be recorded with the county register of deeds so that it is effective on all current and future owners.~~

~~(11) Upon the completion of a purchase of development rights transaction, the~~



11. Township assessor will be notified of the development rights purchase.  
~~(12) Additional residential dwellings are not permitted on lands from which development rights have been purchased.~~

## SECTION ~~7~~ 8: Duration of Acquired Interests

- ~~(1)~~
1. Development ~~rights~~ Rights acquired pursuant to this Ordinance shall run with the land and be held ~~in-trust~~ by the Township, for the ~~benefit~~ benefits of its citizens, in perpetuity. ~~After A property owner who has sold Development Rights to the Township may repurchase those rights upon the following conditions:~~
- ~~Fifty (50) years have passed, however, the owner may make application to the Preservation Board that farmland described in this Ordinance has (a) become landlocked with non-agricultural uses, (b) farming is no longer feasible and (c) the release is for since the public good. Development Rights were sold;~~
  - ~~The Preservation Board evaluate determines that the feasibility of farming by determining whether the land is no longer and never will be suitable for any kind of agriculture, with wooded land left fallow not necessarily to be considered unsuitable. property may not be reasonably used for Agricultural Use or has lost its open space value. A recommendation will be based on the following factors:~~
- ~~(2) Upon receiving the recommendations of the Preservation Board, the Board of Trustees shall take final action on such recommendations. The Board of Trustees must support the request by an owner to repurchase development rights by a five-member majority of the total seven Trustees.~~
- ~~(3) For those properties for which the Board of Trustees approves the return of development rights as specified in Subsection (1), the Preservation Board shall cause an appraisal of the applicant's property interest to be made at the owner's expense. Payment for this appraisal shall be made by the owner in advance. A "before and after" appraisal shall be made to determine the value of development rights. One appraisal shall determine the fair market value of full ownership of the land (excluding buildings thereon) and one shall determine the fair market value of the agricultural rights plus any specifically retained residential development rights.~~
- ~~(4) Appraisals shall be made by State-certified appraisers selected by the Preservation Board. The selected appraiser shall not have a property interest, personal interest or financial interest in eligible lands.~~
- ~~(5) Appraisals shall be in writing and shall be furnished to the respective owners for review. Errors of fact in any appraisal may be called to the attention of the appraiser by the Preservation Board or by owners of the property appraised, but corrections of the appraisal may be made only by the appraiser.~~
- ~~(6) At any time in this process, the owner may choose to withdraw the request for~~



~~the return of development rights without penalty, while still being responsible for the Township's appraisal of the property as specified in Subsection (2).~~

~~(7) If the Board of Trustees approves the return of development rights, the Township shall have a right of first refusal to purchase the remaining rights at the fair market value of the agricultural rights plus any retained development rights, as determined by a State-certified appraiser. Upon receiving the recommendations of the Preservation Board, the Board of Trustees shall take final action on such recommendations. If the Board of Trustees chooses to exercise this right of first refusal, an offer to purchase the remaining rights at the appraised value shall be submitted. Acquisition of lands shall not be made with funds authorized for development rights acquisition pursuant to this Ordinance. The owner may at that time choose to not sell the remaining rights and instead retain ownership of the property.~~

~~(8) If (a) a request to re-purchase development rights is denied by the Board of Trustees, or (b) the landowner chooses not to sell the remaining rights the Township chooses to exercise its right of first refusal or (c) more than a year passes from the Board of Trustees' authorization for the re-purchase of development rights, the landowner must wait five years before re-applying to re-purchase development rights.~~

~~(9) The Township may convey development rights acquired pursuant to this Ordinance to a conservation, open space preservation, historic preservation or similar organization under terms ensuring that the public benefits for which the Township purchased the development rights will be maintained.~~

- i. That, because of the quality of the farmland, agricultural production cannot be made economically viable with generally accepted agricultural and management practices
- ii. That surrounding conditions impose physical obstacles to the agricultural operation or prohibit essential agricultural practices
- iii. That significant natural physical changes in the farmland have occurred that are generally irreversible and permanently limit the productivity of the farmland
- iv. That a court order restricts the use of the farmland so that agricultural production cannot be made economically viable
- v. That significant natural physical changes occurred in the open space making it less desirable to protect.
- The repurchase of the development rights is consistent with the purpose of the Township's purchase of development rights program as determined by the Board of Trustees;
- Any and all other funding partners in the purchase consents to have the development rights repurchased; and
- The Township chooses not to exercise its 60-day option to purchase the remainder of the property interests in the parcel.

2. Once the Township Board determines that a property is eligible to have its Development Rights repurchased, the owner shall pay the fair market value of



those rights at the time of their return, as determined by a State Certified Appraiser. The property owner may not challenge this appraisal. If the Appraiser has a conflict of interest associated with a potential appraisal, he/she shall report the conflict to the Township and the Township shall select another Appraiser to complete the appraisal. The Township will deposit the proceeds from any repurchases into a separate fund that shall be used to purchase additional Development Rights or for other agriculture land preservation means available within the Township.

3. A repayment received shall be allocated to all original contributing fund partners in the same proportion as the proportion for the original purchase of the development rights of the parcel.

#### **SECTION ~~8:~~9: Related Costs**

The costs of appraisal, ~~easement development, baseline documentationsurveying, staffing, environmental assessment, closing,~~ legal review and other services lawfully incurred incident to the acquisition of interests in eligible lands by the Township ~~shall may~~ be paid by the Township. The Township shall not be responsible for expenses incurred by the owner incident to this transaction, including surveying and the owner's legal review.

#### **SECTION ~~9:~~10: Supplemental Funds**

Supplemental or matching funds from other governmental agencies or private sources may become available to pay a portion of the cost of acquiring development rights, or some lesser interest in eligible lands or to supplement or enlarge such acquisition. ~~The Farmland Preservation Township~~ Board is hereby authorized to utilize such funds to purchase interests in eligible lands or to otherwise supplement Township funds in the manner provided by this Ordinance and in accordance with the applicable laws or terms governing such grant.

#### **SECTION ~~10:~~11: Purpose**

The Board of Trustees finds and declares that the use of Township funds for the purpose of paying in whole or in part the cost of acquisition of interests in eligible lands as set forth herein, including any costs necessarily incident to such acquisition, and the monitoring and enforcement of development rights easements, or to participation with any party for such purposes will promote the public health, safety and general welfare of the people of Dexter Township.

**SECTION ~~11:~~ 12: Development Rights Funding Sources and Acquisition Fund**  
**~~The funds~~**

1. Funding for purchasing development rights may come from one or more of the following sources:
  - a. General appropriations by the township specifically set aside in the Development Rights Acquisition Fund (see Section 3).
  - b. Proceeds from the sale of development rights by the township subject to Section 8(2) of this Ordinance.
  - c. Grants.
  - d. Donations.
  - e. Contributions from land trusts, other non-profit entities or other units of government.
  - f. Other sources approved by the township board and permitted by law.
2. All revenues for purchasing development rights on farmland and open space land shall be placed in a designated Development Rights Acquisition Fund to be hereafter created in the office of the Treasurer of Dexter Township ~~(here and after "Acquisition Fund")~~. Money in such acquisition fund may be temporarily deposited in such institutions or invested in such obligations as may be lawful for the investment of Township money.
3. ~~\_\_\_\_\_~~ The funds revenues and any interest received from the deposit or investment of such funds revenues shall be applied and used solely for the purposes set forth in this Ordinance.

**SECTION ~~12:~~ 13: Severability.**

In the event any provision of this Ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereof.

**SECTION 14: Enforcement**

The Township shall administer and enforce the terms specified in recorded conservation easements in which the Township serves as grantee. The Preservation Board will advise and make recommendations to the Township Board concerning monitoring and investigation of complaints of violation of rights acquired by the Township. The Preservation Board shall at least annually ascertain whether an owner is complying with all conditions of the easement or deed. Inspection findings shall be in writing and maintained in the Township records.



## APPENDIX A

*Accent.* Attractive view but narrower in scope and weaker in impact than a vista.

*Market Value.* Refers to an owner's willingness to accept an offer for development rights at a percentage lower than the full market value.

*Matching Funds.* Matching funds are defined as other financial contributions from private or public sources that could be applied to a property's application and result in a lower local cost for development rights purchase.

*P.A. 116.* Michigan's Farmland and Open Space Preservation Act (P.A. 116 of 1974) enables a landowner to enter into a development rights agreement (for farmland) or a development rights easement (for open space) with the state. These agreements and easements are designed to ensure that the land remains in a particular use or uses for an agreed upon period.

*In return for maintaining the land in a particular use, the landowner is entitled to certain income or property tax benefits.*

*Protected Land.* Protected land is defined as that which is permanently protected through private or public means. Types of protected land include nature preserves, public park and recreation lands, lands restricted by conservation easement with land trusts and conservancies and other lands with development rights secured through purchase or donation.

*Vista.* A broadly sweeping view visible from a publicly accessible site, including but not limited to a variety of vegetation types and farm fields, and may have topographic variations.



# DEXTER TOWNSHIP

## AGENDA ITEM SUMMARY

**MEETING OF:** Township Board of Trustees 21 May 2022

**Agenda Item:**

**Resolution 22-653**

To establish a as an Official Township Recycling Program in coordinating with WWRA and DART.

To establish an Environmental Committee consisting of 4 Community Members and the Program Administrator.

**Recommended by:**

Diane Ratkovich / Michelle Stamboulellis

**Fiscal or Resource Considerations:** YES ☒ NO ☐

Does this agenda item require the expenditure of funds? YES ☒ NO ☐

If YES, are funds budgeted? YES Recommending for 2022/23 YES ☐ NO ☒

Are staff or other resources required? YES ☒ NO ☐

Is a budget amendment required? YES ☒ NO ☐

**Staff Comments:**

**Motion/Action/Recommendation:**

Motion to approve Resolution 22-653 to establish a Dexter Township Recycling Program and an Environmental Committee with \$15,000 budgeted from General Fund for remainder of fiscal year (March 31, 2023)



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### Quantity Pricing

1	\$2,010.00 – \$2,089.00 ea.
2 to 3	\$1,987.00 – \$2,066.00 ea.
4 or more	\$1,971.00 – \$2,050.00 ea.

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## **Dexter Township Resolution # 22-653**

### **A resolution to Approve a Styrofoam Recycling and Film Plastic Recycling Township Program for Dexter Township.**

WHEREAS, Dexter Township began cooperating with a volunteer Pilot Project, May 2021, collecting Styrofoam (weekly) and film plastic (daily) at the Dexter Township Hall in the attempt to keep the materials out of the landfill and to be recycled properly; and the community has reacted positively and the Township believes the Program should continue, and;

WHEREAS, Dexter Township, in the interest of continuing the Project, desires to make the Pilot Project a Dexter Township Program for liability and funding purposes, as well as to formalize the structure, administration, and goals of the Program so the materials can continue to be collected in a manner to ensure the material will be properly recycled and not merely treated as trash due to its condition, and;

WHEREAS, Dexter Township will continue to work with DART and the Western Washtenaw Recycling Authority Program for Styrofoam Recycling pick up and film plastic drop off at Western Washtenaw Recycling Authority where there is a dedicated bin for film plastic, with the goal of transitioning all or a portion of the Township Program into the Western Washtenaw Recycling Authority Program, and;

WHEREAS, Dexter Township is seeking to acquire a metal storage container for Styrofoam collection storage and 2 Film Plastic Outdoor Metal Containers so materials stay clean and dry, necessary for recycling, and;

WHEREAS, Dexter Township is seeking the donation of the 3 containers described above, but if the donation is not secured within 30 days, Dexter Township will need to secure the 3 containers necessary for the Program through lease or purchase.

NOW, THEREFORE, BE IT RESOLVED THAT the Dexter Township Board, by a vote of the majority at a regularly scheduled and duly noticed meeting held this 21<sup>st</sup> day of June 2022, gives authorization to Supervisor Ratkovich to convert the volunteer Pilot Project to become a Dexter Township Program, with an initial budget of \$15,000.00 from the Dexter Township General Fund, to be operated at its current location.

BE IT FURTHER RESOLVED THAT the Dexter Township Supervisors Designee, shall be solely responsible for the administration of the Program, with contracts and/or purchases subject to Township Board approval where required by the Township purchasing policy. A volunteer Environmental Committee with the goal of involving the community and recommending guidelines for the Dexter Township Recycling Program, is established, to consist of 4 members from the community and the Administrator of the Program.

BE IT FURTHER RESOLVED THAT Dexter Township shall continue efforts to secure a donation of the 3 containers required to operate the Program, but if no donation is received by June 21, 2022, the Administrator of the Program may seek proposals for the purchase or lease of the 3 containers described above.

FINALLY, BE IT RESOLVED THAT discussions with the Western Washtenaw Recycling Authority regarding its acquisition of the Dexter Township Film Plastic Recycling Program, and, if feasible, the Dexter Township Styrofoam Recycling Program, shall continue, with the goal of generating revenue to the WWRA to continue to supply and improve its recycling practices.

