"A Community For All Seasons"

Dexter Township

6880 Dexter-Pinckney Road
Dexter, MI 48130
Telephone: 734-426-3767
www.dextertownshipmi.gov

Lonnie Scott
Supervisor
Michelle Stamboulellis
Clerk
Brad Metz
Treasurer
Alicia Abbott
Karen Nolte
Laura Sanders
Karen Sikkenga
Trustees

Board of Trustees – Meeting Agenda
Regular Meeting of the Board of Trustees
August 18, 2026, 6:00PM

1) Call to Order
2) Acknowledgements
   a) Optional Pledge of Allegiance
   Any member of the board of public who wishes to participate is invited to stand and recite the Pledge of Allegiance. Reciting the Pledge of Allegiance is not required or expected.
3) Roll Call/Conflict of Interest Check
4) Designation of Meeting Chair
5) Approval of Agenda
6) Call for Public Comment
   Please state your name and address
   Limit comments to 3 minutes
   Note that the public comment period is not a question-and-answer period; any questions from the public will be answered at a later date. If you would like a response, please include your contact information on the sign-in sheet.
7) Consent Agenda ("Motion to approve consent agenda")
   a) Approval of Minutes –
      i) Regular Meeting of the Board of Trustees Minutes: July 21, 2026 - p. 4
      ii) Appoint members to Environmental Stewardship Committee and Affiliated Sub-committees - p. 10
8) Discussion Items with Presentations
   a) Amendment to Bed and Breakfast Zoning Ordinance – Fletcher Reyher, Director of Planning and Zoning - p. 16
   b) DPZ Report – Planning Commission & Master Plan Review Committee Update – Fletcher Reyher, Director of Planning and Zoning - p. 28
   c) Data Center Q&A - p. 46
9) Action Items
   a) Acceptance of Financial Transactions (Check Disbursement & Revenue and Expenditure Report) – Clerk Stamboulellis - p. 50

b) Approval of PA 116 for Daniel and Emma Palka – Clerk Stamboulellis - p. 68

c) Rain Garden and Prairie Review RFP Review and Consideration – Trustee Sikkenga - p. 92

d) Selection of Photo Contest Winner and Honorable Mentions – Clerk Stamboulellis - p. 105

10) Discussion Items

a) Dementia Friendly Dexter Proclamation – Clerk Stamboulellis - p. 107

b) Strategic Plan Update – Trustee Sikkenga - p. 110

11) Q&A: Staff and Dexter Township Committee Reports

a) Office Administrator Report – Samantha Edwards - p. 127

b) Supervisor Report – Supervisor Scott - p. 140

c) Clerk Report – Clerk Stamboulellis - p. 142

d) Treasurer Report – Treasurer Metz - p. 145

e) Planning Commission and Zoning Board of Appeals – Fletcher Reyher, Director of Planning and Zoning - p. 146

f) FOSP Board – Clerk Stamboulellis - p. 151

g) Farmland & Open Space Preservation Board –Barry Lonik - p. 152

h) Huron River Watershed Council – Sue Bade, Dexter Township Representative - p. 154

i) Trustee Report – Trustee Abbott & Trustee Sanders - p. 155

j) Trustee Report – Trustee Abbott - p. 156

k) WWRA Report – Clerk Stamboulellis - *no report (no July meeting)*

12) Data & Performance Metrics

a) Fire Department activities - p . 158

b) Sheriff's Department activities - *no report this month*

13) Second Call for Public Comment
Please state your name and address
Limit comments to 3 minutes

14) Other Issues, Comments and Concerns of Board Members & Staff

15) Adjournment

The Dexter Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon seven days' notice to the Board of Trustees (info@dextertownshipmi.gov).

Individuals with disabilities requiring auxiliary aids or services should contact the Dexter Township Board by writing or calling the Office Manager at officemanager@dextertownshipmi.gov phone number 734-426-3767.

DEXTER TOWNSHIP
AGENDA ITEM REQUEST

MEETING OF: **Township Board of Trustees August 18, 2026**

Title: Consent Agenda

Reminder: any member of the Board of Trustees may request that items be moved from the consent agenda if a discussion is desired.

Consent Calendar Item Overview:

6a: Approval of Minutes:

I. Regular Meeting of the Board of Trustees Closed Session Minutes: July 21, 2026

6d: Approval of Board and Committee Appointments – Dexter Township is grateful for the time, dedication, and service of our board, committee, and commission members. There are currently two open appointments that the Township is proposing to fill, both on the Environmental Stewardship Committee. There is also one subcommittee appointment for the Board's consideration and approval. Please see the attached term directory for additional proposed appointments and the information below regarding the subcommittee appointment.

Waste and Recycling Subcommittee:

1) Michelle Stamboulellis
2) Tempie Stahlin
3) Monica Copenhaver

Submitted by: Supervisor Scott

Suggested language: Motion to approve the consent agenda for July 21, 2026

DEXTER TOWNSHIP

6880 Dexter-Pinckney Road
Dexter, MI 48130
Telephone: 734-426-3767
Fax: 734-426-3833
www.dextertownshipmi.gov

Lonnie Scott
Supervisor
Michelle Stamboulellis
Clerk
Bradley Metz
Treasurer
Alicia Abbott
Karen Nolte
Laura Sanders
Karen Sikkenga
Trustees

Dexter Township Board – Regular Meeting
Tuesday July 21, 2026 – 6:00PM

Location: Dexter Township Hall, 6880 Dexter-Pinckney Rd., Dexter, MI

Call to Order: Supervisor Scott called the meeting to order at 6:00 PM.

Acknowledgements:
Optional Pledge of Allegiance

Roll Call/Conflict of Interest Check
Present: Trustee Nolte, Trustee Abbott, Treasurer Metz, Trustee Sanders, Trustee Sikkenga, Supervisor Scott.
Absent – Clerk Stamboulellis, with previous notice
All members declared no conflict of interest.

Approval of Agenda
Prior to the first call for public comment, the agenda was amended to remove the approval of minutes from the consent agenda to allow for corrections.
Motion to approve the agenda as amended.
Moved by Trustee Sikkenga, seconded by Trustee Sanders.
All Ayes. Motion carried.

Call for Public Comment
Jennifer Lawrence of Scio Township, addressed the Board to introduce herself as a candidate for Washtenaw County Probate Judge. She provided a brief overview of her professional background in probate litigation, domestic law, and trauma-based interventions.

Consent Agenda:
The minutes were removed from the Consent Agenda per the earlier amendment. All remaining items were considered as presented.

Motion to approve the consent agenda.
Moved by Trustee Sikkenga, seconded by Treasurer Metz.
All Ayes. Motion carried.

Action Items
a) Approval of Minutes
The June 16, 2026 Regular Meeting minutes were amended to correct several name misspellings and to strike a sentence on page 4 stating "the board generally agreed with that caution," as Trustee Sikkenga noted no such agreement was expressed.
Moved by Treasurer Metz, seconded by Trustee Sanders.

All Ayes. Motion carried.

b) Acceptance of Financial Transactions
Trustee Sikkenga raised several observations for the record: a $7,000 MTA payment appeared not to be booked to the membership budget line yet; single hauler mailers were coded to printing and publication rather than a dedicated single hauler line; and the fund balance summary report showed inconsistencies with other year-end figures. Supervisor Scott clarified that community engagement mailers are budgeted under printing and publication, and that the fund balance discrepancy is likely a year-end close issue that will be resolved following the completion of the annual audit, which took place on the day of the meeting.

Motion to accept the financial transactions.
Moved by Treasurer Metz, seconded by Trustee Abbott.
All Ayes. Motion carried.

c) Consider Resolution #26-710 Imposing a Moratorium on the Issuance of Permits, Licenses, or Approvals for Power Generation Facilities

Supervisor Scott explained that recent events in Lima Township, where Consumers Energy had sought to site a power generation facility, revealed vulnerabilities in surrounding municipalities' ordinances. Director of Planning and Zoning Fletcher Reyher confirmed that while land uses cannot be explicitly prohibited, they can be regulated, and that no ordinance currently addresses nonrenewable power generation facilities. This moratorium will allow time for Dexter Township's Planning Commission and Master Plan Review Committee to look into the issue.

Trustee Sikkenga proposed two language amendments: changing "the township finds that power generation facilities present a direct threat" to "may present a direct threat," and removing the characterization of property value impacts as "negative" pending findings. These changes were accepted.

Motion to adopt Resolution #26-710, as amended.
Moved by Treasurer Metz and seconded by Trustee Sanders.
Motion made by roll call vote: Trustee Nolte – Yes; Trustee Abbott – Yes; Treasurer Metz – Yes; Trustee Sanders – Yes; Trustee Sikkenga – Yes; Supervisor Scott – Yes.
The resolution was adopted 6-0.

d. Consider Resolution #26-711 Extension of Data Center Moratorium

The Board considered a 180-day extension of the existing data center moratorium, which would run through February. Director Reyher presented a draft data center ordinance, noting that only approximately 33.8 acres of usable commercial district land remain after applicable buffers are applied. The Board expressed general support for the extension, while noting the timeline remains tight. Trustees were encouraged to submit individual questions to Director Reyher prior to the Planning Commission's next meeting so that feedback could inform the commission's work before the ordinance comes to the Board for formal action.

Motion to adopt Resolution #26-711.
Moved by Trustee Sanders and seconded by Trustee Nolte.
Motion made by roll call vote: Trustee Nolte – Yes; Trustee Abbott – Yes; Treasurer Metz – Yes; Trustee Sanders – Yes; Trustee Sikkenga – Yes; Supervisor Scott – Yes.
The resolution was adopted 6-0.

e. Approve Township Board Meeting Rule Revisions

i) In light of Clerk Stamboulellis's absence, the Board first addressed the requirement in its own rules that a temporary clerk be appointed when the Clerk is absent. It was determined that Supervisor Scott would serve as temporary clerk for the meeting.

Motion to appoint Supervisor Scott as temporary clerk.
Moved by Trustee Sikkenga and seconded by Treasurer Metz.
All Ayes. Motion carried.

ii) The Board then considered the rule revisions themselves, which primarily remove the listing of standing board committees from the document. Along with the proposed changes, one amendment was adopted: changing the committee chair appointment language to read "supervisor or their designee" to reflect the existing practice of some committees electing their own chairs.

Motion to approve the Township Board Meeting Rule Revisions, as amdended.
Moved by Trustee Sikkenga and seconded by Trustee Abbott.
All Ayes. Motion carried.

f. Discuss and Approve Legal Defense Fund for Elections

Supervisor Scott presented a policy providing emergency authorization to expend up to $50,000 from the Township's emergency reserves for election-related legal services during an active election, without prior board approval. The authority is narrowly limited to four specified circumstances. The Township's insurance coverage for such circumstances remains unclear.

Motion to approve Legal Defense Fund for Elections.
Moved by Trustee Sanders and seconded by Trustee Abbott.
Motion made by roll call vote: Trustee Nolte – Yes; Trustee Abbott – Yes; Treasurer Metz – Yes; Trustee Sanders – Yes; Trustee Sikkenga – Yes; Supervisor Scott – Yes.
The resolution was adopted 6-0.

g. Update on Conservation Easement Funding Impacts for Application #2022-3

Supervisor Scott reported that changes required by the Michigan Department of Agriculture and Rural Development (MDARD) to the building envelope structure for the Esch property easement necessitate a revised appraisal. Because the parties have already agreed to a purchase price, the reduction in easement acreage will increase the gap between the grant award and the agreed price, requiring the Township to contribute an estimated additional $25,000, with approximately $2,000 for the appraisal itself. The Township's total share remains approximately 7% of the overall project cost. A purchase agreement is expected to be signed imminently, with closing anticipated in fall 2026.

Motion to approve an expenditure not to exceed $27,000 for revisions to the conservation easement appraisal for Application #2022-3
Moved by Trustee Nolte and seconded by Trustee Sanders.
Motion made by roll call vote: Trustee Nolte – Yes; Trustee Abbott – Yes; Treasurer Metz – Yes; Trustee Sanders – Yes; Trustee Sikkenga – Yes; Supervisor Scott – Yes.
The resolution was adopted 6-0.

h. Discuss and Approve Resolution #26-712 Washtenaw County E911 Surcharge

Supervisor Scott explained that the Washtenaw County Sheriff has proposed increasing the e911 surcharge from $0.43 to a higher rate, with a request that the County Commission place the measure on the November ballot. The proposal was brought to the Police Services Steering Committee on July 10th, and the County Commission is expected to vote on August 5th. Supervisor Scott expressed strong personal support for transitioning to a surcharge-based funding model for consolidated dispatch, but raised significant concerns about the rushed timeline and unanswered financial questions—most critically, what happens to the approximately $23,000–$25,000 per deputy subsidy currently flowing to police contract partners (including Dexter Township) from the public safety and mental health millage once dispatch costs are shifted to the surcharge.

The Board debated the resolution's title and language at length. Trustee Sikkenga and others noted that the fire chiefs, who handle the majority of emergency calls, had not been included in planning discussions and favored an independent governance board with equal police and fire representation and at least one mental health provider—rather than housing dispatch within the Sheriff's Department. The Board amended the resolution to: (1) reframe the title as urging a slower and more collaborative process rather than outright opposition, and (2) add a new provision expressing support for an independent governance structure with equal sheriff and fire representation and at least one mental health representative.

Motion to adopt Resolution #26-712, as amended.
Moved by Trustee Sikkenga and seconded by Trustee Nolte.
Motion made by roll call vote: Trustee Nolte – Yes; Trustee Abbott – Yes; Treasurer Metz – Yes; Trustee Sanders – Yes; Trustee Sikkenga – Yes; Supervisor Scott – Yes.
The resolution was adopted 6-0.

Discussion Items:

a) Purchase of Radar Signs for Speed Management and Traffic Safety

Supervisor Scott reported that following meetings with sheriff's office representatives, staff are exploring the purchase of permanent solar-powered radar speed signs with flashing lights for high-speed corridors such as North Territorial Road, as well as a solar-powered portable trailer unit to be deployed to emerging hot spots. Concerns were raised by Trustee Sanders about whether the signs could passively collect individuated driver data, including license plate information, particularly given the current federal environment around data access. Supervisor Scott committed to investigating the data collection capabilities of any proposed equipment before bringing a purchasing recommendation forward.

b) RFP for Rain Garden and Prairie Installation

Trustee Sikkenga reported that the RFP has been issued, with responses due August 3rd. Bidders were asked to address their use of chemicals in installation. The item will return to the Board in August with bid results. Supervisor Scott noted that Clerk Stamboulellis, though absent, wished it recorded that she remains opposed to any chemical exceptions in the project scope.