Resolution offered by:

Resolution seconded by:

Roll call vote:

Yeas:

Nays:

Abstain:

Absent:

Tally Y = ; N = ; Abstain = ; Absent =

The Supervisor declared the resolution adopted.

---

#### **CERTIFICATE**

The undersigned, being the duly elected and acting Clerk of the Township of Dexter hereby certifies that the foregoing resolution was duly adopted at a regular meeting of the Dexter Township Board at which a quorum was present on the 21<sup>st</sup> day of June 2022, and that the members voted thereon as hereinbefore set forth.

\_\_\_\_\_  
Michelle Stamboulellis, Clerk





# DEXTER TOWNSHIP

## PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

MARTY STRAUB  
CHAIR  
VACANT  
VICE CHAIR & ZBA REP.  
TOM LEWIS  
SECRETARY  
MARIS METZ  
EX-OFFICIO TWP. BRD.  
CHANDRA HURD  
CHRISTINA MAIER  
KIMBERLY MARINELLI  
BOB NESTER  
COMMISSIONERS

JANIS MILLER  
RECORDING SECRETARY

---

### REGULAR MEETING OF THE PLANNING COMMISSION

#### Tuesday, April 26, 2022

Present: Marty Straub, Chair; Tom Lewis, Secretary; Chandra Hurd, Bob Nester, Christina Maier, Kimberly Marinelli, and Maris Mets. Absent: None.

Also present: David Rohr, Director of Planning and Zoning; and Janis Miller, Recording Secretary.

1. **Call to Order:** Chair Straub called the meeting to order at 6:00 PM. He then introduced the new Township Board Rep. to the Planning Commission, Maris Metz, and thanked the previous rep Karen Sikkenga for her service to the Planning Commission.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** None.
4. **Approval of Agenda:**  
*With no additions or corrections, Chair Straub declared the agenda approved as presented.*
5. **Public Comment:** (non-agenda items) Opened 6:03 pm. No public comments. Closed 6:03 pm.
6. **Action Items:**

- 1) Public Hearing (22-PC-208) Rezone Dexter Pinckney Rd. (D-04-12-400-023) from Public Recreation (PR) to Rural Residential (RR).

Discussion: The parcel was Rural Residential until 2017 and with no records as to why the parcel was rezoned from (RR) to (PR), it is believed it was rezoned by mistake and needs to be changed back to (RR) to correct the mistake and conform with the Master Plan and historical use of the property. This will be a Zoning Map amendment as the property has been taxed as Rural Residential (RR). Public Recreation does not allow for single-family homes. Under the current Zoning Ordinance this is a non-conforming parcel needing variances to build on it.

Public Comment: Opened 6:08 PM

Marguerite Shearer, 8044 Dexter Pinckney Rd.

She questioned the (PR) Public Recreation zoning classification as she sees a real estate sign on the property. She asked how they could use that piece of land and get a septic field or well on the small property. She cannot see a use for the property if rezoned (RR) Rural Residential.

Joe Pomathy, 8025 Dexter Pinckney Rd.



He questioned what the zoning classification (PR) Public Recreation was and if that meant people could hunt and fish on the property. DPZ Rohr explained that it was private property and if the owner wanted to use it in that way he could, but the public would need the owner's permission. The limitation of the (PR) zoning is, they cannot build a house on the property.  
Public Comment: Closed: 6:12 PM

*Moved by Nester, second by Marinelli, to approve Resolution (22-PC-208).  
Chair Straub states complete motion: To grant approval of a FAVORABLE  
RECOMMENDATION of an application initiated by Dexter Township for property located at  
Dexter-Pinckney Rd., tax id. (D-04-12-400-023).*

*Roll Call Vote: Yeas - Lewis, Hurd, Maier, Nester, Marinelli, Metz, Straub; Nays - None;  
Absent - None. Motion carried 7-0.*

- 2) Public Hearing (22-PC-209) Rezone 7982 Dexter Pinckney Rd. (D-04-12-400-030) from Public Recreation (PR) to Rural Residential (RR).

Discussion: This parcel has a home (built in 1959) on it and the owner was unaware their zoning classification was Public Recreation (PR). Again, there are no records when the zoning was changed from (RR) Rural Residential to (PR) Public Recreation.

Public Comment: Opened 6:20 PM

Bethany Klinke, property owner 7982 Dexter Pinckney Road

She thanked the Planning Commission for correcting the zoning error and noted the name of the road in the posting (newspaper), and on the agenda is misspelled. The road is Pinckney, not Pickney. DPZ Rohr noted the address for the parcel number is correct. The address on Dexter-Pinckney Rd. is a Dexter mail address.

Bill Klinke, property owner 7982 Dexter Pinckney Road

He questioned if the property had been taxed properly and asked if there needs to be an adjustment. DPZ Rohr said the property has been taxed (RR) Rural Residential and there are no records as to when or why the zoning map was changed to (PR) Public Recreation.

Public Comment: Closed 6:25 PM

*Moved by Maier, second by Lewis, [a resolution to grant approval of a FAVORABLE  
RECOMMENDATION of an application initiated by Dexter Township for property located at  
7982 Dexter-Pinckney Rd. (D-04-12-400-030).]*

*Roll Call Vote: Yeas - Lewis, Hurd, Maier, Nester, Marinelli, Metz, Straub; Nays - None;  
Absent - None. Motion carried 7-0.*

- 3) Set Public Hearing for amendments to Ordinance #37 Purchase of Development Rights (PDR)

Discussion: Why does this document have to come before the Planning Commission? DPZ Rohr stated that the (OSLP) Open Space and Land Preservation Committee Consultant Barry Lonik, as well as the OSLP Committee, had made amendments. The PDR is premised on the Township Zoning Enabling Act although there will not be changes to zoning on purchased development rights. This is a code ordinance that has been on the books for 17 years.

Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: [www.dextertownship.org](http://www.dextertownship.org) and can be viewed on [ew.livestream.com/dextertownship.org](http://ew.livestream.com/dextertownship.org).

*Moved by Nester, support by Maier, to establish the Public Hearing, for amendments to Ordinance #37 (PDR), at the regular Planning Commission meeting on May 24, 2022. All ayes. Motion carried.*

**7. Approval of Planning Commission Minutes:**

*Moved by Lewis, second by Hurd, to approve the meeting minutes of February 22, 2022, as amended. All ayes. Motion carried*

**8. Township Board of Trustees Update: None.**

**9. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:**

**Marinelli:** She noted that the Hartman Farms subdivision was closed out and was not left in the condition the site plan indicated. There appears to be no accountability of the builder as there are many things not left in good condition (drainage, trees & landscaping, construction debris piles, and wetland protections). The residents are left holding the bag and she was wondering if the Planning Commission could make it whole. Chair Straub stated that it was an administrative detail, a civil matter, asking DPZ Rohr to investigate what the parties (builder) agreed to.

**Maier:** Asked if the Bylaws sent to the PC recently meant that it was to be reviewed. She asked how often the Bylaws are reviewed. Chair Straub said they were sent for information only and would be reviewed on an ad-hoc basis. DPZ Rohr stated that the Bylaws section on annual review was removed at the revision last year.

**Chair Straub:** Noted the Township 2022-2023 Meeting Schedule was not on the township website.

**DPZ Rohr:** The Master Plan is moving forward and public engagement is next. There is discussion that the consultant will present the draft Master Plan to the Planning Commission in the near future.

**Marinelli:** Questioned the cars on the LaFontaine N. Territorial lot. DPZ Rohr said they had a spring sales event and used the lot for overflow.

**Lewis:** He asked about the timeframe of the Special Use Permit. DPZ Rohr said it could be transferred to a new owner but it may expire prior to the sale of the property.

**10. Public Comment:** Opened 6:54 pm. No public present to comment. Closed 6:54 pm.

**11. Future Agenda Items: May 24, 2022**

A) Public Hearing for Ordinance #37: (PDR) Purchase of Development Rights

**12. Adjournment:**

*Motion by Marinelli, second by Nester, to adjourn the meeting. Meeting adjourned at 6:55 PM.*

Respectfully submitted,

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Tom Lewis, Secretary

---

Janis Miller, Recording Secretary

*Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: [www.dextertownship.org](http://www.dextertownship.org) and can be viewed on [ew.livestream.com/dextertownship.org](http://ew.livestream.com/dextertownship.org).*



draft 05 03 2022

# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Zoning Map Amendment from Public Recreation (PR) to Rural Residential (RR)

(22-PC-208) Cody

---

A resolution to grant approval of a FAVORABLE RECOMMENDATION of an application initiated by Dexter Township for property located at Dexter-Pinckney Rd. (D-04-12-400-023) Section 12 of Dexter Township.

- 10) WHEREAS, the above property is zoned Public Recreation (PR); and
- 20) WHEREAS, pursuant to the provisions of the Dexter Township Zoning Ordinance, Dexter Township staff initiated a zoning map amendment on March 15, 2022, for a change from Public Recreation (PR) to Rural Residential (RR); and
- 30) WHEREAS, Article 30 of the Dexter Township Zoning Ordinance outlines the zoning map amendment process; and
- 40) WHEREAS, the Planning Commission has received a report from David Rohr (*Dexter Township Director of Planning and Zoning*) dated March 25, 2022; and
- 50) WHEREAS, the Planning Commission, at its April 26, 2022, meeting, held a duly-noticed public hearing on the zoning map amendment (22-PC-208) and received the following public input; and

Public Comment: Opened 6:08 PM

Marguerite Shearer, 8044 Dexter Pinckney Rd.

She questioned the (PR) Public Recreation zoning classification as she sees a real estate sign on the property. She asked how they could use that piece of land and get a septic field or well on the small property. She cannot see a use for the property if rezoned (RR) Rural Residential.

Joe Pomathy, 8025 Dexter Pinckney Rd.

He questioned what the zoning classification (PR) Public Recreation was and if that meant people could hunt and fish on the property. DPZ Rohr explained that it was private property and if the owner wanted to use it in that way he could, but the public would need the owner's permission. The limitation of the (PR) zoning is, they cannot build a house on the property.

Public Comment: Closed: 6:12 PM

- 60) WHEREAS, the proposed single-family house uses are consistent with the intent of the proposed Rural Residential (RR) District; and

# **DEXTER TOWNSHIP PLANNING COMMISSION**

## **Resolution for a Zoning Map Amendment from Public Recreation (PR) to Rural Residential (RR)**

### **(22-PC-208) Cody**

---

- 70) WHEREAS, the proposed zoning map amendment would not negatively impact the ability of the Township or other agencies to provide adequate public services or facilities because there will be no significant increase in the demand for public services or facilities; and
- 80) WHEREAS, the proposed zoning map amendment would not adversely affect environmental conditions or the value of the surrounding property; and
- 90) WHEREAS, the proposed zoning map amendment would not deviate from the Future Land Use Map of the Dexter Township Master Plan (2011), and
- 100) NOW, THEREFORE, BE IT RESOLVED, the Dexter Township Planning Commission, by a majority vote at a regularly-scheduled and duly-noticed meeting, held this 26th day of April 2022, grants FAVORABLE RECOMMENDATION of the Zoning Map Amendment (22-PC-208) Cody, Dexter-Pinckney Rd. (D-04-12-400-023) Section 12 of Dexter Township, for a zoning map amendment from Public Recreation (PR) to Rural Residential (RR); and
- 110) BE IT FURTHER RESOLVED, the Planning Commission directs the Director of Planning and Zoning to forward this Resolution/Findings-of-Facts, a summary of comments received at the public hearing, and its FAVORABLE RECOMMENDATION to the Dexter Township Board of Trustees within sixty (60) days.



# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Zoning Map Amendment from Public Recreation (PR) to Rural Residential (RR)

(22-PC-208) Cody

---

Resolution offered by Planning Commissioner Nester.

Resolution supported by Planning Commissioner Marinelli.

YES = Lewis, Hurd, Maier, Nester, Marinelli, Straub

NO = None

ABSENT = None

ABSTAIN = None

The Chair declared the resolution ADOPTED.

Date: April 26, 2022

---

Marty Straub, Chair

Date

---

Tom Lewis, Secretary

Date

# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Zoning Map Amendment from Public Recreation (PR) to Rural Residential (RR)

(22-PC-209) Klinke

---

A resolution to grant approval of a FAVORABLE RECOMMENDATION of an application initiated by Dexter Township for property located at 7982 Dexter-Pinckney Rd. (D-04-12-400-030) Section 12 of Dexter Township.

- 10) WHEREAS, the above property is zoned Public Recreation (PR); and
- 20) WHEREAS, pursuant to the provisions of the Dexter Township Zoning Ordinance, Dexter Township staff initiated a zoning map amendment on March 15, 2022, for a change from Public Recreation (PR) to Rural Residential (RR); and
- 30) WHEREAS, Article 30 of the Dexter Township Zoning Ordinance outlines the zoning map amendment process; and
- 40) WHEREAS, the Planning Commission has received a report from David Rohr (*Dexter Township Director of Planning and Zoning*) dated March 25, 2022; and
- 50) WHEREAS, the Planning Commission, at its April 26, 2022, meeting, held a duly-noticed public hearing on the zoning map amendment (22-PC-209) and received the following public input; and

Public Comment: Opened 6:20 PM

Bethany Klinke, property owner 7982 Dexter Pinckney Road  
She thanked the Planning Commission for correcting the zoning error and noted the name of the road in the posting (newspaper), and on the agenda is misspelled. The road is Pinckney, not Pickney. DPZ Rohr noted the address for the parcel number is correct. The address on Dexter-Pinckney Rd. is a Dexter mail address.