Q&A: Staff and Dexter Township Committee Reports

a. Office Administrator Report
b. Supervisor Report
Supervisor Scott noted he will be absent from the August board meeting due to a pre-scheduled family trip to Europe for a solar eclipse cruise, booked prior to his election.
c. Clerk Report
d. Treasurer Report
e. Planning Commission and Zoning Board of Appeals

Director Reyher reported that the Planning Commission will consider a conditional rezoning request for an RV park in September. He noted that the draft bed and breakfast ordinance amendments, recommended by the Planning Commission, are included in the Board packet for first-touch review, with action anticipated in September. He also distributed the draft data center ordinance for Board review. On code enforcement, Director Reyher indicated he expects the majority of active violations to be resolved by August, with two dangerous building cases being handled with legal assistance.
f. FOSP Board
g. Trustee Report — Trustee Abbott & Trustee Sanders

Data & Performance Metrics

a. Fire Department Activities
(Supplemental materials were included; no additional verbal discussion.)
b. Sheriff's Department Activities
Supervisor Scott noted that the Sheriff's Department report had not yet been received due to a submission deadline that consistently falls after the packet printing deadline. The report will be posted to the Township website upon receipt.

Second Call for Public Comment

Jeff Lindholm, 5857 Ray Knight Drive, Dexter: Expressed concern that the moratorium extension request lacked specific milestones or targets. He urged the board to ensure that planning efforts place particular emphasis on ordinance provisions that protect residents from noise, air quality impacts, and emissions standards—noting that even if certain facilities cannot be entirely excluded, strong protective standards can still be established. He also cautioned that data centers carry their own significant pollution concerns, including diesel generator emissions and noise, and have a history of proceeding without full zoning or environmental review in other jurisdictions.

Romero Martinez, 11774 Quigley Road: Expressed appreciation to the board for adopting the ICE resolution and offered his willingness to sign letters of support for Lima Township or any related effort.

Joseph Spiegel, 7905 Sauer Road (as a citizen): Advised the board to anticipate significant activity in the coming weeks related to data centers, battery storage facilities, and crypto mining operations—not just in Dexter Township but regionally. He predicted coordination among the planning commission, master plan review committee, strategic committee, and newly formed committees. He specifically highlighted board rule 9.2(D) regarding attorney-client privilege, noting that some upcoming legal discussions will appropriately be conducted in closed session, not to hide information from the public, but to allow for more robust legal strategy development. He emphasized that the data center and power plant matters are fundamentally legal issues, not merely policy issues, and urged coordination with neighboring communities, noting that pollution does not stop at municipal boundaries. He also noted that the University of Michigan may be reconsidering the location of its planned data center facility, which had previously been associated with a site near Ford Lake.

Other Issues, Comments and Concerns of Board Members & Staff

Trustee Nolte raised the need for larger and better-positioned display screens in the boardroom to improve visibility for attendees, particularly during presentations.

Trustee Abbott seconded this concern, noting technical difficulties with the wireless presentation system during a recent coffee chat event, and specifically requested the guest Wi-Fi password be simplified to ease connectivity for outside speakers. She also recognized Office Administrator Sam Edwards for her responsiveness in assisting with a technical issue during an off-hours event.

Trustee Sikkenga reminded Board members that a strategic planning check-in is due at the August meeting and that each member's homework is to consider whether their committee participation has surfaced new strategic action steps.

A brief discussion arose regarding whether public comment addresses should be redacted from published minutes, following a resident inquiry; Supervisor Scott noted this would be researched before the next meeting.

Adjournment:

There being no further business, Supervisor Scott adjourned the meeting at 8:05 PM

I, THE UNDERSIGNED, LONNIE SCOTT, THE DULY QUALIFIED ACTING CLERK FOR THE TOWNSHIP OF DEXTER, WASHTENAW COUNTY, MICHIGAN, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND COMPLETE COPY OF CERTAIN PROCEEDINGS TAKEN BY THE DEXTER TOWNSHIP BOARD OF TRUSTEES AT A REGULAR SCHEDULED MEETING HELD ON THE 21ST DAY OF JULY AND THAT THE FORGOING MINUTES ARE THE DRAFT MINUTES FOR THE MEETING HELD ON THE 21ST, DAY OF JULY 2026.

LONNIE SCOTT, ACTING CLERK, DEXTER TOWNSHIP

"*These minutes were initially generated using ClerkMinutes software and subsequently reviewed and edited by the Dexter Township Supervisor."*

DRAFT

DEXTER TOWNSHIP
ESTABLISHED 1824

TOWNSHIP OF DEXTER
BOARDS, COMMISSIONS & COMMITTEES

Note - positions being appointed are highlighted in yellow

Proposed August 18, 2026

BOARD OF TRUSTEES – 4 YEAR TERM

Meets the 3rd Tuesday of the month at 6:00pm at Dexter Township Hall located at 6880 Dexter-Pinckney Road, Dexter, MI 48130

Name	Year of Election	Most Recent Election	Term Expires
Lonnie Scott, Supervisor	2022	2024	11/20/2028
Michelle Stamboulellis, Clerk	2020	2024	11/20/2028
Brad Metz, Treasurer	2024	2024	11/20/2028
Karen Sikkenga, Trustee	2020	2024	11/20/2028
Karen Nolte, Trustee	2020	2024	11/20/2028
Laura Sanders, Trustee	2020	2024	11/20/2028
Alicia Abbott, Trustee	2024	2024	11/20/2028

BOARD OF REVIEW – 2 YEAR TERM

Check www.dextertownshipmi.gov for information on meeting times and dates

Name	Year of Appointment	Most Recent Appointment	Term Expires
John Lasecki	2024	2024	12/31/2026
Ryan Doletzky	2024	2024	12/31/2026
Vacant			
Nick Stamboulellis (alternate)	2025	2025	12/31/2027

COMPENSATION COMMISSION – 5 YEAR TERM WITH INITIAL STAGGERING

Check www.dextertownshipmi.gov for information on meeting times and dates

Name	Year of Appointment	Most Recent Appointment	Term Expires
Jim Michaud	2023	2023	12/31/2026
Alissa Reyers, Chair	2023	2023	12/31/2027
Regina Hamlett	2023	2023	12/31/2028
Kay Wilson	2026	2026	12/31/2029
Peter Maier, Secretary	2025	2025	12/31/2030

ENVIRONMENTAL STEWARDSHIP COMMITTEE – 2 YEAR TERM WITH INITIAL STAGGERING

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Sikkenga, BOT. Rep	2026	2026	12/31/2027
Rachel Hoskins	2026	2026	12/31/2027
Joe Spiegel	2026	2026	12/31/2027
Don Zak	2026	2026	12/31/2028
Paul Kissinger	2026	2026	12/31/2028
Mark Teicher	2026	2026	12/31/2028
Samantha Edwards, Ex Officio	N/A	N/A	N/A

FARMLAND AND OPEN SPACE PRESERVATION BOARD (FOSP) – 2 YEAR TERM

Meets the 1st Thursday of the month at 7:00pm at Dexter Township Hall

Name	Year of Appointment	Most Recent Appointment	Term Expires
Mark Teicher, Chair	2024	2024	12/31/2026
Joseph Spiegel, Vice Chair	2025	2025	12/31/2027
Scott Joling, Secretary	2024	2024	12/31/2026
Brenda Donaldson	2025	2025	12/31/2027
Marty Ruhlig	2024	2024	12/31/2026
Michelle Stamboulellis – BOT Rep.	2024	2024	12/31/2026
Kathy Bradbury	2024	2025	12/31/2027

LOCAL ROADS ADVISORY COMMITTEE – 4 YEAR TERM WITH INITIAL STAGGERING

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Sikkenga, BOT. Rep	2026	2026	12/31/2027
Dick Frendt	2026	2026	12/31/2028
Pat Casady	2026	2026	12/31/2030

PLANNING COMMISSION – 3 YEAR TERM

Meets the 4th Thursday of the month at 6:00pm at Dexter Township Hall

Name	Year of Appointment	Most Recent Appointment	Term Expires
Steven Burch, Chair	2024	2024	12/31/2027
Chandra Hurd, Vice Chair	2019	2025	12/31/2028
Christina Maier, Secretary	2023	2023	12/31/2026
Alicia Abbott – BOT Rep.	2022	2022	12/31/2028
Marty Straub	2024	2024	12/31/2027
Shaun Smith	2024	2024	12/31/2026
Dan Barry	2025	2025	12/31/2028

ZONING BOARD OF APPEALS – 3 YEAR TERM

Meets the 1st Tuesday of the month at 6:00pm at Dexter Township Hall

Name	Year of Appointment	Most Recent Appointment	Term Expires
Brook Smith, Chair	2021	2023	12/31/2026
Beth Filip, Vice Chair	2019	2025	12/31/2028
Peter Maier, Secretary	2021	2023	12/31/2026
Shaun Smith, Planning Commission Rep.	2026	2026	12/31/2026
Thomas Ehman	2025	2025	12/31/2028
Aaron Worsham (alternate)	2024	2024	12/31/2026
Dan Barry	2026	2026	12/31/2029

DEXTER AREA FIRE BOARD – 6 YEAR TERM

Meets the 4th Thursday of the month at 6:00pm at Dexter Fire Station 3 located at 5775 Webster Church Road, Dexter MI, 48130

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Sikkenga – BOT Rep.	2023	2023	12/31/2029
Lonnie Scott – Dexter Twp.	2023	2023	12/31/2030
John Westman – Webster Twp.			
Shawn Keough- City of Dexter			
Dan Munzel – Webster Twp.			
Zach Michels – City of Dexter			

DEXTER LIBRARY BOARD – 4 YEAR TERM

Meets the 1st Monday of the month at 7:00pm at the Dexter Library located at 3255 Alpine St, Dexter, MI 48130

Name	Year of Appointment	Most Recent Appointment	Term Expires
Vacant			
James Estill	2022	2022	09/30/2026

CHELSEA AREA CONSTRUCTION AGENCY (CACA) – OPEN ENDED TERM

Meets the 4th Thursday of the month at 10:00am at 12172 Jackson Road, Dexter, MI 48130
Check http://www.chelseaareaconstructionagency.org/ for updates

Name	Year of Appointment	Most Recent Appointment	Term Expires
Alicia Abbott – BOT Rep.	2024	2024	Open Ended
Karen Sikkenga – BOT. Rep. Alt.	2025	2025	Open Ended

CHELSEA LIBRARY BOARD – 4 YEAR TERM

Check https://chelseadistrictlibrary.org/about-us/staff-trustees/board-of-trustees/ for information on meeting times and dates

Name	Year of Appointment	Most Recent Appointment	Term Expires
Bob Swistock	2022	2025	12/31/2029

HURON RIVER WATERSHED COUNCIL – 3 YEAR TERM

Check https://www.hrwc.org/calendar/ for information on meeting times and dates

Name	Year of Appointment	Most Recent Appointment	Term Expires
Suzanne Bade	2023	2023	12/31/2026
Mark Teicher (alternate)	2023	2023	12/31/2026

MULTI-LAKE SEWER AUTHORITY – 4 YEAR STAGGERD TERM

Meets the 3rd Thursday of the month at 10:30 am at the Multi-Lake Water and Sewer Authority building located at 12088 N. Territorial Rd., Dexter, MI 48130

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Nolte – BOT Rep.	2023	2025	12/31/2029
Andy Reiser	2023	2023	12/31/2026
Tom Lewis	2023	2023	12/31/2027
Kay Wilson	2024	2024	12/31/2028
Chad Reed (alternate)	2026	2026	12/31/2027

PORTAGE-BASE LAKES SEWER BOARD – 4 YEAR TERM

Meets the 3rd Monday of every other month at 7:00pm at the Hamburg Township Hall Offices located at 10405 Merrill Road, Hamburg MI 48189

Name	Year of Appointment	Most Recent Appointment	Term Expires
Thomas Ehman	2017	2025	12/31/2029
Karen Nolte – BOT. Rep	2025	2025	12/31/2029
David Moody (alternate)	2017	2025	12/31/2029

SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS – (SEMCOG) – OPEN ENDED TERM

Check https://semconnect.semcog.org/ for information on meeting times and dates.

Name	Year of Appointment	Most Recent Appointment	Term Expires
Lonnie Scott – BOT Rep.	2023	2023	Open Ended

WASHTENAW AREA TRANSPORTATION STUDY (WATS) – OPEN ENDED TERM

Meets the 3rd Wednesday of the month at 9:30am at the Washtenaw County offices located at 200 N. Main Street, Ann Arbor, MI 48104

Name	Year of Appointment	Most Recent Appointment	Term Expires
Alicia Abbott	2025	2025	Open Ended

WESTERN WASHTENAW REGIONAL ADVISORY GROUP – OPEN ENDED TERM

Meets the 1st Thursday of each month at 7:00pm at the WAVE offices located at 12172 Jackson Road, Dexter, MI 48130

Name	Year of Appointment	Most Recent Appointment	Term Expires
Laura Sanders – BOT. Rep.	2024	2024	Open Ended
Alicia Abbott – BOT. Rep Alt.	2024	2024	Open Ended

WESTERN WASHTENAW RECYCLE AUTHORITY – 2 YEAR TERM

Check for information on meeting times and dates.

Name	Year of Appointment	Most Recent Appointment	Term Expires
Michelle Stamboulellis – BOT Rep.	2023	2025	12/31/2027
Karen Nolte- BOT Rep. (alternate)	2025	2025	12/31/2026

THIS PAGE LEFT INTENTIONALLY BLANK

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Dexter Township Board of Trustees

FROM: Megan Masson-Minock AICP, Principal and Brady Heath, Community Planner

DATE: July 7, 2026

RE: Proposed Bed and Breakfast Zoning Ordinance Amendment

Beginning in December 2025, the Planning Commission has been working with the Director of Planning and Zoning and Carlisle/Wortman Associates to update the bed and breakfast standards in Section 17.07 of the Zoning Ordinance. Following the Township's discussion of short-term rentals, the standards were reviewed and revised to clarify the regulations and strengthen the operational requirements for bed and breakfast establishments. The following summarizes the proposed amendments.

- **Bed and Breakfast Definition:** Revises the definition to clarify that a bed and breakfast is an **owner-occupied single-family residence** that serves as the owner's principal residence and allows guest stays of up to **30 consecutive days**.
- **Short-Term Rental Definition:** Adds a definition for **Short-Term Rental** and distinguishes short-term rentals from bed and breakfasts and other lodging or care facilities.
- **Owner Occupancy Standard:** Clarifies that the property owner must remain on-site overnight when guests are present and may only be absent for limited periods during the day.
- **Events:** Clarifies that receptions, parties, and similar events are limited to registered overnight guests and are not intended to operate as event venues.
- **Guest Occupancy:** Revises the maximum guest stay to allow rentals for **up to 30 consecutive days**, consistent with the updated definition.
- **Application Requirements:** Expands the special land use application requirements by identifying the materials necessary to demonstrate compliance with the ordinance.
- **Inspection Requirements:** Requires inspections by the Chelsea Area Construction Agency and the Dexter Area Fire Department prior to Planning Commission review and every three (3) years thereafter.
- **Sanitary Sewer and Septic Systems:** Requires documentation demonstrating that the sanitary sewer or septic system has adequate capacity to accommodate the proposed bed and breakfast.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal, Megan* Masson-Minock, *Principal, Laura* Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

- **Parking Schedule:** Adds a specific parking standard for bed and breakfast establishments to the Township's off-street parking schedule for consistency with the use-specific regulations.