Bill Klinke, property owner 7982 Dexter Pinckney Road  
He questioned if the property had been taxed properly and asked if there needs to be an adjustment. DPZ Rohr said the property has been taxed (RR) Rural Residential and there are no records as to when or why the zoning map was changed to (PR) Public Recreation.

Public Comment: Closed 6:25 PM

- 60) WHEREAS, the proposed single-family house uses are consistent with the intent of the proposed Rural Residential (RR) District; and

# **DEXTER TOWNSHIP PLANNING COMMISSION**

## **Resolution for a Zoning Map Amendment from Public Recreation (PR) to Rural Residential (RR)**

### **(22-PC-209) Klinke**

---

- 70) WHEREAS, the proposed zoning map amendment would not negatively impact the ability of the Township or other agencies to provide adequate public services or facilities because there will be no significant increase in the demand for public services or facilities; and
- 80) WHEREAS, the proposed zoning map amendment would not adversely affect environmental conditions or the value of the surrounding property; and
- 90) WHEREAS, the proposed zoning map amendment would not deviate from the Future Land Use Map of the Dexter Township Master Plan (2011), and
- 100) NOW, THEREFORE, BE IT RESOLVED, the Dexter Township Planning Commission, by a majority vote at a regularly-scheduled and duly-noticed meeting, held this 26th day of April 2022, grants FAVORABLE RECOMMENDATION of the Zoning Map Amendment (22-PC-209) Klinke, 7982 Dexter-Pinckney Rd. (D-04-12-400-030) Section 12 of Dexter Township, for a zoning map amendment from Public Recreation (PR) to Rural Residential (RR); and
- 110) BE IT FURTHER RESOLVED, the Planning Commission directs the Director of Planning and Zoning to forward this Resolution/Findings-of-Facts, a summary of comments received at the public hearing, and its FAVORABLE RECOMMENDATION to the Dexter Township Board of Trustees within sixty (60) days.



# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Zoning Map Amendment from Public Recreation (PR) to Rural Residential (RR)

(22-PC-209) Klinke

---

Resolution offered by Planning Commissioner Maier.

Resolution supported by Planning Commissioner Lewis.

YES = Lewis, Hurd, Maier, Nester, Marinelli, Straub

NO = None

ABSENT = None

ABSTAIN = None

The Chair declared the resolution ADOPTED.

Date: April 26, 2022

---

Marty Straub, Chair

Date

---

Tom Lewis, Secretary Date



# DEXTER TOWNSHIP

## PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767

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## PLANNING COMMISSION MEETING AGENDA April 26, 2022

6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Conflict of Interest Review *(Possible conflicts with agenda items)*
4. Approval of Agenda
5. Public Comment *(Comment on items that are not on the agenda. The Board will entertain public comments on agenda items as they come up for discussion.)*
6. Action Items
  1. Public Hearing: (22-PC-208) Rezone Dexter Pinckney Rd. (D-04-12-400-023) from Public Recreation (PR) to Rural Residential (RR).
  2. Public Hearing: (22-PC-209) Rezone 7982 Dexter Pinckney Rd. (D-04-12-400-030) from Public Recreation (PR) to Rural Residential (RR).
  3. Set Public Hearing for amendments to Ordinance #37 Purchase of Development Rights (PDR).
7. Approval of Planning Commission Minutes – February 22, 2022.
8. Township Board of Trustees Update
9. Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary
10. Public Comment *(non-agenda items)*
11. Future Agenda Items
12. Adjournment



**(22-PC-208) Cody** petition for a **zoning map amendment**. Proposed zone change is from Public Recreation (PR) to Rural Residential (RR). Property is located at Dexter-Pinckney Rd. (D-04-12-400-023) Section 12 of Dexter Township.

<b>Existing Zoning:</b>	Public Recreation (PR) <i>The Public Recreation District is intended to provide opportunities for preservation, creation, and enhancement of passive and active recreational areas and uses that are compatible with the natural character of the land. Natural areas, resources, amenities, and habitats and undeveloped areas should be protected and enhanced by limiting development and uses that may undermine the quantity and quality of these areas and resources.</i>
<b>Existing Land Use:</b>	Single-family house
<b>Future Land Use Map:</b>	Rural Residential <i>It is the primary intent of the Rural Residential District to encourage and provide opportunities for comparatively low-density residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and the Township's rural character. Dexter Township is characterized by extensive natural resources including, but not limited to woodlands, wetlands, water courses, and hillsides. Many of these resources play important environmental benefits including wildlife habitats, recreation, flood control and water purification, and support the desired rural character of the community. The intent of this District is to provide opportunities for comparatively low-density residential development in a manner which encourages the preservation of both the quantity and quality of these resources.</i>
<b>Area:</b>	Dexter-Pinckney Rd. (D-04-12-400-023) 48,787 square feet, 1.12 acres

	North	East	South	West
<b>Surrounding Zoning</b>	Rural Residential (RR)	Public Recreation (PR)	Public Recreation (PR)	Public Institutional (PI)
<b>Surrounding Land Uses</b>	Huron Clinton Metropolitan	Huron Clinton Metropolitan	Huron Clinton Metropolitan	University of Michigan
<b>Future Land-Use Map</b>	Rural Residential	Public Recreation	Public Recreation	Public Land

### **Existing Conditions:**

Vacant parcel. ZBA variance request from 1995 for front setback. (Attachment)

### **Project Narrative:**

*Dexter Township has undertaken this petition for a zoning map amendment of one (1) parcel of land. Proposed zone change is from Public Recreation (PR) to Rural Residential (RR).*

Parcel number D-04-12-400-023 was zoned Rural Residential (RR) until 2017. At that time the parcel was rezoned too Public Recreational (PR). There are no records of any letters sent to the property owner nor any other records or indications as to why the parcel was rezoned. Staff believes the parcel was rezoned by mistake and recommends the parcel be rezoned to Rural Residential to correct this mistake. This zoning classification conforms with the Master Plan and is consistent with the historical use of the property.

The proposed zoning map amendment does not appear to have a negative impact on public services, such as fire or police. It should not result in any increase in traffic.





The proposed zoning map amendment does not appear to have a significant negative impact on the surrounding environment. The proposed zoning map amendment is consistent with the adopted Master Plan, which calls for the parcel to be Rural Residential (RR).

A draft resolution has been attached.

## **2020 Dexter Township Zoning Ordinance**

### **Applicable Land Use Standards:**

#### ***Intent of Rural Residential District.***

The Rural Residential District is to provide opportunities for relatively low-density residential uses in a manner that maintains, enhances, and preserves open spaces, including farmlands, woodlands, and wetlands that contribute to the rural character of the Township. Opportunities to continue the limited agricultural operations should be encouraged.

Woodlands, wetlands, and water courses should be preserved. It is also the intent of the district to provide opportunities for passive and active recreational uses that are compatible with the natural character of the land and surrounding uses.

§ 6.01

#### ***Zoning Amendment Process in General.***

Zoning map amendments are addressed in Article 30 of the 2020 Dexter Township Zoning Ordinance. In General, the Planning Commission reviews the petition and forwards it to the Board of Trustees with a findings-of-fact, a summary of comments received at the public hearing, and a recommendation.

#### ***Article 30, Section 30.01(D)***

(D) Decision Criteria: The Planning Commission and Township Board shall consider the following in making a recommendation or a decision when reviewing a zoning map amendment:

1. *Master Plan:* The zoning map amendment shall be compatible with the goals, policies, and future land use map of the Master Plan. Significant changes and conditions since the Master Plan was adopted, or recent trends in the area, may be considered.
2. *Compatibility with Property:* The possible uses allowed in the proposed zoning district shall be compatible with the property's physical, geological, hydrological, and other environmental characteristics.
3. *Compatibility with Area:* The possible uses allowed in the proposed zoning district shall be compatible with surrounding uses and zoning with respect to land suitability, impacts on the environment, density, nature of use, traffic, aesthetics, infrastructure, and potential influence on property values.
4. *Infrastructure and Services:* There shall be adequate capacity in the Township to provide enough infrastructure and services for possible uses allowed in the proposed zoning district without compromising the general public health, safety, and welfare.

#### ***Article 30, Section 30.01(E)***

(E) Planning Commission Review: The Planning Commission, following a public hearing, shall forward a zoning map amendment with a favorable or unfavorable recommendation to the Township Board or postpone action.

1. *Favorable Recommendation:* If a zoning map amendment receives a favorable recommendation, the Planning Commission shall cite its reasons. The affirmative vote of at least four (4) members of the Planning Commission shall be necessary to receive a favorable recommendation.
2. *Unfavorable Recommendation:* If a zoning map amendment receives an unfavorable recommendation, the Planning Commission shall cite its reasons.



3. *Postponement:* If the Planning Commission determines that a zoning map amendment application does not contain enough information necessary to conduct a review, additional information is necessary, or significant changes are necessary to receive approval, it may postpone review until a later date and shall cite the reasons for postponement.
4. *Timely Review:* The Planning Commission shall make a recommendation on a zoning map amendment within 60 days of the date it was administratively complete, unless a delay is agreed to by the Planning Commission and the applicant.
5. *Forward to Township Board:* The Planning Commission's recommendation, along with any comments received at any public hearing(s), shall be forwarded to the Township Board within 60 days of making its recommendation.

**Other Department Comments:**

No comments at time of Staff Report publication.

**Attached Materials:**

Aerial Image  
Current Zoning  
Proposed Zoning  
Future Land Use  
Township Letter  
ZBA Petition  
Resolution

**Notes:**

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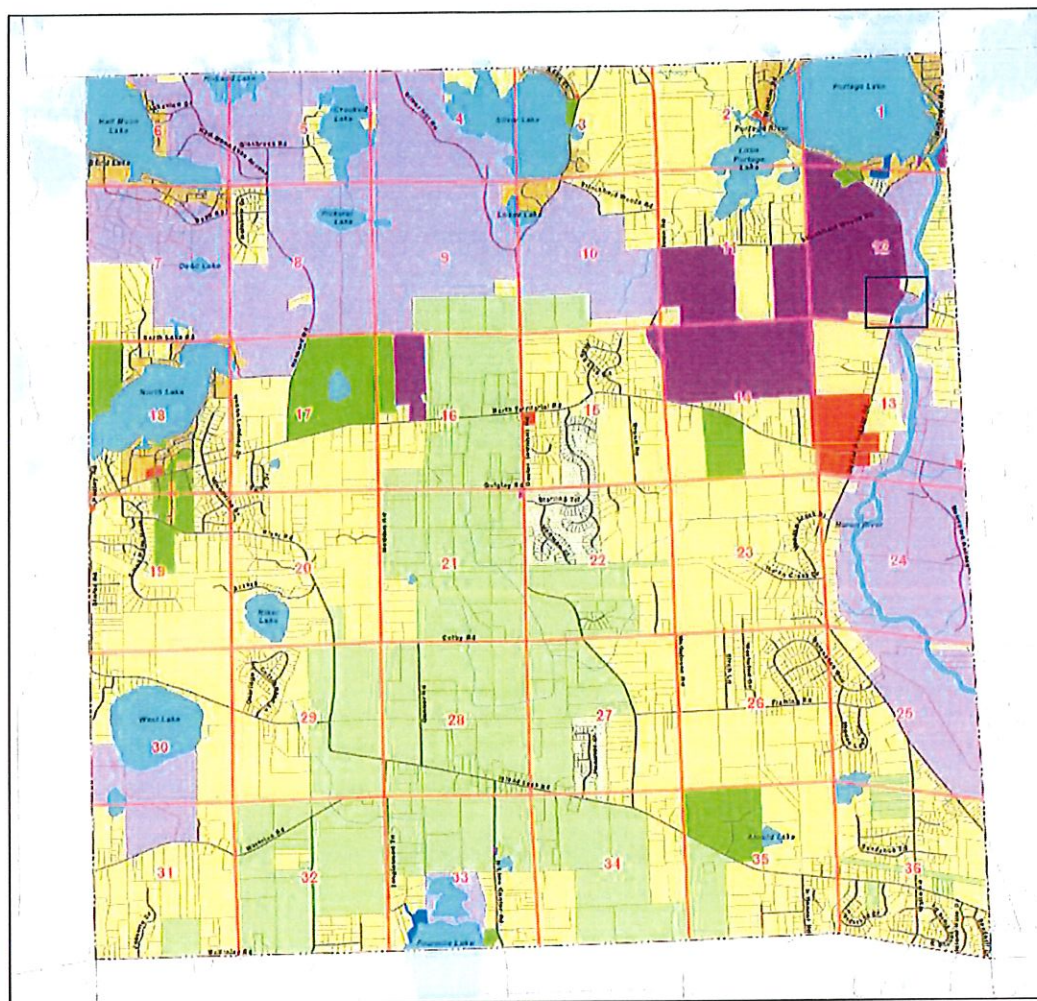
**Aerial Image:**







## Current Zoning:



## Dexter Township A Community For All Seasons

October 13, 2020

### Official Zoning Map

- LEGEND**
- Agricultural
  - Residential Conservation
  - Commercial
  - Community Use
  - Public Recreation
  - Public Institutional
  - Rural Residential
  - Low Density Residential
  - Open Space Community
  - Local Roads, Easements, Drains
  - Roads
  - Dexter Township Boundary
  - Other Municipal Boundaries
  - Dexter Township Gridlines

This map is a representation of the current zoning map of Dexter Township, Michigan. It is not a legal document and should not be used for legal purposes. For more information, please contact the Planning Commission.

DATE: 10/13/2020  
DRAWN BY: [Name]  
CHECKED BY: [Name]



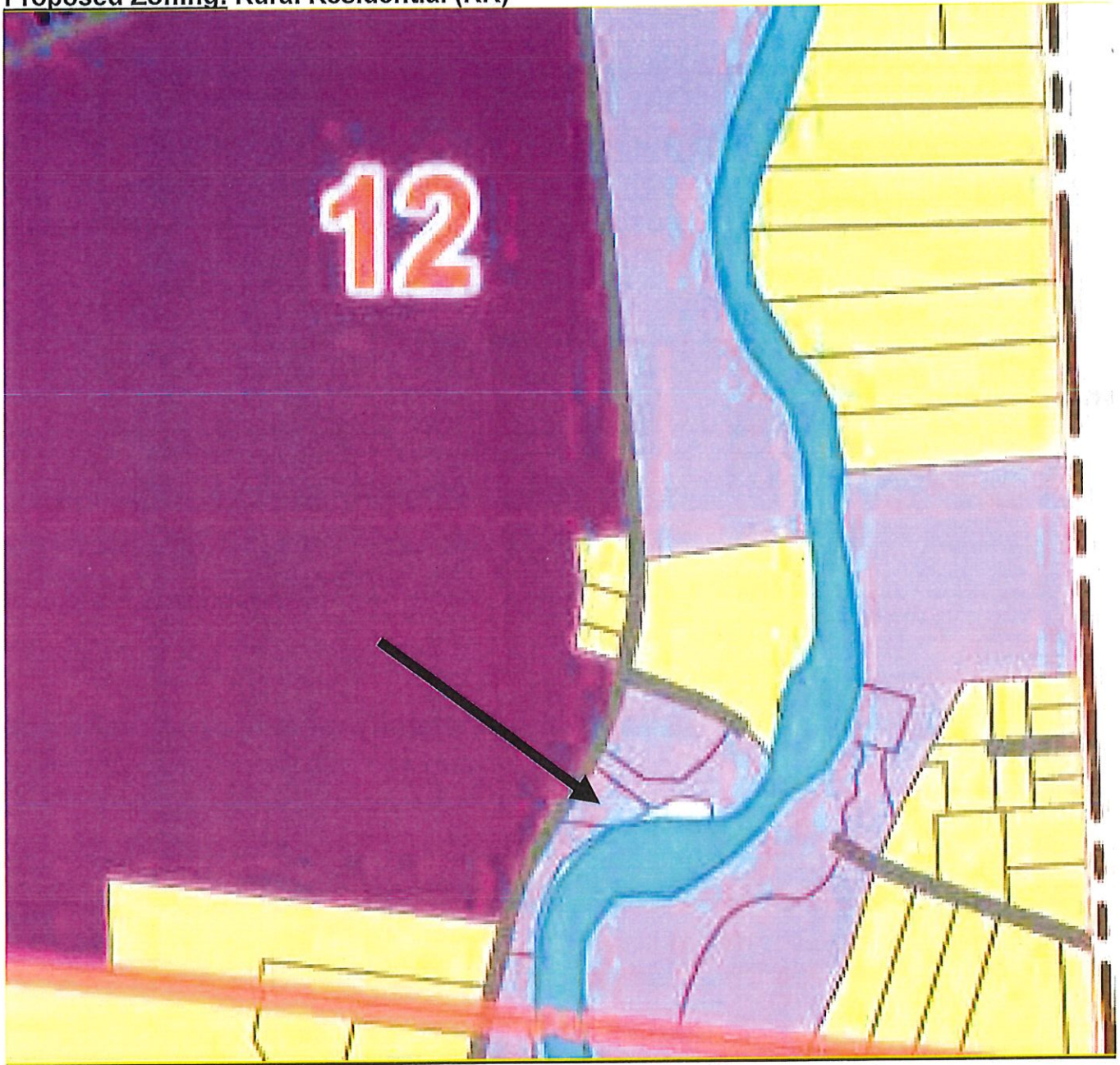
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Miles

**COUNCIL**  
Dexter Township Council  
Dexter Township Board of Directors  
Dexter Township Board of Directors  
Dexter Township Board of Directors

**MCKENNA**



**Proposed Zoning: Rural Residential (RR)**

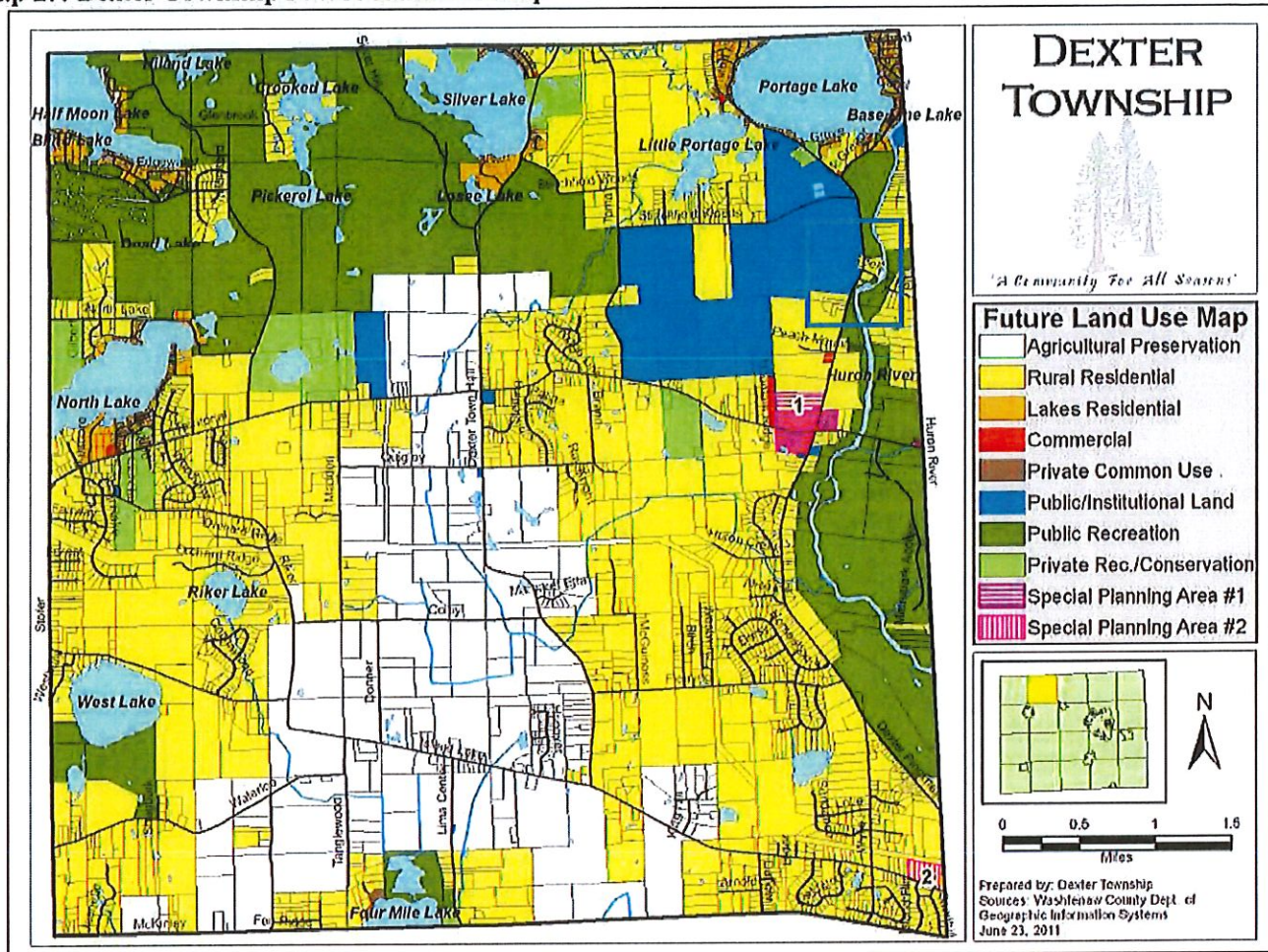






## Future Land Use Map

Map 27: Dexter Township Future Land Use Map







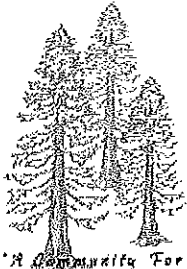
**2011 Zoning Map:**

## Map 28: Dexter Township Zoning Plan Map





**Township Letter:**



*'A Community For All Seasons'*

# DEXTER TOWNSHIP

## PLANNING & ZONING

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-9767

FAX: 734-426-3893

8223 DEXTER TOWNSHIP.ORG

WWW.DEXTER TOWNSHIP.ORG

DATE: March 15, 2022  
TO: Theresa Anne Cody  
CC: File  
FROM: David Rohr, Director of Planning & Zoning  
RE: Zoning Map Update / Change of Zoning District, Parcel ID: D-04-12-400-023

### MEMORANDUM

Theresa Anne Cody  
744 Watersedge Dr.  
Ann Arbor, MI  
48105

Dexter Township has recently become aware of a change in zoning classification of your property. The zoning change happened in 2017. Your property was changed from Rural Residential (RR) to Public Recreation (PR).

Zoning maps identify the boundaries of the different zoning districts and show what zoning district each property belongs to. The developmental standards and uses may vary from district to district.

While reviewing the Zoning Map, staff has identified several properties that should have had their zoning district changed. *Your property on Dexter-Pinckney Rd. (D-04-12-400-023) has been identified as one of them.*

The 2020 adopted Zoning Map also has your property zoned Public Recreation (PR). This zoning classification should have been Rural Residential (RR). This proposed change to Rural Residential (RR) will not affect the assessed or taxable value of your property. It will make it easier for you to use and improve your property in the future.

This proposed change will not cost you any application fee. If you requested the change yourself (not as part of a new zoning map), it would generally cost \$1,000 plus the cost of a survey.

The Planning Commission will conduct a Public Hearing on Tuesday April 26, 2022 at 6:00 at the Dexter Township Hall to make a formal recommendation to the Dexter Township Board of Trustees. Please Visit the Township's website, [dextertownship.org](http://dextertownship.org), for more information and to learn of additional public comment opportunities.

Please contact this office as soon as possible if you have any questions about how this zoning map amendment may affect you or if you have any questions about planning and zoning.

David Rohr  
Director of Planning & Zoning

Page 1

**NOTICE OF PUBLIC HEARING**  
**DEXTER TOWNSHIP ZONING BOARD OF APPEALS**  
**WASHTENAW COUNTY, MICHIGAN**

Notice is hereby given that under the provisions of Section 12.04 and Section 12.06, Dexter Township Zoning Ordinance, dated 27 March 1973, as amended, the Dexter Township Zoning Board of Appeals will hold a PUBLIC HEARING at the Dexter Township Hall at 6880 Dexter-Pinckney Rd., Dexter, Michigan.

**DATE:** June 13, 1995

**TIME:** 7:30 p.m.

**APPELLANTS NAME:**  
**ADDRESS, PHONE, AND**  
**INTEREST IN PROPERTY:**

Theresa Anne Cody  
P. O. Box 130663, 741-8639  
Buyer

**PARCEL CODE NUMBER:**  
**POPULAR LOCATION:**  
**LEGAL DESCRIPTION:**

04-12-400-023  
South of 7982 Dexter-Pinckney Rd.

**PURPOSE OF APPEAL or**  
**REQUEST FOR VARIANCE(S):** of front set back from 150 feet to 87 feet to allow construction of a single family dwelling at approximately 7982 Dexter-Pinckney Rd.

You are invited to attend this HEARING or contact the Zoning Board of Appeals in writing to express your views on this matter.

xc: Zoning Inspector  
Attorney





**(22-PC-209) Klinke** petition for a **zoning map amendment**. Proposed zone change is from Public Recreation (PR) to Rural Residential (RR). Property is located at 7982 Dexter-Pinckney Rd. (D-04-12-400-030) Section 12 of Dexter Township.