These amendments provide additional clarity for applicants, Township staff, and the Planning Commission while distinguishing bed and breakfast establishments from short-term rentals and maintaining the residential character of owner-occupied lodging establishments.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner

Resolution. _____

A resolution to amend the definition of Bed and Breakfast; define Short-Term Rentals in Article 2; amend Section 17.04(T) to clarify and modernize rules for bed and breakfasts.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE TOWNSHIP OF DEXTER:

SECTION 1. MODIFY SECTION 2.02 TO DEFINE SHORT-TERM RENTALS.

~~Bed and breakfast: A residential facility that is owner-occupied in which overnight accommodations are provided or offered for compensation, including the provision of bathing and lavatory facilities and a breakfast meal.~~

Bed and Breakfast: A single-family residential facility with a rental period of up to 30 consecutive days which is the owner(s) principal place of residence and occupied by said owner(s) during the rental period.

Short-Term Rental: A residential facility with a rental period of up to 30 consecutive days. The lawful rental of the following shall not be considered Short-Term Rentals: bed and breakfast establishments, motels, campgrounds, group homes such as nursing homes and adult-foster-care homes, substance-abuse rehabilitation clinics, and other similar healthcare related facilities.

SECTION 2. MODIFY REGULATIONS IN SECTION 17.04(K)

(K) Bed and Breakfasts: Bed and breakfasts shall meet the additional standards outlined below.

1) Parking: Parking shall be arranged so as not to pose negative impacts on adjacent properties. The parking lot shall be screened in accordance with Section 20.04. There shall be 1 space per guest room; plus 1 space per non-resident employee in addition to the required parking for single-family dwelling. Parking layout and design standards shall meet the requirements in Section 18.04.

2) Appearance: The exterior appearance of the structure and lot shall not be altered from its single-family character, except for a permitted sign, as outlined in Article 19 Signs.

3) Owner-Occupied: The bed and breakfast facility shall be a single-family dwelling which is operated and occupied by the owner of the dwelling. The property owners must be on-site when guests are present overnight from 10 pm to 7am but can be off-site for a period of less than four (4) hours during the day when guests are present.

4) Meals: Meals may be served to overnight guests only. Meals shall not be served to the public at large.

5) Retail: Retail sales are not permitted beyond those activities serving overnight patrons.

6) Events: Receptions, private parties, or events shall be limited to guests of the bed and breakfast. ~~The number of events may be limited based on the size of the lot and the potential impact on the adjacent properties.~~ Only people staying at the bed and breakfast are allowed on the premises.

7) Trash Facilities: Exterior solid waste facilities beyond what might normally be expected for a single-family dwelling, such as dumpsters, shall be prohibited.

8) Guest Rooms: Sleeping rooms for all bed and breakfast facilities shall be a part of the principal residential structure and shall meet the minimum bedroom size under the Residential Building Code, subject to review by the Chelsea Area Construction Agency and the Dexter Area Fire Department.

9) Occupancy: A ~~guest~~ renter ~~shall~~ may not stay at a bed and breakfast ~~for more than~~ for a period up to 30 consecutive days ~~in a calendar year~~.

10) Kitchen Facilities: Separate or additional kitchen facilities shall not be provided for guests.

11) Application: Bed and breakfasts shall be treated as a special land use following the application standards of Section 28.04. A final site plan shall be approved in accordance with Section 27.06, Preliminary and Final Site Plan Review, herein, before a special use permit shall be issued. The application shall include: a signed and completed application form; an application fee, as outlined in the fee schedule; a site plan that includes parking, landscaping, and floor plans of the residential dwelling unit illustrating that the proposed use meets the requirements of this Section; and any additional information determined necessary by the Director of Planning and Zoning in order to determine compliance with this Ordinance and other applicable laws.

12) Inspection: All bed and breakfasts are required to have an inspection from the Chelsea Area Construction Agency and the Dexter Area Fire Department, and shall comply with applicable Township, County, and State construction and health codes. An inspection shall be conducted prior to appearing before the Planning Commission and shall occur every 3 years.

13) Sanitary Sewer and Septic System: All bed and breakfast shall have access to sanitary sewer or a septic tank. Documentation that the sanitary sewer or a septic system can handle the increased demand shall be submitted with the application for a special land use permit.

SECTION 3. ADD BED AND BREAKFAST PARKING REQUIREMENT TO TABLE 18.1

(G) Schedule of Off- street Parking and Queuing Spaces: The following table outlines the minimum number of off-street parking spaces and queuing spaces per use.

USE	MINIMUM NUMBER OF SPACES
Residential	
Single-family dwelling not in a Lake Residential District	2 spaces per dwelling unit
Single-family dwelling in aLake Residential District	1 space per bedroom, with a minimum of 2 spaces per dwelling unit
Two-family dwelling	2 spaces per dwelling unit
Multiple-unit dwelling	2.5 spaces per dwelling unit
Mobile home park	2 spaces per dwelling unit; plus 1 space per employee
Accessory dwelling	1 space per bedroom
Foster care facility or group home	1 space per room or per 3 beds, whichever is greater
Group day care home	1 space per 4 children; plus 1 space per nonresident employee
AGRICULTURE, FISHING AND HUNTING	
Commercial Stables	1 space per 4 stalls; plus 1 space per employee
Farm labor seasonal housing	1 space per 4 residents
Roadside stand	1 space per 250 square feet of retail space, with a minimum of 3 spaces; plus 1 space per employee
Shooting Range	1 space per station; plus 1 space per employee
Winery	1 space per 250 square feet of retail space; plus 1 space per employee
BUSINESS COMMERCIAL, AND RETAIL	
Barber shop or beauty salon	2 spaces per chair/station; plus 1 space per employee
Bed and breakfast	1 space per guest room; plus 1 space per non-resident employee in addition to required parking for single-family dwelling
Car wash, self-service	3 queuing spaces per bay; plus 1 space per vacuum station; plus 1 space
Car wash, automatic	queuing spaces; plus 1 space per vacuum station; plus 1 space per employee
Convenience store	1 space per 250 square feet of retail space; plus 1 space per employee
Funeral Home	1 space per 50 square feet of parlor; plus 1 space per hearse; plus 1 space per employee
General Retail	1 space per 200 square feet of retail area; plus 1 space per employee
Kennel	1 space per 10 kennels; plus 1 space per employee
Laundromat	1 space per 3 washing or drying machines; plus 1 space per employee
Motel	1 space per guest room; plus 1 space per employee
Motor Vehicle Sales	1 space per 400 square feet of interior retail space; plus 1 space per employee
Motor Vehicle Service Center	2 spaces per bay; plus 1 space per tow truck; plus 1 space per employee
Recreational Vehicle Sales	1 space per 500 square feet of interior retail space; plus 1 space per employee
Self-storage	1 space per 20 units, with a minimum of 3 spaces; plus 1 space per employee
Service station	1 space per pump; plus 1 queuing space per pump; plus 1 space per employee
Shopping Center	1 space per 300 square feet
ARTS, ENTERTAINMENT, AND RECREATION	
Bowling alley	4 spaces per lane; plus 1 space per employee

Text to be added is in red font: example
Text to be deleted is in strikeout font: ~~example~~

USE	MINIMUM NUMBER OF SPACES
Driving range	1 space per tee; plus 1 space per employee
Golf course	4 spaces per hole; plus 1 space per employee
Marina	1 space per 3 boat slips; plus 1 space per employee
Special event facility	1 space for every 2 seats of capacity; plus 1 space per employee
OFFICES	
Banks	1 space per 300 square feet; plus 3.5 queuing spaces per drive-through window or atm; plus 1 space per employee
General	1 space per 300 square feet
Medical	2 spaces per patient room or 1 space per 300 square feet, whichever is greater; plus 1 space per employee
Real estate	1 space per 250 square feet; plus 1 space per employee
Veterinarian	2 spaces per room or veterinarian, whichever is greater; plus 1 space per employee
FOOD SERVICES	
Banquet center	1 space per 3 seats; plus 1 space per employee
Restaurant, carry-out	5 spaces per station; plus 1 space per employee
Restaurant, drive-through	8 queuing spaces per service window; plus 1 space per employee
Restaurant, sit-down	1 space per 2 seats; plus 1 space per employee
HEALTHCARE / MEDICAL	
Assisted Living Facility	1 space per 4 beds; plus 1 space per employee
Health or fitness center	1 space per 300 square feet; plus 1 space per employee
INSTITUTIONAL	
Auditorium	1 space per 3 seats; plus 1 space per employee
Campground	1.5 spaces per campsite or cabin; plus 1 space per employee
Day care center	1 space per 6 children or adult requiring care; plus 1 space per employee
Elementary or middle school	2 spaces per classroom; plus 1 bus queuing space per 40 students; plus 1 queuing space per 10 students; plus 1 space per employee
High school	1 space per 2.5 students; plus 1 bus queuing space per 45 students; plus 1 queuing space per 20 students; plus 1 space per employee
Library or museum	1 space per 400 square feet; plus 1 space per employee
Public utility	1 space per employee
Religious institution	1 space per 3 seats; plus 1 space per employee
OTHER	
Extraction operation	1 space per employee

SECTION 4. SEVERABILITY: The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and

shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

SECTION 4. PUBLICATION: This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 5. EFFECTIVE DATE: This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

SECTION 6. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

I, <insert>, Clerk of the Dexter Township, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2026-___ by the Dexter Township Board of Trustees assembled at a Regular Meeting held on _____.

The motion to approve was made by member _____ and seconded by _____
YES: _____
ABSENT: _____
NO: None. _____
ABSTAIN: _____

_____
Clerk Dexter Township

Published: _____

Text to be added is in red font: example
Text to be deleted is in strikeout font: ~~example~~

Resolution. _____

A resolution to amend the definition of Bed and Breakfast; define Short-Term Rentals in Article 2; amend Section 17.04(T) to clarify and modernize rules for bed and breakfasts.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE TOWNSHIP OF DEXTER:

SECTION 1. MODIFY SECTION 2.02 TO DEFINE SHORT-TERM RENTALS.

Bed and Breakfast: A single-family residential facility with a rental period of up to 30 consecutive days which is the owner(s) principal place of residence and occupied by said owner(s) during the rental period.

Short-Term Rental: A residential facility with a rental period of up to 30 consecutive days. The lawful rental of the following shall not be considered Short-Term Rentals: bed and breakfast establishments, motels, campgrounds, group homes such as nursing homes and adult-foster-care homes, substance-abuse rehabilitation clinics, and other similar healthcare related facilities.

SECTION 2. MODIFY REGULATIONS IN SECTION 17.04(K)

(K) Bed and Breakfasts: Bed and breakfasts shall meet the additional standards outlined below.

1) Parking: Parking shall be arranged so as not to pose negative impacts on adjacent properties. The parking lot shall be screened in accordance with Section 20.04. There shall be 1 space per guest room; plus 1 space per non-resident employee in addition to the required parking for single-family dwelling. Parking layout and design standards shall meet the requirements in Section 18.04.

2) Appearance: The exterior appearance of the structure and lot shall not be altered from its single-family character, except for a permitted sign, as outlined in Article 19 Signs.

3) Owner-Occupied: The bed and breakfast facility shall be a single-family dwelling which is operated and occupied by the owner of the dwelling. The property owners must be on-site when guests are present overnight from 10 pm to 7am but can be off-site for a period of less than four (4) hours during the day when guests are present.

4) Meals: Meals may be served to overnight guests only. Meals shall not be served to the public at large.

5) Retail: Retail sales are not permitted beyond those activities serving overnight patrons.

6) Events: Receptions, private parties, or events shall be limited to guests of the bed and breakfast. Only people staying at the bed and breakfast are allowed on the premises.

7) Trash Facilities: Exterior solid waste facilities beyond what might normally be expected for a single-family dwelling, such as dumpsters, shall be prohibited.

8) Guest Rooms: Sleeping rooms for all bed and breakfast facilities shall be a part of the principal residential structure and shall meet the minimum bedroom size under the Residential Building Code, subject to review by the Chelsea Area Construction Agency and the Dexter Area Fire Department.

9) Occupancy: A renter may not stay at a bed and breakfast for a period up to 30 consecutive days.

10) Kitchen Facilities: Separate or additional kitchen facilities shall not be provided for guests.

11) Application: Bed and breakfasts shall be treated as a special land use following the application standards of Section 28.04. A final site plan shall be approved in accordance with Section 27.06, Preliminary and Final Site Plan Review, herein, before a special use permit shall be issued. The application shall include: a signed and completed application form; an application fee, as outlined in the fee schedule; a site plan that includes parking, landscaping, and floor plans of the residential dwelling unit illustrating that the proposed use meets the requirements of this Section; and any additional information determined necessary by the Director of Planning and Zoning in order to determine compliance with this Ordinance and other applicable laws.

12) Inspection: All bed and breakfasts are required to have an inspection from the Chelsea Area Construction Agency and the Dexter Area Fire Department, and shall comply with applicable Township, County, and State construction and health codes. An inspection shall be conducted prior to appearing before the Planning Commission and shall occur every 3 years.

13) Sanitary Sewer and Septic System: All bed and breakfast shall have access to sanitary sewer or a septic tank. Documentation that the sanitary sewer or a septic system can handle the increased demand shall be submitted with the application for a special land use permit.

SECTION 3. ADD BED AND BREAKFAST PARKING REQUIREMENT TO TABLE 18.1

(G) Schedule of Off- street Parking and Queuing Spaces: The following table outlines the minimum number of off-street parking spaces and queuing spaces per use.