<b>Existing Zoning:</b>	Public Recreation (PR) <i>The Public Recreation District is intended to provide opportunities for preservation, creation, and enhancement of passive and active recreational areas and uses that are compatible with the natural character of the land. Natural areas, resources, amenities, and habitats and undeveloped areas should be protected and enhanced by limiting development and uses that may undermine the quantity and quality of these areas and resources.</i>
<b>Existing Land Use:</b>	Single-family house
<b>Future Land Use Map:</b>	Rural Residential <i>It is the primary intent of the Rural Residential District to encourage and provide opportunities for comparatively low-density residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and the Township's rural character. Dexter Township is characterized by extensive natural resources including, but not limited to woodlands, wetlands, water courses, and hillsides. Many of these resources play important environmental benefits including wildlife habitats, recreation, flood control and water purification, and support the desired rural character of the community. The intent of this District is to provide opportunities for comparatively low-density residential development in a manner which encourages the preservation of both the quantity and quality of these resources.</i>
<b>Area:</b>	7982 Dexter-Pinckney Rd. (D-04-12-400-030) 113,256 square feet, 2.6 acres

	North	East	South	West
<b>Surrounding Zoning</b>	Rural Residential (RR)	Public Recreation (PR)	Public Recreation (PR)	Public Institutional (PI)
<b>Surrounding Land Uses</b>	Single Family Residential	Huron Clinton Metropolitan	Huron Clinton Metropolitan	University of Michigan
<b>Future Land-Use Map</b>	Rural Residential	Public Recreation	Public Recreation	Public Land

**Existing Conditions:**

1,996 square foot Single family house built in 1959.

**Project Narrative:**

*Dexter Township has undertaken this petition for a zoning map amendment of one (1) parcel of land. Proposed zone change is from Public Recreation (PR) to Rural Residential (RR).*

Parcel number D-04-12-400-030 was zoned Rural Residential (RR) until 2017. At that time the parcel was rezoned too Public Recreational (PR). There are no records of any letters sent to the property owner nor any other records or indications as to why the parcel was rezoned. Staff believes the parcel was rezoned by mistake and recommends the parcel be rezoned to Rural Residential to correct this mistake. This zoning classification conforms with the Master Plan and is consistent with the historical use of the property.



The proposed zoning map amendment does not appear to have a negative impact on public services, such as fire or police. It should not result in any increase in traffic.

The proposed zoning map amendment does not appear to have a significant negative impact on the surrounding environment. The proposed zoning map amendment is consistent with the adopted Master Plan, which calls for the parcel to be Rural Residential (RR).

A draft resolution has been attached.

## **2020 Dexter Township Zoning Ordinance**

### **Applicable Land Use Standards:**

#### ***Intent of Rural Residential District.***

The Rural Residential District is to provide opportunities for relatively low-density residential uses in a manner that maintains, enhances, and preserves open spaces, including farmlands, woodlands, and wetlands that contribute to the rural character of the Township. Opportunities to continue the limited agricultural operations should be encouraged.

Woodlands, wetlands, and water courses should be preserved. It is also the intent of the district to provide opportunities for passive and active recreational uses that are compatible with the natural character of the land and surrounding uses.

§ 6.01

#### ***Zoning Amendment Process in General.***

Zoning map amendments are addressed in Article 30 of the 2020 Dexter Township Zoning Ordinance. In General, the Planning Commission reviews the petition and forwards it to the Board of Trustees with a findings-of-fact, a summary of comments received at the public hearing, and a recommendation.

#### ***Article 30, Section 30.01(D)***

**(D) Decision Criteria:** The Planning Commission and Township Board shall consider the following in making a recommendation or a decision when reviewing a zoning map amendment:

1. *Master Plan:* The zoning map amendment shall be compatible with the goals, policies, and future land use map of the Master Plan. Significant changes and conditions since the Master Plan was adopted, or recent trends in the area, may be considered.
2. *Compatibility with Property:* The possible uses allowed in the proposed zoning district shall be compatible with the property's physical, geological, hydrological, and other environmental characteristics.
3. *Compatibility with Area:* The possible uses allowed in the proposed zoning district shall be compatible with surrounding uses and zoning with respect to land suitability, impacts on the environment, density, nature of use, traffic, aesthetics, infrastructure, and potential influence on property values.
4. *Infrastructure and Services:* There shall be adequate capacity in the Township to provide enough infrastructure and services for possible uses allowed in the proposed zoning district without compromising the general public health, safety, and welfare.

#### ***Article 30, Section 30.01(E)***

**(E) Planning Commission Review:** The Planning Commission, following a public hearing, shall forward a zoning map amendment with a favorable or unfavorable recommendation to the Township Board or postpone action.

1. *Favorable Recommendation:* If a zoning map amendment receives a favorable recommendation, the Planning Commission shall cite its reasons. The affirmative vote of at least four (4) members of the Planning Commission shall be necessary to receive a favorable recommendation.



2. *Unfavorable Recommendation:* If a zoning map amendment receives an unfavorable recommendation, the Planning Commission shall cite its reasons.
3. *Postponement:* If the Planning Commission determines that a zoning map amendment application does not contain enough information necessary to conduct a review, additional information is necessary, or significant changes are necessary to receive approval, it may postpone review until a later date and shall cite the reasons for postponement.
4. *Timely Review:* The Planning Commission shall make a recommendation on a zoning map amendment within 60 days of the date it was administratively complete, unless a delay is agreed to by the Planning Commission and the applicant.
5. *Forward to Township Board:* The Planning Commission's recommendation, along with any comments received at any public hearing(s), shall be forwarded to the Township Board within 60 days of making its recommendation.

**Other Department Comments:**

No comments at time of Staff Report publication.

**Attached Materials:**

Aerial Image  
Current Zoning  
Proposed Zoning  
Future Land Use  
2011 Zoning Map  
Township Letter  
Resolution

**Notes:**

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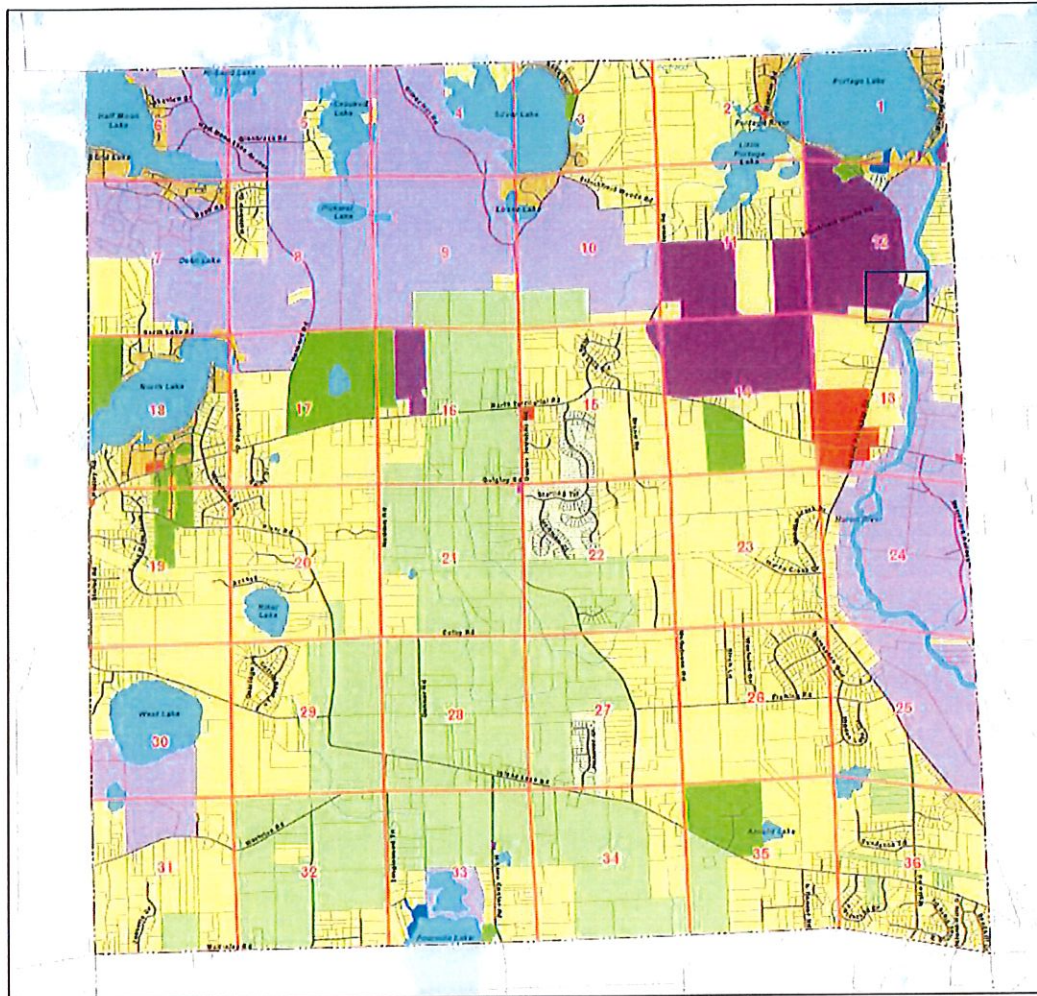
**Aerial Image:**







## Current Zoning:



## Dexter Township A Community For All Seasons

October 13, 2020

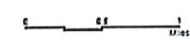
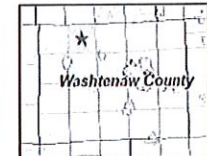
### Official Zoning Map

- LEGEND**
- Agricultural
  - Residential Conservation
  - Commercial
  - Community
  - Public Recreation
  - Public Industrial
  - Rural Residential
  - Urban Residential
  - Open Space Connectivity
  - Lakes, Rivers, Streams, Ditches
  - Roads
  - Dexter Township Boundary
  - Other Municipal Boundaries
  - Dexter Township Boundary

This map is a preliminary map and is not intended to be used for legal purposes. It is for informational purposes only.

For the latest map and information, visit the Dexter Township website.

DATE: 10/13/2020



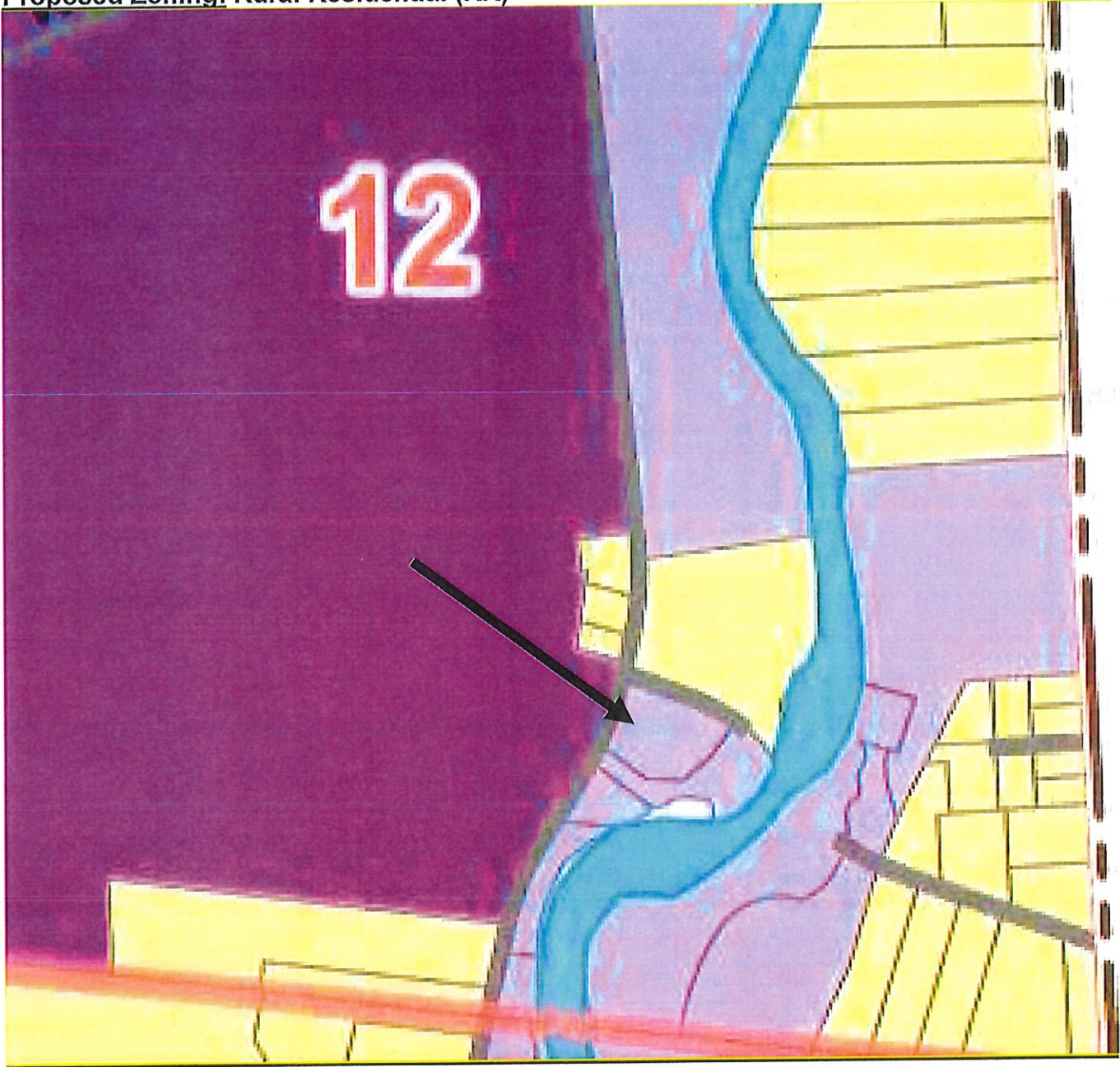
**SOURCES**  
Dexter Township: Michigan Center for Geographic Information  
Version 17.0  
Data Source: Dexter Township 2018 Survey 2020







**Proposed Zoning: Rural Residential (RR)**

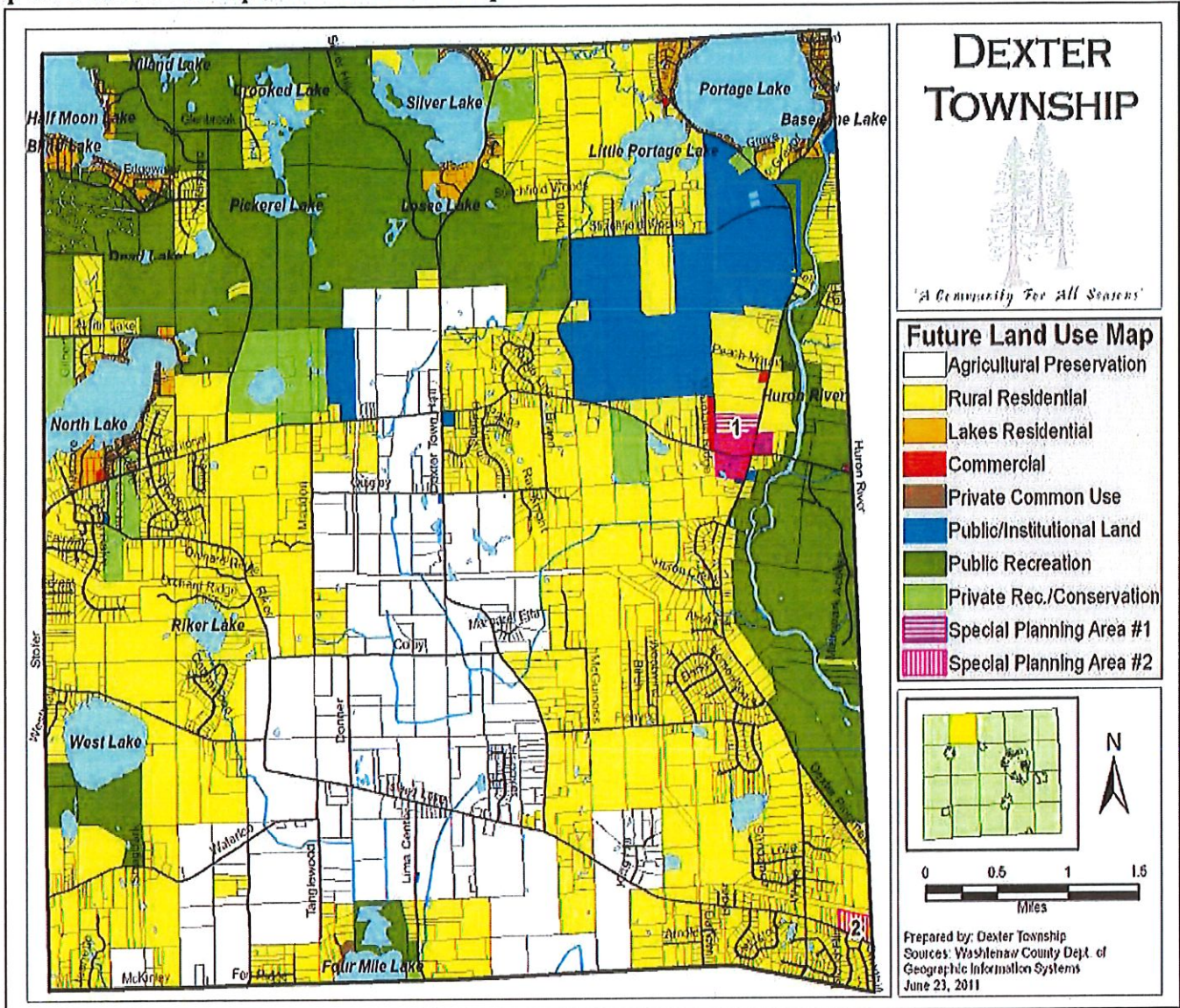






## Future Land Use Map

Map 27: Dexter Township Future Land Use Map

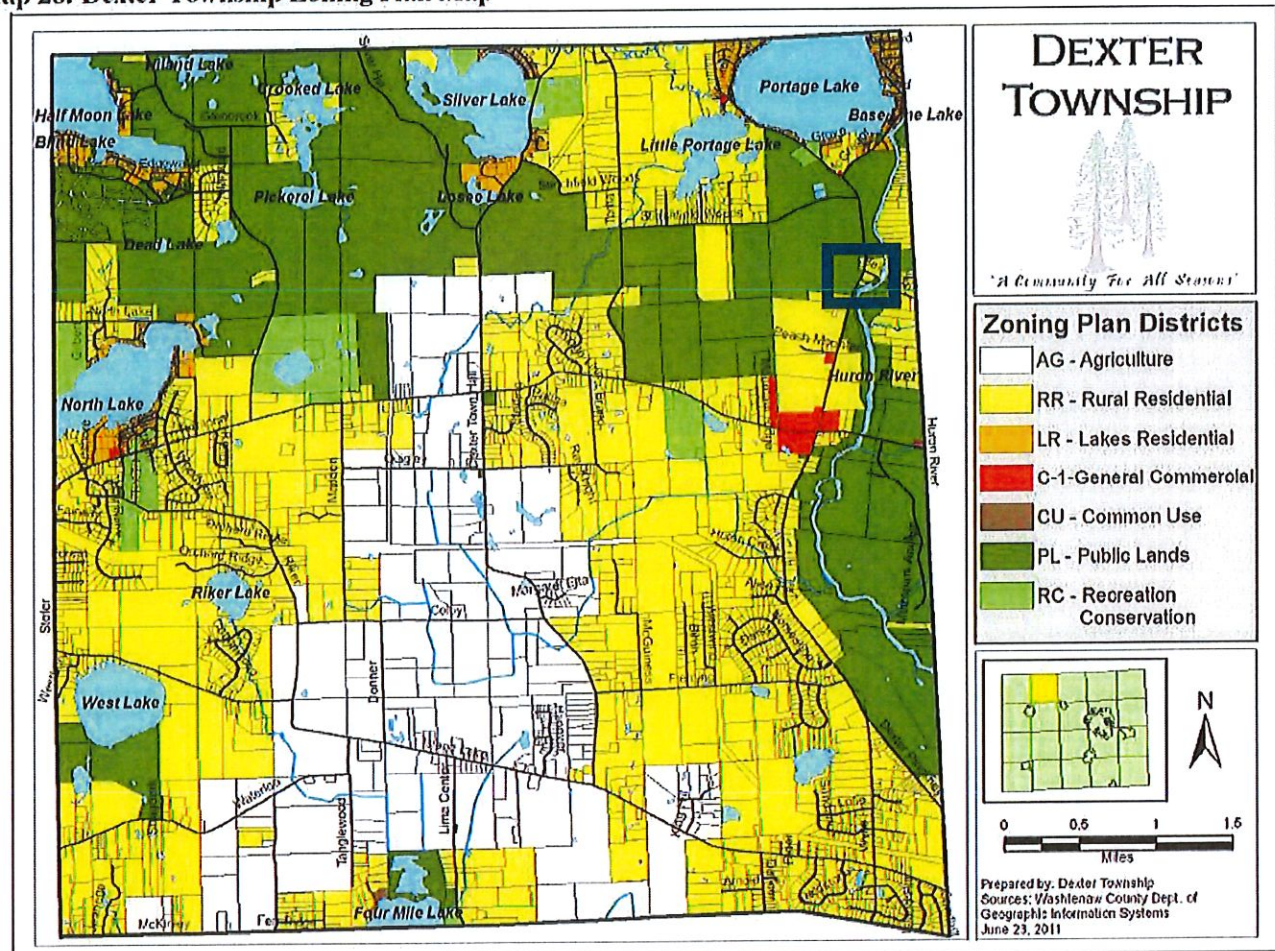






2011 Zoning Map:

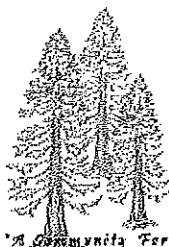
Map 28: Dexter Township Zoning Plan Map







**Township Letter:**



"A Community For All Seasons"

## DEXTER TOWNSHIP

### PLANNING & ZONING

6680 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-428-9767

FAX: 734-428-9883

WWW.DEXTERTOWNSHIP.ORG

WWW.DEXTERTOWNSHIP.ORG

DATE: March 15, 2022  
TO: William & Bethany Klinke  
CC: File  
FROM: David Rohr, Director of Planning & Zoning  
RE: Zoning Map Update / Change of Zoning District, Parcel Id. D-04-12-400-030

### MEMORANDUM

William & Bethany Klinke  
7982 Dexter Pinckney Rd.  
Dexter, MI  
48130

Dexter Township has recently become aware of a change in zoning classification of your property. The zoning change happened in 2017. Your property was changed from Rural Residential (RR) to Public Recreation (PR).

Zoning maps identify the boundaries of the different zoning districts and show what zoning district each property belongs to. The developmental standards and uses may vary from district to district.

While reviewing the Zoning Map, staff has identified several properties that should have had their zoning district changed. Your property at 7982 Dexter-Pinckney Rd. (D-04-12-400-030) has been identified as one of them.

The 2020 adopted Zoning Map also has your property zoned Public Recreation (PR). This zoning classification should have been Rural Residential (RR). This proposed change to Rural Residential (RR) will not affect the assessed or taxable value of your property. It will make it easier for you to use and improve your property in the future.

This proposed change will not cost you any application fee. If you requested the change yourself (not as part of a new zoning map), it would generally cost \$1,000 plus the cost of a survey.

The Planning Commission will conduct a Public Hearing on Tuesday April 26, 2022 at 6:00 at the Dexter Township Hall to make a formal recommendation to the Dexter Township Board of Trustees. Please Visit the Township's website, [dextertownship.org](http://dextertownship.org), for more information and to learn of additional public comment opportunities.

Please contact this office as soon as possible if you have any questions about how this zoning map amendment may affect you or if you have any questions about planning and zoning.

David Rohr  
Director of Planning & Zoning  
Dexter Township

From The Clerk's Office  
AUTHORIZATION OF PAYMENTS

May 27, 2022

The Dexter Township  
Re: Trash Pickup

To the Township Board

As a citizen of Dexter Township I want to let you know that our area on Ridgemont & Edgewater streets off of Noah are having issues with our trash pickup. We presently have Modern Trash and they've not picked up my trash last week or this week. I've called them & left messages, talked when possible, to the person on staff, explained that my trash was not picked up for the past 2 weeks. I've been told that it would be picked up and they gave me day each time I called... the trash pickup never showed up.

I've spoken to neighbors and we think that a trash service through the township would have advantages for all of us as well as the entire area.

It's a real problem as to what to do with our trash now!

Please present this to the next township meeting for consideration.

Thank you,  
Roberta J Blackburn  
13710 Ridgemont Street  
Gregory, MI 48137  
734-562-9068



## Kim Jordan

---

**From:** Kathleen Golder <khgolder@gmail.com>  
**Sent:** Thursday, May 26, 2022 12:03 PM  
**To:** Kim Jordan; Assessor; Clerk; Deputy Clerk; Diane Ratkovich; Maris Metz; depttreasurer@dextertownship.org; DPZ; Zoning Officer; Recording Secretary  
**Subject:** Trash Collection

As leaders in our community, I would like to ask the board to look into securing one reliable trash collection company for our Township. It is becoming more and more difficult to get trash picked up at our home - a service we are paying for but not getting. We are never given a refund even when it is requested. We are currently with Modern and Titan before them.. Titan did an ok job but Modern is falling way short of expectations.

As the Township is growing so is the number of Garbage trucks on the street. I worry for the safety on the roads with all these trucks. This is another good reason for one company.

Thank you for your consideration in this matter.