USE	MINIMUM NUMBER OF SPACES
Residential	
Single-family dwelling not in a Lake Residential District	2 spaces per dwelling unit
Single-family dwelling in aLake Residential District	1 space per bedroom, with a minimum of 2 spaces per dwelling unit
Two-family dwelling	2 spaces per dwelling unit
Multiple-unit dwelling	2.5 spaces per dwelling unit
Mobile home park	2 spaces per dwelling unit; plus 1 space per employee

USE	MINIMUM NUMBER OF SPACES
Accessory dwelling	1 space per bedroom
Foster care facility or group home	1 space per room or per 3 beds, whichever is greater
Group day care home	1 space per 4 children; plus 1 space per nonresident employee
AGRICULTURE, FISHING AND HUNTING	
Commercial Stables	1 space per 4 stalls; plus 1 space per employee
Farm labor seasonal housing	1 space per 4 residents
Roadside stand	1 space per 250 square feet of retail space, with a minimum of 3 spaces; plus 1 space per employee
Shooting Range	1 space per station; plus 1 space per employee
Winery	1 space per 250 square feet of retail space; plus 1 space per employee
BUSINESS COMMERCIAL, AND RETAIL	
Barber shop or beauty salon	2 spaces per chair/station; plus 1 space per employee
Bed and breakfast	1 space per guest room; plus 1 space per non-resident employee in addition to required parking for single-family dwelling
Car wash, self-service	3 queuing spaces per bay; plus 1 space per vacuum station; plus 1 space
Car wash, automatic	queuing spaces; plus 1 space per vacuum station; plus 1 space per employee
Convenience store	1 space per 250 square feet of retail space; plus 1 space per employee
Funeral Home	1 space per 50 square feet of parlor; plus 1 space per hearse; plus 1 space per employee
General Retail	1 space per 200 square feet of retail area; plus 1 space per employee
Kennel	1 space per 10 kennels; plus 1 space per employee
Laundromat	1 space per 3 washing or drying machines; plus 1 space per employee
Motel	1 space per guest room; plus 1 space per employee
Motor Vehicle Sales	1 space per 400 square feet of interior retail space; plus 1 space per employee
Motor Vehicle Service Center	2 spaces per bay; plus 1 space per tow truck; plus 1 space per employee
Recreational Vehicle Sales	1 space per 500 square feet of interior retail space; plus 1 space per employee
Self-storage	1 space per 20 units, with a minimum of 3 spaces; plus 1 space per employee
Service station	1 space per pump; plus 1 queuing space per pump; plus 1 space per employee
Shopping Center	1 space per 300 square feet
ARTS, ENTERTAINMENT, AND RECREATION	
Bowling alley	4 spaces per lane; plus 1 space per employee
Driving range	1 space per tee; plus 1 space per employee
Golf course	4 spaces per hole; plus 1 space per employee
Marina	1 space per 3 boat slips; plus 1 space per employee
Special event facility	1 space for every 2 seats of capacity; plus 1 space per employee
OFFICES	
Banks	1 space per 300 square feet; plus 3.5 queuing spaces per drive-through window or atm; plus 1 space per employee

USE	MINIMUM NUMBER OF SPACES
General	1 space per 300 square feet
Medical	2 spaces per patient room or 1 space per 300 square feet, whichever is greater; plus 1 space per employee
Real estate	1 space per 250 square feet; plus 1 space per employee
Veterinarian	2 spaces per room or veterinarian, whichever is greater; plus 1 space per employee
FOOD SERVICES	
Banquet center	1 space per 3 seats; plus 1 space per employee
Restaurant, carry-out	5 spaces per station; plus 1 space per employee
Restaurant, drive-through	8 queuing spaces per service window; plus 1 space per employee
Restaurant, sit-down	1 space per 2 seats; plus 1 space per employee
HEALTHCARE / MEDICAL	
Assisted Living Facility	1 space per 4 beds; plus 1 space per employee
Health or fitness center	1 space per 300 square feet; plus 1 space per employee
INSTITUTIONAL	
Auditorium	1 space per 3 seats; plus 1 space per employee
Campground	1.5 spaces per campsite or cabin; plus 1 space per employee
Day care center	1 space per 6 children or adult requiring care; plus 1 space per employee
Elementary or middle school	2 spaces per classroom; plus 1 bus queuing space per 40 students; plus 1 queuing space per 10 students; plus 1 space per employee
High school	1 space per 2.5 students; plus 1 bus queuing space per 45 students; plus 1 queuing space per 20 students; plus 1 space per employee
Library or museum	1 space per 400 square feet; plus 1 space per employee
Public utility	1 space per employee
Religious institution	1 space per 3 seats; plus 1 space per employee
OTHER	
Extraction operation	1 space per employee

SECTION 4. SEVERABILITY: The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

SECTION 4. PUBLICATION: This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 5. EFFECTIVE DATE: This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

SECTION 6. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby

repealed.

I, <insert>, Clerk of the Dexter Township, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2026-___ by the Dexter Township Board of Trustees assembled at a Regular Meeting held on _____.

The motion to approve was made by member _____ and seconded by _____
YES: _____
ABSENT: _____
NO: None. _____
ABSTAIN: _____

_____
Clerk Dexter Township

Published: _____

DEXTER TOWNSHIP

PLANNING & ZONING
6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
TELEPHONE: 734-426-3767
WWW.DEXTERTOWNSHIPMI.GOV

"A Community For All Seasons"

TO: Dexter Township Board of Trustees

FROM: Fletcher Reyher, AICP, Director of Planning and Zoning

DATE: August 18, 2026

SUBJECT: Update on Master Plan Review Committee

The Dexter Township Master Plan Review Committee (MPRC) serves in an advisory capacity to the Planning Commission and Township Board. The purpose of the Committee is to review, evaluate, and provide recommendations regarding the Township Master Plan. The Committee's work focuses on long-range planning issues and identifying areas where the current Master Plan may not provide sufficient policy guidance for emerging and evolving land uses.

Over the course of four (4) MPRC meetings, the Committee has discussed several policy gaps and emerging planning issues that may warrant revisions to the Township Master Plan such as:

1. Short-Term Rentals
2. Agritourism and Special Event Facilities
3. Renewable / Non-Renewable Energy Production
4. Data Centers
5. Housing

Staff prepared the attached redlined versions of the Master Plan Cornerstones and Zoning Plan to illustrate potential amendments based on Committee discussion. The August 12, 2026, MPRC meeting comments and suggestions are reflected in the attached redline copies. **The proposed revisions do not represent final recommendations.**

Staff will note that the MPRC has declined to make any recommendations, or provide feedback regarding High Demand Resource Facilities (HDRFs) or data centers, until Township Legal Counsel weighs in. Planning Staff and consultants will continue researching this land use, and work with the Township attorney regarding any language referencing HDRFs (data centers).

Moving forward, the MPRC will continue to refine their draft recommendations and priorities and determine if additional meetings are necessary. At the final meeting, adoption of final findings and

recommendations will occur via roll call vote. The Chairperson and Planning Staff will then prepare a written recommendation addressed to the Planning Commission.

Following Planning Commission review, recommendations may be forwarded to the Board of Trustees as appropriate, including requests for authorization, funding, or consultant assistance related to a Master Plan update.

Master Plan Amendment Process:

Per MCL 125.3845, At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission. Five (5) years from the adoption of our current Master Plan is January 2029, however, municipalities can update the Master Plan earlier if desired.

Step 1: Send Notice of Intent

In accordance with Section 39 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3839, mail notice to all contiguous municipalities, the county planning commission, public utilities, railroads, and any registered governmental entities stating the Township intends to amend the master plan.

Step 2: Draft the Amendment

Planning Commission prepares proposed amendment language, including any supporting maps or descriptive materials.

Before drafting the language, the Planning Commission with staff and Planning Consultant support should base any amendment on facts which can include the following:

- Data analysis
    - Existing conditions review of the current zoning map, future land use map, or any inconsistencies the amendment is supposed to address.
    - Trend data relevant to the topics of the day (STR listing counts, housing stock composition, AG land conservation rates, data center siting trends, etc.)
    - Housing needs assessment
- Community Engagement
    - MPRC Review and redline recommendations (in progress).
    - Targeted stakeholder input for topics of the day (Agricultural property owners, B&B owners, STR operators)
    - Public Engagement (open houses, surveys, stakeholder meetings, etc.)
    - Coordination and discussion with Township Board
- Drafting of Amendment Language
    - Drafting new language, updating data, replacing maps and table, new findings narratives, etc.

Step 3: Township Board Authorizes Distribution
Submit the draft to the Township Board for review and comment. Per MCL 125.3841, the process of adopting a master plan cannot proceed unless the Township Board approves distribution of the proposed draft. This ensures that both the Planning Commission and the Township Board generally support the proposed plan before it goes out for formal review.

Step 4: Distribute to Notice List
Once approved for distribution, send the draft amendment to the same entities that received the Notice of Intent (MCL 125.3841). Public utility companies, railroad companies, and registered governmental entities are required to reimburse the Township for any copying and postage costs incurred. At the same time, the Planning Commission Secretary must submit to the County Board of Commissioners a signed compliance statement confirming that the requirements of MCL 125.3841 have been met, along with a list of names, addresses, and dates of submittal for everyone who received the plan. The public hearing notice may also be included with this mailing.

Step 5: 42-Day Comment Period
All entities have 42 days to submit advisory comments on the proposed amendment. (Note: A brand-new master plan allows 63 days; the shortened 42-day period applies to amendments only.)

Step 6: Public Hearing
After the comment period closes, the Planning Commission holds at least one public hearing (MCL 125.3843). Notice must be published in a local newspaper at least 15 days before the hearing date, and hearing notice must also be sent to all entities on the notice list (MCL 125.3843).

Step 7: Planning Commission Approves by Resolution
At or after the public hearing, the Planning Commission votes on the amendment. Approval requires a majority of Planning Commission members. The resolution must expressly reference the materials that make up the amendment. Because the Township Board has right to final approval, this vote is a recommendation, not the final step (MCL 125.3843).

Step 8: Township Board Final Approval
The Planning Commission Secretary submits the approved amendment to the Township Board. The Board votes to approve or reject. Approval requires a majority of Board members. If the Board rejects, it must submit written objections; the Planning Commission must address those objections and repeat the public hearing process before returning to the Board.

Step 9: Distribute the adopted Amendment
Following Board approval, the Secretary distributes the final adopted amendment to all entities on the notice list. The amendment is effective as of the date of Board adoption.

Source: Michigan Planning Enabling Act (PA 33 of 2008); MTA Procedures to Adopt or Amend a Master Plan (Oct. 2023)

Fletcher Reyher, AICP
Director of Planning and Zoning
Dexter Township Planning Department

Cornerstone
Preservation of our Agricultural Heritage

Dexter Township has a variety of open spaces. These include 4,368 acres of agricultural land and 5,313 acres of MDNR, Metropark, and University of Michigan properties. Combined, these properties make up fifty (50%) percent of the total Township acreage. Together, these properties create the framework for a rural setting; a setting attractive to those seeking a lifestyle away from a city. ~~It is unlikely that the 5,313 acres will be developed since it remains in public and university ownership and the properties are used for outdoor recreation and research. However, the 4,368 acres of agricultural land could be at risk.~~ Development of the 5,313 acres currently in public and university ownership is unlikely given their existing use for outdoor recreation and research. However, future changes in ownership, land use, institutional priorities, or state law could alter development pressures or the Township's ability to regulate development on these properties. The 4,368 acres of agricultural land may face greater development pressure and should be considered a priority for long-term preservation.

Both the 2007 and 2022 community surveys (Insert new Survey data when Master Plan is Updated) indicated a strong preference by residents to protect agricultural activities within the Township. However, without ownership of the development rights little can be done to prevent the sale of agricultural property for residential development. Ordinance #43, the Dexter Township Zoning Ordinance (2020), Section 5.02 allows for single family residential on a minimum lot size of 5 acres or 1 acre with certain conditions. Since the last master plan in 2011, former agricultural properties have been converted into large lot single family parcels.

Agricultural lands within Dexter Township represent more than undeveloped acreage. They represent working landscapes that contribute to the Township's rural character, local economy, environmental functions, and community identity. Future agricultural preservation efforts should recognize the importance of maintaining viable farming operations while supporting compatible agricultural diversification opportunities.

The map entitled, "Core Preservation Areas" (Map ~~10~~ 13) defines three core area ~~zones~~ in the Township. The Stable Zone is composed of State of Michigan, Huron-Clinton Metropark, and University of Michigan properties. These exist along the eastern and northern edges of the Township. The Moderately Developed Zone accommodates a significant portion of the Township's subdivisions which are developed along Dexter-Pinckney Road, Island Lake Road near the City of Dexter, and along North Territorial Road. The remaining zone, called the AG-Core is located in the south-central portion of the Township and comprises much of the remaining agricultural properties and farms. This is the zone that needs to be preserved in order for Dexter Township to maintain its agricultural heritage and rural character.

Building Blocks

- ~~Continued use of Ordinance #43, Article 15 the Open Space Community Overlay District (OSC) to preserve open space and encourage the clustering of residential~~

~~development~~. Continued use and periodic evaluation of the effectiveness of the Open Space Community Overlay District to preserve open space, protect agricultural resources, maintain contiguous areas of farmland, and encourage clustered residential development where appropriate.

- ~~Incorporate into Ordinance #43 the zoning tool referred to as the Transfer of Development Rights (TDR). Using the Core Preservation Areas utilize the AG-Core as the "sending" zone and the Moderately Developed Zone as the "receiving" zone. This program allows the private exchange of development rights using the minimum lot requirements between sending and receiving zones.~~ Explore the feasibility of incorporating into Ordinance #43 a Transfer of Development Rights (TDR) program using the Core Preservation Areas (AG-Core) as the "sending" zone and the Moderately Development Zoned as the "receiving" zone. The TDR program should prioritize preservation of productive agricultural soils, large contiguous agricultural areas, and properties that contribute to the continuity of the Township's agricultural landscape.
- In coordination with the Washtenaw County Health Department develop a detailed map of soils that cannot support septic systems, have seasonal high-water tables, and high groundwater tables, and significantly limit the use of engineered on-site disposal systems on these properties.
- ~~Enact, with voter approval, a Purchase of Development Rights (PDR) program placing a priority on agriculturally productive land.~~ Continue evaluating farmland preservation opportunities through voluntary preservation programs, partnerships, incentives, and other tools. The Township should use this information to inform decisions regrading location, density, and intensity of future residential and other development.
- Encourage renewal of Farmland and Open Space Preservation Program (PA 116) certificates.
- Develop a farm-link program matching retiring farmers with current farmers or new farmers to keep land in agricultural production (https://landforgood.org/resources/farm-link-programs/).
- ~~Consider adding agri-tourism uses in Ordinance #43; Agri-tourism uses help supplement and add additional income to the agricultural operation~~. Encourage compatible agritourism opportunities that support active agricultural operations, provide supplemental farm income, and reinforce Dexter Township's agricultural heritage. Agritourism activities should be appropriately scaled based on infrastructure capacity, including water supply, wastewater disposal, traffic generation, noise, and impacts on neighboring properties.

- Encourage value-added agricultural activities that support working farms, including farm markets, roadside stands, agricultural products, educational activities, and other enterprises that maintain the primary agricultural function of the property.
- Support educational and recognition programs that highlight the importance of long-standing agricultural operations, including opportunities such as Michigan Centennial Farm designation and preservation of historic agricultural structures.
- Industrial development should be limited to locations where appropriate infrastructure, transportation capacity, and surrounding land uses can support such activity. Direct industrial and other intensive land uses away from agricultural preservation areas, sensitive natural areas, and other lands identified for preservation, and toward areas that can accommodate these uses while minimizing impacts on surrounding properties and community resources.

Cornerstone
Protection of our Natural Resources

When asked about Township priorities, 76% of 2022 survey respondents selected preservation of natural resources (Insert new Survey data when Master Plan is Updated). ~~This makes sense.~~ When asked why they selected Dexter Township as their residence, respondents indicated its rural character, conservation values, natural features, and recreation opportunities. Using the 157 open-sourced responses a word cloud generator was created and rendered this graphic below. Rural, quiet, community, natural, close, schools, lake, and proximity, were some of the ~~redundant~~ words and phrases used to describe their decision to live in the Township.

The natural character of the Township is reinforced by the acreage owned and operated by public institutions. In addition to public land ownership, 18% of the Township has some form of wetland complex, as well as expansive tree canopies and grasslands in the eastern and northern portions of the Township. An often-overlooked natural resource is groundwater and 83% of survey respondents selected this as a high priority. Since groundwater is the sole source of water for properties in the Township its protection from contamination is imperative.

The Township has both soils that are not suitable for septic systems and high groundwater tables. The subsurface interface of these conditions can eventually lead to groundwater contamination. Further, old or failing septic system leach fields can migrate into adjacent tributaries impacting water quality.

Because Dexter Township relies primarily on individual wells and onsite wastewater systems, groundwater protection is a critical component of future land use planning. Development decisions should consider potential impacts on groundwater quantity, groundwater quality, wastewater disposal capacity, and cumulative impacts from intensive land uses.

Building Blocks

- ~~Collaborate with Michigan EGLE on the preparation of a groundwater protection program and ordinance amendment.~~ Continue collaboration with EGLE, Washtenaw County, and other agencies to evaluate groundwater protection strategies, educational initiatives, and potential zoning tools.
- Recognize the capacity of groundwater, soils, wetlands, surface waters, and other natural features or systems as factors that may limit the type, intensity, location, and scale of future development.
- Develop an inland lake water quality stewardship program and request water quality samples from those entities sampling water in Dexter Township. This information would be used to benchmark and measure critical water quality data over time.
- The Huron River Watershed Council has identified high priority critical natural areas through their Natural Area Assessment and Protection project. Collaborate with Washtenaw County to utilize their Natural Areas Preservation Program to acquire these properties.
- Explore the feasibility of amending Section 23.06; Wetlands, to increase riparian buffer from 10 feet to 25 feet with a stipulation that native vegetation remain in order to act as a filtering agent for groundwater discharge.
- Develop a tree protection ordinance that establishes standards for the preservation of significant and heritage trees and, where removal is permitted, requires appropriate replacement or mitigation.
- Coordinate with the Washtenaw County Road Commission to develop a policy regarding protection and management of heritage trees within the right-of-way. Identify opportunities to preserve significant trees, scenic landscapes, and rural character features.
- Encourage new developments to tie into the existing sewer lines to reduce the amount of private wastewater systems in the Township.
- Provide educational materials about natural resources via the Township website including the Michigan Natural Features Guide to Invasive Species.

- Identify and establish appropriate standards to preserve significant trees, scenic landscapes, wildlife habitat, viewsheds, and other natural and rural character features.

Cornerstone
Management of Our Traffic

The comparison between the 2007 and 2022 surveys noted an increase in priorities focused on improving the quality of roads within the Township, traffic management, and non-motorized trails (Insert new Survey data when Master Plan is Updated). Average annual daily traffic (AADT) counts available from the Washtenaw County Road Commission (WCRC) and the Southeast Michigan Council of Governments (SEMCOG) indicate a low annual increase in traffic counts on primary county roads within the Township. The map entitled, "National Functional Classification," (Map 16) shows the available AADT counts and estimated percentage of growth.

The WCRC data suggests that the selected road segments have an annual growth rate between 1% and 2%. However, between 2007 and 2022 residents perceive the traffic as a larger issue and open-source comments refer to traffic congestion and the lack of road capacity to manage the added residential growth. Each new residential dwelling typically generates 5 daily trips and 1 per peak hour.

Traffic congestion is a local perception and usually defined by the wait time to get through an intersection. A review of the data suggests there are three points where peak hour traffic gets congested. The first point is traffic entering the Township through downtown Dexter. The signals at Main Street and Baker, and Main Street and Broad Street cause significant delays especially in the PM Peak. Second, although there is no signal, the narrow rail underpass further slows traffic. Lastly, the intersection at Dexter-Pinckney and Island Lake Road causes delays. All these traffic points add to the low level of service (LOS) experienced entering the south portion of the Township. The 2019 Washtenaw Area Transportation Study (WATS) 2045 congestion forecast map still classifies the Island Lake Road segment between Dexter-Chelsea Road and Dexter-Pinckney as congested.

Non-motorized use has gained in popularity and WATS has been a regional advocate for trail development. The WATS 2018 Non-Motorized Trail Plan calls for the continuation of the B2B Trail through the County. A portion of the B2B traverses through the Hudson Mills Metropark on the east side of Dexter-Pinckney Road. The proposed Northwest Connector envisions a trail connecting Hudson Mills Metropark to the Mike Levine Lakelands Trail State Park. Survey

respondents (78%) either strongly encouraged or encouraged the utilization of biking, hiking and walking trails in the Township.

Building Blocks

- Develop a baseline model, such as Synchro, that determines the Level of Service (LOS) at intersections and primary arterials throughout the Township. This model would then be used to evaluate the added traffic impact associated with new development and provide the Township with the necessary data to manage development outcomes.
- Require developers to submit a traffic impact assessment that models the Level of Service (LOS) at key intersections to ensure that the LOS doesn't drop below level D.
- Collaborate with WCRC and Webster Township on a study for the Island Lake Road and Dexter-Pinckney Road intersection to determine directional traffic flow, AM/PM Peak Hour counts and Level of Service (LOS) with a focus on potential intersection redesign.
- Prepare a Township non-motorized plan that incorporates regional trail plan segments ~~and~~ that determines potential shared roadways, bike lanes, and design considerations for paved shoulders.
- Work with WCRC, the City of Dexter, and MDOT to identify and correct dangerous road design and traffic patterns.
- Consider partnering with the Western-Washtenaw Area Value Express to provide public transportation access to Township residents.
- Coordinate with the Washtenaw County Road Commission to identify and address transportation safety concerns including unsafe intersections, sight distance limitations, roadway design deficiencies, high truck traffic routes for regional hauling, and areas with documented crash concerns.
- Utilize the Local Roads Committee to identify transportation priorities, communicate local concerns, and support coordination with transportation agencies.
- Evaluate transportation impacts on new development based on traffic volume, peak-hour conditions, truck traffic, emergency access, pedestrian and bicycle safety, and impacts on adjacent residential and rural areas.

Cornerstone
Thoughtful Planning for Future Development

Future development within Dexter Township should balance community needs with the Township's rural character, infrastructure limitations, and environmental resources. Future

planning should consider housing needs, emerging land uses, economic opportunities, and the long-term ability of existing infrastructure systems to support development. Future land use decisions should be evaluated based on their consistency with the Township's rural character, agricultural heritage, natural resources, infrastructure capacity, transportation system, and long-term community goals.

Sentiments toward commercial development have changed since the 2007 Survey. Those selecting that they "do not want commercial development" or "commercial development should be discouraged" fell compared to the 2022 Survey. Conversely, those selecting "commercial should be allowed with land use regulations" and "appropriate land use regulations" increased. When asked to identify what type of commercial development would be appropriate, grocery store and restaurant were selected. In the open-ended responses respondents suggested a farmers' market and outdoor gathering spaces. Overall, responses in favor of commercial development focus on convenience and not destination businesses.

Dexter Township is uniquely positioned to access three commercial districts: Dexter, Chelsea and Pinckney. A 5,10, and 15-minute drive time analysis from the intersection of Dexter-Pinckney Road and North Territorial Road was created. The adjacent map denotes the coverages within the Township in relation to the respective business districts and verifies the degree of access to these centers is within a reasonable drive. As a result, the Township is in a position where planning for a commercial district may not be necessary. However, a very concentrated business cluster may be appropriate to satisfy errand-oriented trips, such as a convenience store, farmers' market, and/or coffee shop-bakery. The median household income in Dexter Township is forecasted to increase from approximately $112,000 in 2022 to $125,000 in 2027. Current expenditures for food purchased away from home are estimated at $14 million and food purchased for the home is estimated at $20 million and these expenditures are slated to increase. ~~Obviously, the majority of~~ Most of these consumer expenditures flow (leak) outside of the Township to the surrounding business districts.

Other development-related initiatives that should be pursued involve the deployment of high-speed internet throughout the Township. Post-COVID work arrangements have shifted to remote, in-home offices, and hybrid work environments both of which require dependable, high-speed internet. Embodied in this shift from office-to-home work environment means a probable reduction in traffic. ~~which is a win-win for the Township.~~ Further, survey respondents prefer large lot single family residences and open space subdivisions. Another way to preserve open space is to cluster smaller homes together within a larger tract of land.

Building Blocks

- Recognize the business districts in Dexter, Chelsea, Pinckney, and Ann Arbor serve as Dexter Township's primary commercial destinations ~~downtown~~. Consider a small, appropriately scaled commercial hub at the Dexter-Pinckney/North Territorial intersection focused on convenience, errand-oriented commercial or office businesses that are compatible with the Township's rural character. ~~However, consider a small commercial hub at the Dexter-Pinckney / North Territorial intersection focused on errand-orientated businesses and emerging land uses.~~
- Continue collaboration with the Washtenaw County Broadband Committee to provide and increase high speed internet services to the Township.
- Consider creating a zoning district that encourages affordable, smaller residential lots within a walkable neighborhood that could be used in conjunction with the Open Space Community Overlay District.
- Encourage, or require, through zoning to utilize Multi Lakes Sewer Authority's and/or Portage – Base Lakes Authority sanitary sewer services and minimize unused capacity.
- Direct future development towards locations where existing infrastructure, transportation facilities, and public services can accommodate the proposed intensity of development while avoiding unnecessary impacts to agricultural land, natural resources, and established rural areas.
- Recognize that housing needs change throughout a person's lifetime. Evaluate opportunities for aging-in-place, smaller housing options, and other housing types that are compatible with the Township's rural character. Direct housing diversity toward areas where development can be accommodated without significant fragmentation of agricultural land, impacts to natural resources, or demands for substantial new infrastructure.
- Consider context-sensitive housing opportunities in locations where infrastructure capacity exists, including smaller residential units, cottage-style development, clustered housing, and attached housing options.
- Enforce Short-Term ban in the Township as it does not support the vision of affordable, long-term housing.
- Use the Master Plan Cornerstones and associated policies as a framework for evaluating proposed amendments to the Zoning Ordinance, rezoning requests, special land uses, site plans, and other significant land use decisions.
- Recognize that Dexter Township has limited existing industrial development and does not have a need or intent to actively promote industrial development as a major land use. Industrial uses should generally be limited to locations where they are

compatible with the Township's rural character, can be adequately served by existing infrastructure and transportation facilities, and will not result in significant impacts to agricultural land, natural resources, or surrounding properties.

Cornerstone
Creating a Sustainable Community

Sustainability is the ability to exist and develop without depleting natural resources for the future. The United Nations defined sustainable development in the 1987 report entitled, "Our Common Future" (also known as the Brundtland Report) as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The concept of sustainability is composed of three pillars: economic, environmental and social. To some degree sustainability is linked to population growth. Although Michigan's population doesn't increase at the same rate as east and west seaboard communities, recent trends have indicated Michigan will see modest growth and this growth will likely see a migration to urban areas in the State. The greater Ann Arbor urban area will continue to grow due to its excellence in the education, healthcare and technology sectors, and this growth will place added development pressures on surrounding communities like Dexter Township. At the local level sustainability is the balance between economic development and environmental outcomes and their impact on society.

Local sustainability strategies focus on those measures that can be advanced and implemented by the local unit of government. Often these sustainable community strategies are rarely legislative in nature but take the form of incremental projects and initiatives.

Building Blocks

- Provide opportunities for affordable housing through the use of Accessory Dwelling Units (ADU's), smaller lot sizes, and encouraging cluster housing development.
- Participate or encourage residents to use regional public transit options.
- Provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities.
- Protect productive and prime agricultural lands to ensure future food production.
- Collaborate with adjacent communities to address regional planning and transportation issues as a way to direct growth and preserve sensitive natural resources and farmland.
- Encourage, or require through zoning, the installation of EV charging stations in commercial developments.
- Incorporate EV charging stations in Township facilities, local and regional parks.

- Promote energy efficiency in homes by permitting residential rooftop solar energy by right, providing materials and resources on weatherization, and encouraging the use of sustainable building materials.
- Monitor and advocate for the replacement of tree canopy along County roads and within private developments that require local approval.
- Continuation of Township-wide recycling and evaluate the concept of leaf composting in lieu of burning.
- Promote the expansion of non-motorized shared pathways.
- Reduce storm water runoff through green storm water infrastructure enhancements such as porous pavement, rain barrels, and bioswales.
- Assess the Township's vulnerability to risk including but not limited to toxic substances, transportation failings, and climate change.
- Consider an overlay zone around Township lakes to control chemical usage.
- Monitor emerging technologies and land uses that may affect community character, infrastructure demands, and sustainability goals.
- Recognize groundwater as a finite community resources and incorporate water availability, groundwater recharge, and wastewater capacity into long-term land use and planning.