Kathy Howe Golder  
734-645-1741

# Dexter Township

**MICHELLE STAMBOULELLIS, CLERK**

## **REPORT FOR THE MONTH OF JUNE 2022**

---

### **QUALIFIED VOTER FILE:**

The Clerk's Office sent out 2,677 Absent Voter Ballot Applications

---

### **MEETINGS AND TRAINING ATTENDED:**

5/9 /2022: Paychecks / Payroll / MERS

5/9/2022: Agenda Item Summary – Ballot Language / Election Commission Committee / Election Assistant (Janis Miller)

5/10/2022: HART Tabulator Maintenance

5/11/2022: Election Cycle Prep Zoom 4pm – 6pm

5/12/2022: FOIA – Outdoor Warning System

5/17/2022: Land Preservation – Millage Roundtable Zoom 11am

5/17/2022: Board of Trustees Meeting

5/23/2022: Steering Committee – Master Plan – Zoom 6pm

5/25/2022: WWRA Meeting – Western Washtenaw Recycling Authority Board

5/27/2022: Election Training Zoom 4pm – Janis, Nick and I

5/27/2022: Dropped off Land Preservation Millage Language / Resolution to Wash Co

6/1/2022: Ballot Order – Precinct #1, Precinct #2, Precinct #3 (split)

6/2/2022: FOIA- Mrs. Hall

6/6/2022: Began Printing / Stuffing Absentee Voter Ballot Applications

6/8/2022: 2,677 Voter Ballot Application Completed / Mailed

6/10/2022: In Person Election Cycle Training – Jackson Mi – Janis and Michelle  
**Respectfully Submitted,**  
**Michelle Stamboulellis, Clerk**

T:\clerk1\My Documents\00 Clerks Agenda PAYMENTS & REPORTS\Clerks  
Report\Reports 2022\Clerk 2022 06.docx

# Dexter Township Board

## Treasurer's Report

As of June 1, 2022

### Fund Report Summary

<u>Tax Bills</u>	<u>Sent Out</u>	<u>Received</u> <u>Back</u>	<u>Outstanding</u> <u>As of //</u>	<u>% of</u> <u>Bills Paid</u>
	Summer 2022 Tax Bills will be sent out July 1.			
<u>Total Dollars</u>				
Summer	-			
Winter	-			

Respectfully Submitted,

Maris Metz  
Treasurer



Bank Code	GL Number	Description	Beginning Balance 05/01/2022	Total Debits	Total Credits	Ending Balance 05/31/2022
PMTS DISBURSEMENTS	PNC#3861					
	101-000-001.202	DISBURSEMENT ACCOUNT	(195,630.01)	1,007,038.67	1,178,923.74	(367,515.08)
	285-000-001.202	DISBURSEMENT ACCOUNT	342,999.00	0.00	0.00	342,999.00
		DISBURSEMENTS PNC#3861	147,368.99	1,007,038.67	1,178,923.74	(24,516.08)
TAX PNC BANK						
	703-000-001.100	PNC BANK	17,272.66	5,126.40	18,227.20	4,171.86
		PNC BANK	17,272.66	5,126.40	18,227.20	4,171.86
GEN PNC BANK CHECKING						
	101-000-001.100	PNC CKG #3861	132.33	0.00	0.00	132.33
		PNC BANK CHECKING	132.33	0.00	0.00	132.33
PN111 PNC DEPOSITORY ACCOUNT						
	101-000-001.102	DEPOSITORY ACCOUNT	4,555,761.99	159,404.43	1,000,000.00	3,715,166.42
	206-000-001.102	DEPOSITORY ACCOUNT	1,506,282.52	0.00	89,640.31	1,416,642.21
	207-000-001.102	DEPOSITORY ACCOUNT	1,195,889.99	0.00	41,376.51	1,154,513.48
	245-000-001.102	DEPOSITORY ACCOUNT	27,633.72	0.00	430.85	27,202.87
	285-000-001.102	DEPOSITORY ACCOUNT	(4,082.50)	0.00	0.00	(4,082.50)
	569-000-001.102	DEPOSITORY ACCOUNT	119,324.37	0.00	0.00	119,324.37
	701-000-001.102	DEPOSITORY ACCOUNT	66,352.22	0.00	1,033.00	65,319.22
		PNC DEPOSITORY ACCOUNT	7,467,162.31	159,404.43	1,132,480.67	6,494,086.07
		TOTAL - ALL FUNDS	7,631,936.29	1,171,569.50	2,329,631.61	6,473,874.18



WESTERN WASHTENAW RECYCLING AUTHORITY  
WWRA FACILITY  
8025 WERKNER ROAD, CHELSEA, MI 48118  
WEBSITE: WWRARECYCLES.ORG

**Board of Trustees Meeting**  
**City of Chelsea Council Chambers**  
**April 27, 2022**

**1. Call to Order – Tony Iannelli, Chairperson**

The meeting was called to order at 7:00 pm.

**2. Roll Call and Introductions**

City of Chelsea	Tony Iannelli – Present
Dexter Township	Michelle Stamboullis – Present
Lima Township	Nanette Havens – Present
Lyndon Township	Bob Mester – Present
Manchester Township	Krista Jarvis - Absent
Bridgewater Township	Vacant
Facility Manager	Marc Williams – Present
Recording Secretary	Janis Miller - Present

**3. Approval of the Agenda**

Motion by Mester, supported by Stamboullis, to approve the agenda as amended (addition to New Business). All ayes. Motion carried.

**4. Approval of Minutes – Bob Mester, Secretary**

Motion by Mester, supported by Stamboullis, to approve the March 23, 2022 minutes as amended. All ayes. Motion carried.

**5. Public Comment: None.**

**6. Treasurer's Report – Nanette Havens, Treasurer**

Financials as of 03/31/2022

a. Bond	Interest \$4.18	Balance \$725,475.21
b. Operating	Interest \$207.75	Balance \$517,583.53
c. General		Balance \$521,524.00

Discussion: Audrey has sent the financials through January 2022. Assessments will continue to be posted in the County Debt Fund through June 2022. There will be a payment out of the County Debt Fund in May 2022. Questions answered regarding several items in the check register.

Motion by Mester to authorize payment of bills. Motion second by Stamboullis. All ayes. Motion carried.

**7. Facility Manager's Report – Marc Williams**

Net assets have more than doubled in my time as Manager: beginning of 2016 it was \$1,297,056 to today's \$2,685,652 (an increase of \$1,388,596)

**A. Volume and Revenue Report**

- i. Volume down as Ann Arbor MRF and Arborhills have opened and we have lost inbound materials.
- ii. Revenue \$104,786.89
- iii. NAT plastic down \$900 a Ton
- iv. HDPE down \$605 a ton
- v. Tin increased \$100 a Ton
- vi. Delivered and replaced 80 curbside containers in April. This will allow residents to recycle properly.
- vii. Curbside problems continue: carts not out on time (tagged and dumped more than 65 carts after lunch and initial pickup)

**B. Operating Status of Facility and Single Stream System**

- i. Internet connection lost to sorting system, IT personnel, and MachineX, were able to get it back online.
- ii. Baler will be repaired May 12th
- iii. Six months maintenance on new air compressor
- iv. New C-10 conveyor belt is in and will be installed once current belt is depleted – will use old one for "patch" repairs

**C. Equipment Update**

- i. 2011 International - two new steer tires
- ii. 2011 International – two new drive tires (ones we had in stock), sent old tires for recapping (will be good for 10 years)
- iii. 2005 Sterling – two new drive tires (ones we had in stock), sent old ones for recapping.
- iv. 2007 Sterling – fixed two flat tires and replaced worn out tire from stockpile
- v. 2007 Sterling – new steer bushings, swaybars and shocks.
- vi. 2022 Autocar ~~(new curbside loader)~~ ASL Truck (Automated Side Loader) – compacting ram adjusted by Fredrick Supply tech. Malfunctioning defrost switch – part has been ordered and will be replaced by one of their mobile techs.

**D. Staff and Labor Update**

- i. Interview scheduled with Steve Looby.
- ii. 90-day review is scheduled for Dylan Couley
- iii. Two people out (one for illness, one for vacation) so facility did not run for two days due to staff shortage.
- iv. Marc will be on vacation April 29 to May 9; Mike Pilon will supervise/manage the shop.

**E. Grant Update**

- i. Reimbursement not submitted yet – quarterly submission – three payments of \$5,000.00 each.
- ii. The TIP Grant (survey of what people are recycling) provides education to the staff participants who will be surveying the curbside bins and the large green bins. Need to purchase an iPad.



## F. Miscellaneous

- i. Curbside bins will be ordered when Marc has total requests of 10 or more
- ii. A flier will be sent explaining the new five-year assessment
- iii. Chelsea City Council's Facebook page directs readers to the WWRA Web Site
- iv. Chelsea Rep. Tony Iannelli said his Facebook page also directs readers to the WWRA Web Site.
- v. Dexter Township Rep. Michelle Stamboulellis asked about dedicated cardboard [large green] bins for the township collection site. Marc said he would have a 40-yard bin available when it is emptied of glass.

**8. New Business:**

## A. Loader Proposal

Loader is on site for demo. New loader about \$240,000.00. Used loader about \$150,000.00. The facility has gone through three compact loaders in sixteen years. Both the 2011 loader, and the current Bobcat, have high hours logged on them. Marc said there is a 2013 Cat available with 2,000 hours. The facility has three roll-off trucks.

Motion by Mester to authorize the purchase of a loader with the amount not to exceed \$150,000.00. Motion second by Havens. Roll Call Vote: Yes – Iannelli, Mester, Havens; No – Stamboulellis; Absent – Jarvis. Motion carried 3 – 1.

## B. Manchester bin site relocation

Table to meeting in May as Manchester Representative is not present tonight

## C. TRP Staffing

This is the inspection of recycling bins, both curbside and large green, to assess what is being recycled. Marc is looking for people to be on site, this is a paid temporary position. The inspections will be the end of May or first week of June, and the first week in August. Questions will be asked of those recycling at the large green bins. A notice will be placed on the curbside bins. The WWRA Board will have input as to the questions on the questionnaire.

## D. CAFÉ Plan

Discussion next month.

## E. Compensation for Recording Secretary

Discussion of current per meeting compensation and raising the amount to \$25.00 per hour.

Motion by Stamboulellis to compensate Janis Miller, the WWRA Recording Secretary, \$25.00 per hour, not to exceed six hours per month. Motion second by Havens.

Discussion: The current compensation is per meeting and the new proposal would be per hour. Friendly amendment to the motion by Iannelli: to compensate \$150.00 per meeting. All ayes. Motion carried.

**9. Public Comment: None.**

**10. Future Agenda Items**

- A. CAFE
- B. Manchester Bins relocation
- C. Employee performance reviews

**11. Adjournment**

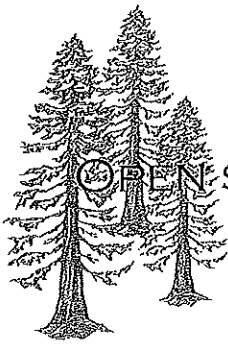
Motion by Iannelli, supported by Mester, to adjourn. All ayes. Motion carried.  
Adjournment at 9:03 pm

*Next regularly scheduled meeting of the WWRA Board of Trustees will be Wednesday, May 25, 2022  
7:00 P.M. at the WWRA Facility on Werkner Road.*

Bob Mester  
WWRA Secretary

Tony Iannelli  
WWRA Chairperson

Recording Secretary – Janis Miller



# DEXTER TOWNSHIP

## OPEN SPACE AND LAND PRESERVATION COMMITTEE

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

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FAX: 734-426-3833

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### REGULAR MEETING OF THE OSLP COMMITTEE

Thursday, April 7, 2022

Present: Chairperson Laura Sanders, Vice-Chairperson Michelle Stamboulellis, Secretary Dianne Monier, Kathy Bradbury, Ginny Leikam, Dale Lesser, Mark Teicher. Absent: None.

Also present: Barry Lonik, OSLP Consultant; and Janis Miller, Recording Secretary.

Audience present: Nick Stamboulellis, and Rick Monier.

1. **Call to Order:** Chairperson Sanders called the meeting to order at 8:01 PM.

2. **Approval of Agenda:**

Motion by Leikam, seconded by Lesser, to approve the agenda as presented. All ayes.

Motion carried.

3. **Approval of minutes from February and March OSLP meetings:**

Motion by Bradbury, seconded by Teicher, to approve the minutes for the February 3, 2022 and March 3, 2022 OSLP meetings. All ayes. Motion carried.

4. **Reflecting on Landowner' meeting:**

The narrative was that attendees were happy and appreciated the information that was shared. Several people stayed after the meeting to continue the discussion.

5. **Report on Consumers [Energy], state and federal applications:** Barry

Barry submitted an application to Consumers Energy [Planet Award up to \$250,000.00] for the Monier property. Dexter Township did not make the cut although it is an annual award so we can submit for it again in the future. Regarding the State of Michigan application last December for the Monier property, Barry said the grant (not as large as anticipated) was given for a property in Berrien County, as they scored higher. If they do not use the money within a year, the grant will go to the second highest scorer Dexter Township. The Federal Agricultural Conservation Easement Program (ACEP) grant he applied for last year did not get an award but he resubmitted an application in March which will be awarded in July or August.

6. **Finalize Ord 37 changes for recommendation to the BOT at their April meeting:** Barry

One of the State requirements for issuing grants is that there be an ordinance on the municipality books. An Ordinance states what standards are needed for State Funds (Grants). Barry presented a clean draft of the changes he had previously made to Ordinance 37.

Additional changes recommended by OSLP Committee: Page 7: Initial Screening, remove #3



Contamination as that is an unknown with the initial screening. Part I – Characteristics of the Farmland remove “other productive soils” as it is vague, and insert “other locally important soils”. The following page has the percentage of the property that is in actual agricultural use. Part II – Stewardship of the Land includes other programs in addition to P.A. 116. Dexter Township Ordinance 37, as adopted, does not have a system for evaluating open space lands as it was only written for preservation of agricultural lands. Page 13, the section titles Open Space Land was added by Barry. Page 15, change Section 6 #1 representation from five members to seven members. The State statute allows for historic preservation easements. Ordinance 37 does not address historic preservation easements. Dexter Townships Zoning map includes Recreation Conservation Zoning (RC) which are privately owned lands that are not really agricultural but have natural features. The committee also added a new criterion in A. Agricultural Land, Part III Pressure for conversion to non-farm use; added the category of “Master Plan Designation”.

Motion by Leikam, seconded by Lesser, to approve [Ordinance 37] based on the changes presented tonight [Barry’s draft] and the modification that were discussed. All ayes. Motion carried.

7. **Public Comment:** Opened 9:14 PM. No public comments. Closed 9:14 PM.

8. **Discuss OSLP impact on planning and zoning:** Discuss the idea of amending the zoning ordinance for commercially zoned land to allow for agriculture and expand the agricultural preservation area map to include all lands not in public ownership or subdivisions. Barry, Kathy, Mark and Ginny

Discussion: Agriculture is not a permitted use in property zoned commercial. Make a recommendation to the Planning Commission to amend the Zoning Ordinance to permit agriculture as a use in the Commercial District.

Motion by Lesser, seconded by Teicher, to make the recommendation that agriculture be a permitted use in commercially zoned property, as it is already being used for that anyway. All ayes. Motion carried.

Discussion: The State Statute makes an entity like the township eligible for state funding by having an area designated, in the Master Plan, as Agriculture Preservation. Dexter Township has a central area that is designated agriculture but there is a lot of other land that is currently used as agriculture that is not in that central area. Barry suggests to expand [the Master Plan] that to include any land that is not already in a subdivision or is not in public ownership.

Motion by Leikam, seconded by Lesser, to recommend to extend the AG Preservation overlay in the Master Plan to include lands not in public ownership or subdivisions.

9. **Report on HRWC coalition of townships pursuing millage ballot proposals:** Michelle Northfield Township will have a land preservation proposal on their ballot.

**10. Review our timeline for millage proposal and next steps:** Laura and Ginny

Discussion of educating the community prior to the millage proposal. Review of previously agreed upon timeline from April through June. Barry Lonik and Michelle Stamboulellis will construct the ballot language. Attorney Roberts will review the language. The proposal will be presented to the OSLP on May 5<sup>th</sup> and then be remanded to the Board of Trustees for their May 18<sup>th</sup> meeting.

**11. Discussion of the creation of an official OSLP board:** Laura

The OSLP Committee would disband and an official Board would be appointed. Positions for the OSLP Board would be posted. The new Board would look at, and possibly score, potential properties. Barry suggested the new OSLP Board be appointed after the revisions to Ordinance 37 are adopted by the Board of Trustees.

**12. Discussion of Creation of a millage campaign committee which will be separate from the functions of the OSLP committee or board:** Laura

Outside interests need to step forward to campaign for the millage as the OSLP committee members cannot promote the millage. Need a grass roots effort of people who are supportive of land preservation to fund raise and advocate for it.

**13. Update on lake land preservation:** Mark

Mark reported there is currently no map, although he is still gathering information and working on it, to present to the OSLP.

**14. Public Comment:** Opened 9:48 PM. No public comments. Closed 9:48 PM.

**15. Adjournment:** With the agenda completed, Chairperson Sanders declared the meeting adjourned at 9:49 PM.

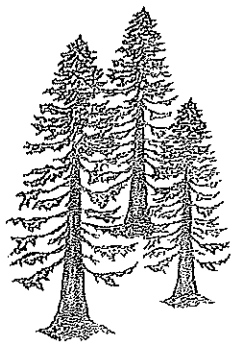
Respectfully submitted,

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Dianne Monier, Secretary

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Janis Miller, Recording Secretary



# DEXTER TOWNSHIP

## PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

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MARTY STRAUB  
CHAIR & ZBA REP.  
BOB NESTER  
VICE CHAIR  
TOM LEWIS  
SECRETARY  
MARIS METZ  
EX-OFFICIO TWP. BRD.  
CHANDRA HURD  
CHRISTINA MAIER  
KIMBERLY MARINELLI  
COMMISSIONERS

JANIS MILLER  
RECORDING SECRETARY

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### REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, May 24, 2022

Present: Marty Straub, Chairperson; Bob Nester, Vice-Chair; Tom Lewis, Secretary; Chandra Hurd, Christina Maier, and Maris Metz. Absent with notice: Kimberly Marinelli.

Also present: Barry Lonik, Open Space and Land Preservation Consultant; David Rohr, Director of Planning and Zoning; and Janis Miller, Recording Secretary.

1. **Call to Order:** Chairperson Straub called the meeting to order at 6:01 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** No conflicts of interest by Planning Commission members with items on the agenda tonight.
4. **Approval of Agenda:**  
*With no additions or corrections, Chair Straub declared the agenda approved as presented.*
5. **Public Comment:** (non-agenda items) Opened 6:03 PM. No Public Comments.
6. **Action Item:** Public hearing for amendments to **Ordinance 37 -- Purchase of Development Rights (PDR).**

**DPZ report:** Ordinance 37 passed by Board of Trustees in 2005. The Open Space and Land Preservation Committee, along with their Consultant Barry Lonik, reviewed and updated the original document. Procedurally this has to come before the Planning Commission for review because it was developed under the Michigan Zoning Enabling Act. The Planning Commission will review and pass it on to the Board of Trustees. The Board of Trustees will make the final determination.

**Chair Straub:** It is a technicality that it [Code Ordinance 37] is before the Planning Commission as it is not within the Planning Commission purview. Preference would be to procedurally hold the Public Hearing, stay out of the Township Board's issues, and then move it to the Board.

**OSLP Consultant Lonik:** The Township Board has approved ballot language to put a millage proposal on the November 2022 ballot to fund a land preservation project in the township. The Ordinance was adopted originally as there were State of Michigan funds available to support the purchase the development rights on farmland. One of the requirements of accessing those funds



was to have an ordinance on the books. The Township Board has allocated \$300,000.00 in this year's budget for purchase of development rights. An updated ordinance will be useful for distributing those funds depending on a successful millage campaign. He has compared the Dexter Township Ordinance with those of others that have been in practice for quite a long time. The most notable change is the inclusion of criteria to evaluate properties that are of a natural feature as opposed to a farmland property.

#### **Planning Commission Discussion:**

How is Section 4: Retained Residential Development Rights, handled in purchasing development rights? This is part of the State Statute that allows property owners to include a provision to retain the right to build residential buildings of which the location of the residence [established in an up-front survey of the property] may be restricted in the negotiated conservation easement in order to protect other important features of the property and assure the property remain substantially undeveloped. Future residential buildings in a conservation easement contract are on a case-by-case basis and existing houses are excluded from the easement as property owners want to continue living on the property.

When a conservation easement is conveyed, it specifies certain things, like whether a house is allowed. The easement is the final word [it cannot be amended]. Section 4 is the method of conveying residential rights before the conservation easement is finalized.

Section 14: Enforcement – does the Preservation Board monitor the easements? Typically, it is the consultants charge. The consultant has an established relationship with the property owner so a once-a-year visit to make sure the agreement is upheld is in order.

Public Comment Opened 6:36 PM

Dianne Monier, 13511 Island Lake Road

As a member of the Open Space and Land Preservation Committee and an applicant for a 70 acre conservation easement, she wanted to hear what the Planning Commission had to say. She agrees with Ordinance 37.

Public Comment Closed 6:38 PM

Section 1: Findings and Declaration of Purpose - #1 needs to acknowledge the wildlife corridors. Consultant Lonik agrees and will add corridors in the sentence "The Township Master Plan includes scenic views, agriculture, open spaces, and wildlife habitat *and corridors*, valuable natural and aesthetic resources that should be protected".

Section 11: Purpose – needs to acknowledge *annual* monitoring.

Section 6: Farmland and Open Space Preservation Board - #7 needs to state *Preservation Board*.

Consistency of terms and definitions throughout Ordinance 37:

Section 1: #1 mentions natural features. There is no definition of "natural features" in Section 2: Definitions.

Section 5: Primary Criteria that all properties must meet – second bullet – mentions agricultural

*Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: [www.dextertownship.org](http://www.dextertownship.org) and can be viewed on [ew.livestream.com/dextertownship.org](http://ew.livestream.com/dextertownship.org).*

uses and natural features but not the word *open spaces* as stated in Section 1: #1.  
Section 5: Criteria for Selection – the last paragraph, last sentence, states “special natural features”.  
What are “special natural features” and how is it defined?  
Consistency of terms and how natural features is defined within the open space definition.  
Suggested tightening up of the definitions. Consultant Lonik said that generally natural features are included in open space land and distinguished from agricultural land.

Section 4: Retained Residential Development Rights - #1 uses the term “substantially”. The word is a subjective word. Consultant Lonik noted there is a definition of “substantially undeveloped land” in Section 2: Definitions.

*Chair Straub states the motion: To pass on to the Township Board the Dexter Purchase of Development Rights, Ordinance 37, draft that is before us.*

*Nester said he would make that motion. Motion seconded by Metz.*

*Roll Call Vote: Yeas-Metz, Hurd, Maier, Lewis, Nester, Straub; Nays-None;*

*Absent-Marinelli. Motion carried 6-0.*

**7. Approval of Planning Commission Minutes:**

*Moved by Maier, seconded by Nester, to approve the meeting minutes of April 26, 2022, as amended. All ayes. Motion carried.*

**8. Township Board of Trustees Update:** Handout summary from Board of Trustee member Metz.

Verbal highlights: Board approval of Road Committee members, hiring Stantec for an evaluation of Multi-Lakes, and Board approval of the November ballot language for OSLP request for millage.

**9. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:** None.

**10. Public Comment:** Opened 6:57 PM. No Public Comments.

**11. Future Agenda Items:** No June 2022 Planning Commission meeting.

**12. Adjournment:**

*Moved by Metz, seconded by Maier, to adjourn. All ayes. Motion carried.*

*Meeting adjourned at 6:68 PM.*

Respectfully submitted,

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Tom Lewis, Secretary

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Janis Miller, Recording Secretary

**Western Washtenaw Area Value Express (WAVE)**

**Dexter District Library**

**9:30 a.m. Wednesday, February 23, 2021**

**Minutes**

Present: President/Scio Township representative Kim Moore, Vice President/ Chelsea Representative Peter Feeney, Secretary/Member at Large Bill Holmberg, Executive Director Julia Roberts, Dexter Township Representative Maris Metz, Webster Township Representative Barbara Calleja, St. Joseph Mercy Hospital Representative Reiley Curran

Virtual Attendee: Lima Township Representative Greg McKenzie

Absent: City of Dexter Representative Paul Cousins, Lyndon Township Representative Pam Byrnes, Sylvan Township Representative Kathleen Kennedy

- I. Call to Order – President Moore called the meeting to order at 9:42 am.
- II. Public comment – none
- III. Approval of the consent agenda  
**Motion by Feeney, second by Holmberg to approve the February 2022 consent agenda (includes February 2022 agenda, November 2021 minutes, November 2021 to January 2022 financial reports, and Chelsea Retirement Community Contract 2022 renewal).**  
**Motion by Feeney, second by Holmberg. All Ayes. Motion carried.**
- IV. Presidents and Executive Director's Report – Moore and Roberts
  - a. Reviewed and discussed the materials in February 2022 Board of Directors packet.
  - b. Spoke briefly about the Executive Director yearly review process.
  - c. On going discussion regarding the drafting and revising of existing policies.
- V. Old Business
  - a. Prospective rides to the polls number of voters discussion deferred to March meeting.
- VI. New Business - Discussion and Consideration Items
  - a. Standardized state and local agreements- Procurement policy revisions.  
**Motion by Holmberg, second by Curran to approve Kim Moore's signature as approval. All Ayes. Motion carried.**

b. COVID-19 Booster Incentives review

**Motion by Holmberg, second by Feeney to approve 4 hours of PTO for WAVE employee booster vaccinations. All Ayes. Motion carried.**

c. Employee Handbook Procedure

**Motion by Holmberg, second by Metz to authorize Julia Roberts to provide updates to existing and missing policies. Policies will be reviewed by board, once completed. All Ayes. Motion carried.**

d. By-laws updating

**Board agreed to process. Executive Director will review, make corrections, and bring to Board for approval. No vote.**

e. Board of Directors WAVE values

**Motion by Feeney, second by Curran to defer this topic to March 2022 meeting, All Ayes. Motion carried.**

VII. Adjournment

**Motion by Feeney, second by Metz to adjourn meeting at 10:30 a.m. All Ayes. Motion carried.**

Respectively Submitted,

Bill Holmberg, Secretary