Zoning Plan

Based on the relationship of Future Land Use Map (FLUM) to the Township zoning ordinance (#43) there are no new or modified zoning districts needed to accomplish the implementation of the future land use map. There are, however, several recommended revisions that should be considered to implement the Cornerstones and these include:

1. **Transfer of Development Rights.** ~~Incorporate into Article 14; Planned Unit Development, a provision that encourages the Transfer of Development Rights (TDR's) from the core agricultural zone to the moderately developed zone based on the land suitability analysis. A TDR program seeks to preserve landowners' asset value by moving the right to build a house(s) from a location where agricultural preservation is encouraged to a location where development is encouraged. The TDR process is usually associated with a planned unit development and the development rights are transferred from the sending zone (agricultural core) to the receiving zone (moderately developed zone). The approved planned unit development is eventually recorded at the County Register of Deeds which memorializes the transfer of development rights from the sending parcel to prevent future development on the same parcel.~~ Incorporate into Ordinance #43 a Transfer of Development Rights (TDR) program using the Core Preservation Areas (AG-Core) as the "sending" zone and the Moderately Development Zoned as the "receiving" zone.
2. **Agri-Tourism.** Allow ~~within the Agricultural District (AG)~~ agri-tourism opportunities within the Agricultural District (AG), Section 5.03. These activities, conducted on the agricultural property, help provide an additional revenue stream to the property owner. ~~According to the National Agricultural Law Center, agri-tourism is a form of commercial enterprise that links agricultural production and/or processing with tourism to attract visitors onto a farm, or other agricultural business for the purposes of entertaining or educating the visitors while generating income for the farm, ranch, or business owner.~~ Common agri-tourism venues include barn weddings, on-farm markets, corn mazes, wine tasting, demonstration farms, and pumpkin patches to name a few.
3. **Wetlands and Watercourses.** ~~Amend Section 23.06 C. to increase the setback from a wetland from 10 feet to 25 feet to provide extra protection from fertilizer and pesticide infiltration.~~ Continue implementation of natural resource protection standards. Potential ordinance amendments should evaluate wetland setbacks, riparian buffers, groundwater protection, stormwater management, and protection of sensitive natural features. The Township should coordinate with applicable agencies including EGLE, Washtenaw County Water Resources Commission, and the Huron River Watershed Council.

4. ~~**Renewable Energy.** Amend Article 16; General Provisions to include a section on personal scale renewable energy, such as, solar, residential wind, and geothermal facilities.~~
5. **Electric Vehicles (EV's)**. Amend Article 16; General Provisions to include use of electrical vehicle (EV) charging stations in public facilities, parks, ~~and~~ commercial businesses, and new residential developments.
6. **Accessory Dwelling Units.** ~~Accessory dwelling units (ADU's) provide added housing opportunities in housing markets with high demand and low supply, like the greater Ann Arbor market. However, accessory dwelling units are being converted into short term rentals (STR's) which negates their value as an additional long-term housing unit. Consider amending the Accessory Dwelling Standards, Section 17.02(D), in the zoning ordinance to prohibit the use of ADU's for STR's.~~ Continue evaluation of Accessory Dwelling Unit (ADU) regulations to ensure they support housing flexibility while remaining consistent with Township goals. Potential amendments should consider allowing housing options for aging in place, maintaining compatibility with rural residential and lake residents areas, preventing conversion of long-term housing units into sort-term rental uses, and ensuring adequate water and wastewater capacity.
7. **Short-Term Rentals.** Enforce short-term rental ban in the Township as it does not support the vision of affordable or long-term housing.
8. **Housing Diversity and Residential Development.** The Township should amend the Open Space Community (OSC) and the Planned Unit Development (PUD) to allow for smaller unit sizes, and missing middle housing including duplexes, triplexes, and small apartment buildings (4-6 units). This should only be done in areas that have the infrastructure to support these types of development and preserve natural features and agricultural lands elsewhere in the Township.

Table 17: Action Plan

Preservation of Our Agricultural Heritage	**Proposed Timeframe**	**Partners**
Encourage agricultural property owners to continue in the Farmland & Open Space Preservation program (PA 116)	~~2023-2025~~ Ongoing	Michigan Office of Rural Development and Agriculture
Amend the Zoning Ordinance to allow Agri-Tourism activities as a Special Land Use ~~under Article 28~~.	202~~4~~6 – 2027	Township Board
Amend Article 14 to include the elective use of the Transfer of Development Rights option	202~~4~~6 – 2028	Huron River Watershed Council

to further the preservation of core agricultural properties.		

Protection of our Natural Resources		**Partners**
Amend Section 23.06 C. to increase the wetland setback from 10 feet to 25 feet.	~~2024~~ 2027	Township Board, Huron River Watershed Council
Continue implementation of natural-resource protection standards and evaluate ordinance amendments addressing wetland setbacks, riparian buffers, groundwater protection, stormwater management, and sensitive natural features.	Ongoing	Township Board
Coordinate with Michigan EGLE to evaluate where groundwater recharge areas are located within the Township and then construct an ordinance that prevents contamination of this resource.	2027	EGLE

Management of Our Traffic		**Partners**
Work with partners to evaluate the Island Lake Road and Dexter-Pinckney Road intersection focusing on either an intersection realignment or installation of a roundabout to mitigate traffic backups.	202~~4~~6 – 2028	Washtenaw County Road Commission, Webster Township and the City of Dexter

Creating a Sustainable Community		**Partners**
~~Amend the Accessory Dwelling Unit (ADU) provisions to prevent their use as Short Term Rentals (STR's)~~	~~2024~~	~~Township Board~~
Continue evaluating Accessory Dwelling Unit regulations to support housing flexibility and aging in place while maintaining neighborhood compatibility, preventing conversion to short-term rentals, and ensuring adequate water and wastewater capacity.	Ongoing	Township Board

Promote the use of EV Charging stations. Consider an amendment to the Zoning Ordinance that requires EV charging stations at certain public and private facilities.	20256 – 2028	DTE
~~Amendment to the Article 16: General Provisions to include renewable energy facilities as a use permitted by right on residential properties.~~	~~2026~~	~~Township Board~~
Work with Washtenaw County on the preparation of a Township hazard mitigation plan.	2028	Washtenaw County

Thoughtful Planning for Future Development		**Partners**
Evaluate zoning standards for data centers, cryptocurrency operations, battery manufacturing or storage facilities, large-scale industrial operations, non-renewable energy generation facilities, and similar high-resource-demand or emerging land uses. Address groundwater, wastewater, energy, noise, lighting, traffic, stormwater, and land-use compatibility impacts, and determine whether an overlay district or special land use standards are appropriate.	Ongoing	Township Board
~~Continue collaboration with the Washtenaw County Broadband Committee to provide and increase high speed internet services to the Township.~~	~~2023-2024~~	~~Washtenaw County~~
~~Consider creating a zoning district that encourages affordable, smaller residential lots within a walkable neighborhood that could be used in conjunction with the Open Space Community Overlay District.~~	~~2023-2025~~	~~Township Board~~
Amend the Open Space Community and Planned Unit Development regulations to allow smaller units and missing-middle housing, including duplexes, triplexes, and small apartment buildings, only where infrastructure can support development and natural features and agricultural lands can be preserved elsewhere.	2026–2028	Township Board

Good Government:

WWRA - Clerk Stamboulellis has been working with Marc Williams to transition Film Plastic Recycling to the Western Washtenaw Recycling Authority. We have discussed the purchase (from Dexter Township) for a green recycling container specific for film plastic ONLY.

The WWRA works with Brightmark – they recycle all types of film plastic, where TREX is limited to specific film plastic.

> using an advanced thermal process called **pyrolysis** via their Plastics Renewal technology. This system breaks down hard-to-recycle films in an oxygen-starved environment to create certified circular pellet plastic material.
>
> The pellets themselves are not the end product; instead, they are fed into pyrolysis chambers to be vaporized and converted into **liquid hydrocarbons, ultra-low sulfur diesel fuel, naphtha, and commercial wax**.
>
> Brightmark's Plastics Renewal process uses the pellets as an intermediate feedstock. By heating them without oxygen, the plastic is broken down into its original molecular components to create three primary outputs: This liquid is sent to petrochemical companies to replace crude oil.

1. PyBright™ (Pyrolysis Oil & Naphtha)

- This liquid is sent to petrochemical companies to replace crude oil.
- It serves as the raw chemical building block to manufacture brand-new, **ISCC PLUS-certified circular plastics**.
- Brands use this recycled plastic to make items that usually require virgin oil, such as **upcycled sneakers, car bumpers, and food packaging**.

2. Ultra-Low Sulfur Diesel (ULSD)

- This liquid is sent to petrochemical companies to replace crude oil.
- Major energy corporations purchase this fuel to power transport fleets while working toward lower net-carbon goals.

3. Commercial Wax

- The process yields millions of gallons of industrial-grade wax.
- This wax is sold for use in everyday consumer goods, packaging coatings, and various manufacturing applications.

DATA CENTER QUESTIONS SUBMITTED BY BOARD OF TRUSTEES:

July 2026

1. I was surprised at our June BOT meeting when our Planning Commission Chair spoke during public comments to request comprehensive public engagement about data centers, and referenced controversy and dissatisfaction around the short-term rentals public engagement. I'd like the PC Chair to understand that for the short-term rental matter, the subcommittee (not the BOT) took the lead on the public engagement, which included on-line surveys, town hall meetings, focus groups, public hearings and public meetings. While there was disagreement from a few interested parties about the BOT's decision (there was not perfect consensus in the community), there were no major controversies. My questions now are:

    a. How do we ensure better communication between the BOT, staff, the Planning Commission, its chair and its subcommittees, to ensure that we are all on the same page?

Staff can provide regular updates to the Planning Commission Chair and applicable Township committees regarding ongoing research, public engagement efforts, and next steps. Staff can coordinate these updates to help ensure the Board, Planning Commission, and committees remain on the same page.

    b. Will the PC or its subcommittee assume responsibility for planning public engagement on the data center topic, with assistance from staff? (I can help with an on-line survey if desired.) If not, what should be done immediately to begin the process of collecting public feedback?

The Planning Commission or its subcommittee would be the appropriate body to assist with developing public engagement regarding zoning considerations, with staff support. The Board of Trustees would not typically be responsible for administering public engagement efforts, but Board authorization may be needed for unexpected expenditures, contracts, or other resources.

2. The language of CW's memo implied that the BOT has the option of not considering data centers an allowable use. Can we simply disallow data centers altogether by not listing it as a permissible use in our ZO?

Simply prohibiting a land use that is otherwise lawful under state law can create legal risk, particularly if the prohibition is viewed as exclusionary or unsupported by the Township's Ordinance. A better approach is to establish regulations that address the potential impacts of data centers, such as location, setbacks, infrastructure, screening, environmental impacts, and community compatibility.

3. The Planning Commission previously declined to make the Commercial District at the corner of North T and Dexter Pinckney Road smaller, although public engagement from the Master Plan process indicated that a commercial district of that magnitude and in that location was not desired by the community. The reason for the PC's decision was that reducing the size of that commercial district would have been a taking from the landowners. My questions now:

a. Is this area vulnerable to development as a data center (or power generation facility) or has the purchase of development rights from the property owners removed the "takings" concern?

The market for commercial development in Dexter Township is limited due to its lack of infrastructure and proximity to commercial centers in Pinckney, Dexter, and Chelsea. Dexter Township adopting ordinances for data centers or power plants does not inherently make the land more vulnerable than it was before. Adoption of these ordinances does however redirect any future application to this area instead of our Agricultural or Residential zones.

b. Should the Master Plan Review Committee take this up again and consider recommending reducing the large size of this Commercial District to be commensurate with community preferences?

At this time, staff would not recommend revisiting the size of the Commercial District solely because of potential data center concerns. The area is already limited in size, and additional reductions should be evaluated in the broader context of the Township's long-term commercial needs, population growth, and Master Plan goals.

4. In your report (point 7 on page 3) you noted that CWA found that only ~34 acres would be usable for data centers when the 500-foot buffer is applied. My questions:

a. What is the footprint requirement for a data center?

Under the proposed regulations, HDRFs and large-scale data centers would require a minimum lot area of 10 acres. The actual building footprint would depend on the size and design of the facility, while still needing to comply with setbacks, buffers, lot coverage, height, parking, stormwater, and other applicable requirements.

b. What number of sites would be feasible for a data center (ie, how many sites would be large enough to accommodate a data center given the set-backs)?

Based on current constraints, two sites (9188 N. Territorial) & the Esch property without the conservation easement. Someone could potentially split 9188 N. Territorial into two 10-acre parcels allowing two buildable sites.

c. Could a data center developer modify existing land use to make more sites available (for example, by purchasing properties)?

Yes. A developer could petition the Township for rezoning of adjacent parcels to enlarge their buildable space. Rezonings are discretionary and the Township could potentially deny the request based on the Master Plan, existing land use patterns, infrastructure limitations, and other zoning considerations.

5. In your report (point 9 page 4), you discuss infrastructure upgrades. My questions:

a. Could other infrastructure upgrades be included, for example, local road improvements? (DTE has a substation on the corner of Walsh & HRD with significant heavy vehicle traffic – I believe they should have been required to pay to pave HRD before constructing this substation and would like to prevent such a problem for future utilization)

It's possible that Road Commission, Water Resources, and Engineering review could trigger offsite improvements like widening / paving roads, water or sewer extensions, etc., but it would need to be required as part of the engineering design requirements or county standards. The Township cannot require off-site improvements unless they are required for construction, but we can ask for voluntary community benefits. The developer may offer significant community benefits voluntarily based on community / Township feedback in the hopes that the PC / Board approve their project.

The Township may require improvements directly related to the impacts of the proposed development where authorized by ordinance or applicable review standards. However, broader off-site improvements unrelated to the development generally cannot be required solely as a condition of approval.

b. Are there other mechanisms by which data center developers can be encouraged to contribute to quality of life in Dexter Township? (I think this is what you are talking about on page 3 point 2 but I'd like to know more.)

A voluntary community benefit provision could encourage applicants to identify projects or contributions that address community priorities, such as infrastructure improvements, conservation efforts, public facilities, or other quality-of-life improvements.

6. I have read that a major concern about data centers is that they drive up electricity rates for residential customers. Is this true? Is there anything we can do in our ZO to ensure that residential customers are protected from increases from the presence of data centers?

Electricity rate impacts associated with data centers are a utility regulation issue addressed through the Michigan Public Service Commission and utility providers. The Township's zoning authority generally does not extend to controlling electric rates. However, the Township can address local impacts through zoning regulations related to site design, infrastructure, environmental considerations, noise, screening, and compatibility with surrounding land uses.

THIS PAGE LEFT INTENTIONALLY BLANK

CHECK DISBURSEMENT REPORT FOR DEXTER TOWNSHIP

CHECK DATE 07/01/2026 - 07/31/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
07/07/2026	PMTS	26945#	BODMAN ATTORNEY & COUNSELORS	ATTORNEY	802.000	701	336.00
				ATTORNEY	802.000	701	336.00
				ATTORNEY	802.000	261	84.00
				ATTORNEY	802.000	701	560.00
				ATTORNEY	802.000	261	56.00
	Check PMTS 26945 Total for Fund 101 GENERAL FUND						1,372.00
07/07/2026	PMTS	26946	CINTAS	SUPPLIES	727.001	261	45.89
07/07/2026	PMTS	26947	FLETCHER REYHER	TRAVEL & TRANSPORTATION	860.000	701	51.12
07/07/2026	PMTS	26948#	FOSTER SWIFT COLLINS AND SMITH PC	ATTORNEY	802.000	261	403.00
				ATTORNEY	802.000	701	1,209.00
	Check PMTS 26948 Total for Fund 101 GENERAL FUND						1,612.00
07/07/2026	PMTS	26949	FULTANK LLC	JANITORIAL	810.000	265	800.00
07/07/2026	PMTS	26950	GREAT OUTDOORS	LAWN CARE	803.000	265	390.00
				LAWN CARE	803.000	265	325.00
				LAWN CARE	803.000	265	565.00
	Check PMTS 26950 Total for Fund 101 GENERAL FUND						1,280.00
07/07/2026	PMTS	26951	HAINES ACCOUNTING	ACCOUNTING & FINANCE	801.012	261	2,100.00
07/07/2026	PMTS	26953	KINGS III OF AMERICA LLC	TELEPHONE	728.000	261	49.91
07/07/2026	PMTS	26954	PRINT-TECH, INC.	PRINTING/PUBLISHING	900.000	261	2,119.53
07/07/2026	PMTS	26955	SANGOMA	TELEPHONE	728.000	261	528.92
07/07/2026	PMTS	26956	STAPLES BUSINESS ADVANTAGE	SUPPLIES	727.001	261	288.51
07/21/2026	PMTS	26959	A.A. TECH, INC	MAINTENANCE	903.000	265	130.00
07/21/2026	PMTS	26960	ABSOPURE WATER COMPANY	SUPPLIES	727.001	261	45.15
07/21/2026	PMTS	26961	ANTHONY'S ASPHALT LLC	MAINTENANCE	903.000	265	1,700.00
07/21/2026	PMTS	26962	BODMAN ATTORNEY & COUNSELORS	ATTORNEY	802.000	701	336.00
07/21/2026	PMTS	26963	CARLISLE WORTMAN	ENGINEERING	801.004	701	692.50
				ENGINEERING	801.004	701	3,150.00
	Check PMTS 26963 Total for Fund 101 GENERAL FUND						3,842.50
07/21/2026	PMTS	26964*#	FNBO	ADOBE	981.002	261	178.01
				CANVA	981.002	261	15.00
				PLANNING CONFERENCE MTA	861.000	701	445.00
				BREVO MONTHLY	981.002	261	69.00
				FLAGS FOR FILM PLASTIC, COMM ENGAGEMENT,	900.000	770	483.01
				OFFICE SUPPLIES	727.001	261	1,036.34
	Check PMTS 26964 Total for Fund 101 GENERAL FUND						2,226.36
07/21/2026	PMTS	26965	GREAT OUTDOORS	LAWN CARE	803.000	265	700.00
07/21/2026	PMTS	26966	HURON RIVER WATERSHED COUNCIL	DUES	957.001	261	1,044.90
07/21/2026	PMTS	26967#	MESSENGER PRINTING SERVICES INC	PRINTING/PUBLISHING	900.000	770	1,798.05
				SUPPLIES	727.001	262	1,592.81

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
	Check PMTS 26967 Total for Fund 101 GENERAL FUND						3,390.86
07/21/2026	PMTS	26969	RICOH	SUPPLIES	727.001	261	1,311.78
07/21/2026	PMTS	26970	SEMCOG	DUES	957.001	261	1,569.00
07/21/2026	PMTS	26971	THE SUN TIMES MEDIA GROUP LLC	PRINTING/PUBLISHING	900.000	262	135.00
				PRINTING/PUBLISHING	900.000	262	185.00
				PRINTING/PUBLISHING	900.000	262	285.00
	Check PMTS 26971 Total for Fund 101 GENERAL FUND						605.00
07/07/2026	PMTS	459(E)	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH INSURANCE	715.000	261	6,142.62
07/07/2026	PMTS	460(E)	DTE ENERGY	ELECTRIC SERVICES (04/30/26)-(05/29/26)	920.000	265	731.90
				UTILITIES	920.000	265	68.50
	Check PMTS 460(E) Total for Fund 101 GENERAL FUND						800.40
07/07/2026	PMTS	461(E)	WASTE MANAGEMENT	UTILITIES	920.000	265	40.56
07/02/2026	PMTS	468(E)	PAYCHEX, INC	I.T. SERVICES	981.002	261	278.96
07/02/2026	PMTS	469(E)*#	PAYCHEX PAYROLL	TRUSTEE SALARY	706.101	261	2,516.64
				SUPERVISOR SALARY	706.171	261	3,875.00
				CLERK SALARY	706.215	261	3,875.00
				DEPUTY CLERK WAGES	707.215	261	1,592.64
				TREASURER SALARY	706.253	261	3,875.00
				DEPUTY TREASURER WAGES	707.253	261	746.55
				OFFICE MANAGER WAGES - SAMATHA EDWARDS	706.010	261	2,942.30
				OFFICE ASSISTANT WAGES - MICHELLE FEAZEL	706.011	261	517.68
				HEALTH INSURANCE STIPEND - FEAZEL	715.000	261	(37.50)
				OFFICE ASSISTANT WAGES - BETH BERGERON	706.011	261	1,035.36
				HEALTH INSURANCE - ENTER AS A NEGATIVE	715.000	261	(1,071.84)
				DPZ - FLETCHER	706.001	701	3,456.23
				BOT CLERICAL WAGES - REC SEC MILLER	706.005	261	550.00
				ZBA / PC CLERICAL WAGES - REC SEC MILLER	706.005	701	0.00
				PLANNING COMMISSION PER DIEM	717.002	701	0.00
				ZONING BOARD OF APPEALS PER DIEM	717.003	701	0.00
				WWRA PER DIEM	717.004	441	75.00
				ELECTION WORKER WAGES	706.002	262	75.00
				ELECTION MANAGEMENT	706.004	262	829.50
				FICA/MED MATCH	725.000	261	1,929.93
				MERS PAYABLE - ENTER AS A NEGATIVE	237.000	000	(199.73)
				MASTER PLAN BOARD PER DIEMS	717.005	701	400.00
	Check PMTS 469(E) Total for Fund 101 GENERAL FUND						26,982.76
07/21/2026	PMTS	470(E)	CHARTER COMMUNICATIONS	TELEPHONE	728.000	261	180.00
07/21/2026	PMTS	471(E)	CONSUMERS ENERGY	SERVICES FROM 05/14 - 06/15/2026	920.000	265	28.25
07/21/2026	PMTS	472(E)	PITNEY BOWES CREDIT CORPORATION	CONTRACTED SERVICES	801.002	261	0.00
				POSTAGE	727.002	261	2,000.00
	Check PMTS 472(E) Total for Fund 101 GENERAL FUND						2,000.00
07/17/2026	PMTS	473(E)*#	PAYCHEX PAYROLL	DEPUTY CLERK WAGES	707.215	261	1,592.64
				DEPUTY TREASURER WAGES	707.253	261	605.54
				OFFICE MANAGER WAGES - SAMATHA EDWARDS	706.010	261	2,942.30

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				OFFICE ASSISTANT WAGES - MICHELLE FEAZEL	706.011	261	1,035.36
				HEALTH INSURANCE STIPEND - FEAZEL	715.000	261	37.50
				OFFICE ASSISTANT WAGES - BETH BERGERON	706.011	261	1,035.36
				HEALTH INSURANCE - ENTER AS A NEGATIVE	715.000	261	0.00
				DPZ - FLETCHER	706.001	701	3,456.23
				BOT CLERICAL WAGES - REC SEC MILLER	706.005	261	50.05
				ZBA / PC CLERICAL WAGES - REC SEC MILLER	706.005	701	378.95
				PLANNING COMMISSION PER DIEM	717.002	701	0.00
				ZONING BOARD OF APPEALS PER DIEM	717.003	701	400.00
				WWRA PER DIEM	717.004	441	0.00
				ELECTION WORKER WAGES	706.002	262	0.00
				ELECTION MANAGEMENT	706.004	262	613.83
				FICA/MED MATCH	725.000	261	982.33
				MERS PAYABLE - ENTER AS A NEGATIVE	237.000	000	(212.67)
				MASTER PLAN STEERING COMMITTEE	717.005	701	157.30
	Check PMTS 473(E) Total for Fund 101 GENERAL FUND						13,074.72
07/27/2026	PMTS	474(E)#	EMPOWER	MERS PAYABLE	237.000	000	194.48
				RETIREMENT PLAN	725.002	261	388.32
				MERS PAYABLE	237.000	000	194.48
				RETIREMENT PLAN	725.002	261	388.95
				MERS PAYABLE	237.000	000	113.32
				RETIREMENT PLAN	725.002	261	226.65
	Check PMTS 474(E) Total for Fund 101 GENERAL FUND						1,506.20
07/27/2026	PMTS	475(E)#	EMPOWER	MERS PAYABLE	237.000	000	212.67
				RETIREMENT PLAN	725.002	261	425.34
	Check PMTS 475(E) Total for Fund 101 GENERAL FUND						638.01
07/31/2026	PMTS	477(E)	PAYCHEX, INC	I.T. SERVICES	981.002	261	502.24
07/31/2026	PMTS	478(E)*#	PAYCHEX PAYROLL	TRUSTEE SALARY	706.101	261	2,516.64
				SUPERVISOR SALARY	706.171	261	3,875.00
				CLERK SALARY	706.215	261	3,875.00
				DEPUTY CLERK WAGES	707.215	261	1,592.64
				TREASURER SALARY	706.253	261	3,875.00
				DEPUTY TREASURER WAGES	707.253	261	0.00
				OFFICE MANAGER WAGES - SAMATHA EDWARDS	706.010	261	2,942.30
				OFFICE ASSISTANT WAGES - MICHELLE FEAZEL	706.011	261	922.12
				HEALTH INSURANCE STIPEND - FEAZEL	715.000	261	37.50
				OFFICE ASSISTANT WAGES - BETH BERGERON	706.011	261	905.94
				HEALTH INSURANCE - ENTER AS A NEGATIVE	715.000	261	(959.72)
				DPZ - FLETCHER	706.001	701	3,456.23
				BOT CLERICAL WAGES - REC SEC MILLER	706.005	261	0.00
				ZBA / PC CLERICAL WAGES - REC SEC MILLER	706.005	701	0.00
				PLANNING COMMISSION PER DIEM	717.002	701	0.00
				ZONING BOARD OF APPEALS PER DIEM	717.003	701	0.00
				WWRA PER DIEM	717.004	441	0.00
				ELECTION WORKER WAGES	706.002	262	0.00
				ELECTION MANAGEMENT	706.004	262	729.96
				FICA/MED MATCH	725.000	261	1,835.53
				MERS PAYABLE - ENTER AS A NEGATIVE	237.000	000	(206.61)

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				Check PMTS 478(E) Total for Fund 101 GENERAL FUND			25,397.53
Total For Fund: 101							104,721.68

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 206 FIRE FUND							
07/02/2026	PMTS	469(E)*#	PAYCHEX PAYROLL	DAFD PER DIEMS	717.000	336	0.00
07/17/2026	PMTS	473(E)*#	PAYCHEX PAYROLL	DAFD PER DIEMS	717.000	336	0.00
07/31/2026	PMTS	478(E)*#	PAYCHEX PAYROLL	DAFD PER DIEMS	717.000	336	150.00
Total For Fund: 206							150.00

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 207 POLICE FUND							
07/21/2026	PMTS	26973	WASHTENAW COUNTY TREASURER OFFICE	4.5 OUT OF 8 POSITIONS	801.002	301	32,529.63
Total For Fund: 207							32,529.63

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 245 OPEN SPACE LAND INITIATIVE							
07/07/2026	PMTS	26952	HUNGER APPRAISAL SERVICES LLC	CONTRACTED SERVICES	801.002	261	2,600.00
07/07/2026	PMTS	26957	TREEMORE ECOLOGY AND LAND SERVICES	CONTRACTED SERVICES	801.002	261	2,129.25
07/21/2026	PMTS	26968	MILLER CANFIELD PADDOCK STONE PLC	ATTORNEY	802.000	261	4,165.00
07/02/2026	PMTS	469(E)*#	PAYCHEX PAYROLL	LAND PRESERVATION - SECRETARY	706.005	261	0.00
				LAND PRESERVATION - PER DIEMS	717.000	261	75.00
	Check PMTS 469(E) Total for Fund 245 OPEN SPACE LAND INITIATIVE						75.00
07/17/2026	PMTS	473(E)*#	PAYCHEX PAYROLL	LAND PRESERVATION - SECRETARY	706.005	261	135.85
				LAND PRESERVATION - PER DIEMS	717.000	261	400.00
	Check PMTS 473(E) Total for Fund 245 OPEN SPACE LAND INITIATIVE						535.85
07/31/2026	PMTS	478(E)*#	PAYCHEX PAYROLL	LAND PRESERVATION - SECRETARY	706.005	261	0.00
				LAND PRESERVATION - PER DIEMS	717.000	261	75.00
	Check PMTS 478(E) Total for Fund 245 OPEN SPACE LAND INITIATIVE						75.00
Total For Fund: 245							9,580.10

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 401 CAPITAL PROJECT FUND							
07/21/2026	PMTS	26964*#	FNBO	IPADS FOR BOARD	981.001	901	2,812.18
07/21/2026	PMTS	26972	WASHTENAW COUNTY ROAD COMMISSION	ROAD IMPROVEMENTS	975.000	901	73,410.50
Total For Fund: 401							76,222.68

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 701 GENERAL AGENCY FUND							
07/07/2026	PMTS	26958	WESTERN WASHTENAW RECYCLE AUTHORIT	DUE TO WASH COUNTY RECYCLING	222.114	000	756.00
Total For Fund: 701							756.00

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 703 TAX COLLECTION FUND							
07/21/2026	TAX	6687	DEXTER TOWNSHIP	UNDISTRIBUTED TAX COLLECTIONS	274.000	000	5,450.71
				RETAIN SET	274.000	000	9,407.50
	Check TAX 6687 Total for Fund 703 TAX COLLECTION FUND						14,858.21
07/21/2026	TAX	6688	WASHTENAW COUNTY TREASURER	WASHTENAW COUNTY OPERATING	274.000	000	228,122.41
				DEXTER SET	274.000	000	167,451.18
				CHELSEA SET	274.000	000	114,984.29
				PINCKNEY SET	274.000	000	24,212.86
				NEFF SET	274.000	000	1,075.52
	Check TAX 6688 Total for Fund 703 TAX COLLECTION FUND						535,846.26
Total For Fund: 703							550,704.47
Report Total:							774,664.56

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

GL Number	Description	26-27 Amended Budget	YTD Balance 07/31/2026 Normal (Abnormal)	Activity For 07/31/2026 Increase (Decrease)	Available Balance 07/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Revenues						
Department: 000						
101-000-402.000	CURRENT PROPERTY TAXES	430,319.00	9,407.50	9,407.50	420,911.50	2.19
101-000-402.001	PY PROPERTY TAX ADJ/COLLECTIONS	160.00	(35.23)	0.00	195.23	(22.02)
101-000-447.001	PROPERTY TAX ADMIN FEE	226,454.00	5,450.71	5,450.71	221,003.29	2.41
101-000-476.000	LICENSES & PERMITS	15,000.00	3,035.00	475.00	11,965.00	20.23
101-000-477.000	CABLE TV FRANCHISE	48,900.00	10,885.84	45.00	38,014.16	22.26
101-000-490.000	PLANNING REVENUES	2,000.00	350.00	0.00	1,650.00	17.50
101-000-490.001	ZBA REVENUES	2,500.00	2,250.00	1,750.00	250.00	90.00
101-000-490.002	LAND DIVISION REVENUES	1,000.00	1,150.00	0.00	(150.00)	115.00
101-000-574.000	STATE SHARED REVENUE	712,860.00	210,587.00	0.00	502,273.00	29.54
101-000-603.002	SHARED DRIVEWAY APPLICATIONS	0.00	500.00	0.00	(500.00)	100.00
101-000-655.000	FINES AND FORFEITS	854.00	577.50	254.10	276.50	67.62
101-000-665.000	INTEREST INCOME	70,000.00	16,225.86	0.00	53,774.14	23.18
101-000-667.002	FIRE SUB STATION	2,500.00	0.00	0.00	2,500.00	0.00
101-000-674.000	CABLE TV FRANCHISE	0.00	56.86	0.00	(56.86)	100.00
101-000-675.000	RECYCLE/CLEANUP DAY REVENUE	1,200.00	0.00	0.00	1,200.00	0.00
101-000-676.000	TELECOM ACT	30,000.00	31,576.63	0.00	(1,576.63)	105.26
101-000-676.001	REFUNDS & REIMBURSE	3,000.00	344.36	0.00	2,655.64	11.48
101-000-677.000	MISC	0.00	85.00	0.00	(85.00)	100.00
Total Dept 000		1,546,747.00	292,447.03	17,382.31	1,254,299.97	18.91
Revenues		1,546,747.00	292,447.03	17,382.31	1,254,299.97	18.91
Account Category: Expenditures						
Department: 257 ASSESSOR						
101-257-717.000	PER DIEMS	1,350.00	0.00	0.00	1,350.00	0.00
101-257-801.001	CONTRACTED SERVICE WAGES	73,011.00	18,069.93	0.00	54,941.07	24.75
Total Dept 257 - ASSESSOR		74,361.00	18,069.93	0.00	56,291.07	24.30
Department: 261 GENERAL GOVERNMENT						
101-261-706.005	RECORDING SECRETARY	1,000.00	979.00	600.05	21.00	97.90
101-261-706.010	OFFICE MANAGER WAGES	76,500.00	26,480.71	8,826.90	50,019.29	34.62
101-261-706.011	ASSISTANT WAGES	55,270.00	15,039.68	5,451.82	40,230.32	27.21
101-261-706.101	TRUSTEE SALARY	30,200.00	12,583.20	5,033.28	17,616.80	41.67
101-261-706.171	SUPERVISOR SALARY	46,500.00	19,375.00	7,750.00	27,125.00	41.67
101-261-706.215	CLERK SALARY	46,500.00	19,375.00	7,750.00	27,125.00	41.67
101-261-706.253	TREASURER SALARY	46,500.00	19,375.00	7,750.00	27,125.00	41.67
101-261-707.215	DEPUTY CLERK WAGES	41,396.00	11,546.64	4,777.92	29,849.36	27.89
101-261-707.253	DEPUTY TREASURER WAGES	20,698.00	1,516.33	1,352.09	19,181.67	7.33
101-261-715.000	HEALTH INSURANCE	60,000.00	11,826.42	4,148.56	48,173.58	19.71
101-261-717.000	PER DIEMS	3,150.00	0.00	0.00	3,150.00	0.00
101-261-725.000	FICA/MED MATCH	32,950.00	12,553.63	4,747.79	20,396.37	38.10
101-261-725.002	RETIREMENT PLAN	5,000.00	2,676.06	1,429.26	2,323.94	53.52
101-261-727.001	SUPPLIES	12,500.00	5,169.35	91.04	7,330.65	41.35
101-261-727.002	POSTAGE	15,000.00	2,652.58	2,000.00	12,347.42	17.68
101-261-728.000	TELEPHONE	9,000.00	2,987.96	761.38	6,012.04	33.20
101-261-801.012	ACCOUNTING & FINANCE	25,800.00	8,400.00	2,100.00	17,400.00	32.56
101-261-802.000	ATTORNEY	30,000.00	879.00	0.00	29,121.00	2.93
101-261-802.002	AUDITOR	15,000.00	0.00	0.00	15,000.00	0.00
101-261-802.003	FOIA EXPENSE FEES	1,500.00	0.00	0.00	1,500.00	0.00
101-261-805.000	INSURANCE	36,000.00	0.00	0.00	36,000.00	0.00

GL Number	Description	26-27 Amended Budget	YTD Balance 07/31/2026 Normal (Abnormal)	Activity For 07/31/2026 Increase (Decrease)	Available Balance 07/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 261 GENERAL GOVERNMENT						
101-261-860.000	TRAVEL & TRANSPORTATION	3,850.00	10.80	0.00	3,839.20	0.28
101-261-861.000	PROF DEVELOPMENT	11,000.00	835.52	0.00	10,164.48	7.60
101-261-900.000	PRINTING/PUBLISHING	8,000.00	2,587.54	0.00	5,412.46	32.34
101-261-955.003	BANK CHARGE	4,500.00	1,017.90	0.00	3,482.10	22.62
101-261-957.001	DUES	12,000.00	9,931.90	9,931.90	2,068.10	82.77
101-261-981.001	INFO SYSTEM HDW	5,000.00	0.00	0.00	5,000.00	0.00
101-261-981.002	I.T. SERVICES	60,000.00	4,473.53	781.20	55,526.47	7.46
101-261-981.004	CLERK MINUTES SOFTWARE	3,000.00	0.00	0.00	3,000.00	0.00
Total Dept 261 - GENERAL GOVERNMENT		717,814.00	192,272.75	75,283.19	525,541.25	26.79
Department: 262 ELECTION						
101-262-706.002	ELECTION WORKER WAGES	14,000.00	75.00	75.00	13,925.00	0.54
101-262-706.004	ELECTION MANAGEMENT	12,000.00	2,173.29	2,173.29	9,826.71	18.11
101-262-727.001	SUPPLIES	13,000.00	2,507.74	2,027.67	10,492.26	19.29
101-262-727.002	POSTAGE	8,000.00	0.00	0.00	8,000.00	0.00
101-262-801.002	CONTRACTED SERVICES	2,000.00	0.00	0.00	2,000.00	0.00
101-262-860.000	TRAVEL & TRANSPORTATION	1,000.00	0.00	0.00	1,000.00	0.00
101-262-861.000	PROF DEVELOPMENT	700.00	0.00	0.00	700.00	0.00
101-262-900.000	PRINTING/PUBLISHING	2,800.00	790.00	790.00	2,010.00	28.21
Total Dept 262 - ELECTION		53,500.00	5,546.03	5,065.96	47,953.97	10.37
Department: 265 BUILDING & GROUNDS						
101-265-727.001	SUPPLIES	500.00	66.15	0.00	433.85	13.23
101-265-803.000	LAWN CARE	16,000.00	5,018.00	325.00	10,982.00	31.36
101-265-810.000	JANITORIAL	12,000.00	3,200.00	800.00	8,800.00	26.67
101-265-903.000	MAINTENANCE	25,000.00	4,027.19	1,830.00	20,972.81	16.11
101-265-920.000	UTILITIES	10,500.00	2,452.44	68.81	8,047.56	23.36
Total Dept 265 - BUILDING & GROUNDS		64,000.00	14,763.78	3,023.81	49,236.22	23.07
Department: 441 PUBLIC WORKS						
101-441-717.004	WWRA PER DIEM	1,800.00	300.00	75.00	1,500.00	16.67
101-441-806.003	CHEL LANDFILL CONT	18,000.00	4,927.86	0.00	13,072.14	27.38
101-441-903.002	CEMETERY MAINTENANCE	12,000.00	0.00	0.00	12,000.00	0.00
101-441-955.005	AT LARGE DRAINS	15,000.00	0.00	0.00	15,000.00	0.00
Total Dept 441 - PUBLIC WORKS		46,800.00	5,227.86	75.00	41,572.14	11.17
Department: 701 PLANNING & ZONING ADMINISTRATION						
101-701-706.001	SALARY & WAGES	90,000.00	31,106.06	10,368.69	58,893.94	34.56
101-701-706.005	RECORDING SECRETARY	4,500.00	2,395.25	378.95	2,104.75	53.23
101-701-717.002	PLANNING COMMISSION PER DIEM	5,000.00	2,375.00	0.00	2,625.00	47.50
101-701-717.003	ZONING BOARD OF APPEALS PER DIEM	3,000.00	1,125.00	400.00	1,875.00	37.50
101-701-717.005	MASTER PLAN BOARD PER DIEMS	2,750.00	882.30	557.30	1,867.70	32.08
101-701-725.002	RETIREMENT PLAN	4,500.00	0.00	0.00	4,500.00	0.00
101-701-801.004	ENGINEERING	24,000.00	2,824.00	460.00	21,176.00	11.77
101-701-801.005	PLANNING CONSULTANT	50,000.00	13,685.00	0.00	36,315.00	27.37
101-701-802.000	ATTORNEY	26,000.00	6,745.00	0.00	19,255.00	25.94
101-701-860.000	TRAVEL & TRANSPORTATION	1,500.00	328.04	105.12	1,171.96	21.87
101-701-861.000	PROF DEVELOPMENT	2,000.00	445.00	0.00	1,555.00	22.25
101-701-900.000	PRINTING/PUBLISHING	4,500.00	2,601.46	670.00	1,898.54	57.81

GL Number	Description	26-27 Amended Budget	YTD Balance 07/31/2026 Normal (Abnormal)	Activity For 07/31/2026 Increase (Decrease)	Available Balance 07/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 701 PLANNING & ZONING ADMINISTRATION						
	Total Dept 701 - PLANNING & ZONING ADMINISTRATION	217,750.00	64,512.11	12,940.06	153,237.89	29.63
Department: 770 COMMUNITY ENGAGEMENT						
101-770-900.000	PRINTING/PUBLISHING	17,500.00	2,449.06	1,798.05	15,050.94	13.99
101-770-956.010	VOLUNTEER APPRECIATION	6,250.00	0.00	0.00	6,250.00	0.00
101-770-956.011	CLEAN UP DAY	6,250.00	0.00	0.00	6,250.00	0.00
101-770-956.012	PARK PASS PROGRAM	72,500.00	0.00	0.00	72,500.00	0.00
101-770-956.013	MOVIE NIGHT	1,000.00	0.00	0.00	1,000.00	0.00
101-770-956.014	MISCELLANEOUS	4,500.00	0.00	0.00	4,500.00	0.00
101-770-956.015	SINGLE HAULER	20,000.00	0.00	0.00	20,000.00	0.00
	Total Dept 770 - COMMUNITY ENGAGEMENT	128,000.00	2,449.06	1,798.05	125,550.94	1.91
Department: 774 COMMUNITY SERVICE SUPPORT						
101-774-801.006	DEXTER SENIOR CITIZENS, INC	15,000.00	15,000.00	0.00	0.00	100.00
101-774-801.007	CHELSEA SENIOR CITIZENS	5,000.00	5,000.00	0.00	0.00	100.00
101-774-801.010	CS DEXTER HISTORICAL	500.00	500.00	0.00	0.00	100.00
101-774-801.011	WASHTENAW AREA VALUE TRANSIT	20,000.00	20,000.00	0.00	0.00	100.00
	Total Dept 774 - COMMUNITY SERVICE SUPPORT	40,500.00	40,500.00	0.00	0.00	100.00
Department: 965 OTHER FINANCING USES						
101-965-999.401	TRANSFER TO CAPITAL PROJECTS	150,400.00	0.00	0.00	150,400.00	0.00
	Total Dept 965 - OTHER FINANCING USES	150,400.00	0.00	0.00	150,400.00	0.00
	Expenditures	1,493,125.00	343,341.52	98,186.07	1,149,783.48	22.99
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		1,546,747.00	292,447.03	17,382.31	1,254,299.97	18.91
TOTAL EXPENDITURES		1,493,125.00	343,341.52	98,186.07	1,149,783.48	22.99
NET OF REVENUES & EXPENDITURES:		53,622.00	(50,894.49)	(80,803.76)	104,516.49	
BEG. FUND BALANCE		3,305,324.04	3,305,324.04			
FUND BALANCE ADJUSTMENTS			(12,801.28)			
NET OF REVENUES/EXPENDITURES - 25-26		(77,706.82)	(77,706.82)			
END FUND BALANCE		3,281,239.22	3,163,921.45			

GL Number	Description	26-27 Amended Budget	YTD Balance 07/31/2026 Normal (Abnormal)	Activity For 07/31/2026 Increase (Decrease)	Available Balance 07/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 206 FIRE FUND						
Account Category: Revenues						
Department: 000						
206-000-402.000	CURRENT PROPERTY TAXES	1,377,532.00	0.00	0.00	1,377,532.00	0.00
206-000-665.000	INTEREST INCOME	20,000.00	5,531.40	0.00	14,468.60	27.66
Total Dept 000		1,397,532.00	5,531.40	0.00	1,392,000.60	0.40
Revenues		1,397,532.00	5,531.40	0.00	1,392,000.60	0.40
Account Category: Expenditures						
Department: 336 FIRE						
206-336-717.000	PER DIEMS	1,200.00	450.00	150.00	750.00	37.50
206-336-801.002	CONTRACTED SERVICES	1,494,860.00	367,673.45	0.00	1,127,186.55	24.60
Total Dept 336 - FIRE		1,496,060.00	368,123.45	150.00	1,127,936.55	24.61
Expenditures		1,496,060.00	368,123.45	150.00	1,127,936.55	24.61
Fund 206 - FIRE FUND:						
TOTAL REVENUES		1,397,532.00	5,531.40	0.00	1,392,000.60	0.40
TOTAL EXPENDITURES		1,496,060.00	368,123.45	150.00	1,127,936.55	24.61
NET OF REVENUES & EXPENDITURES:		(98,528.00)	(362,592.05)	(150.00)	264,064.05	
BEG. FUND BALANCE		1,594,009.33	1,594,009.33			
NET OF REVENUES/EXPENDITURES - 25-26		(40,143.39)	(40,143.39)			
END FUND BALANCE		1,455,337.94	1,191,273.89			

GL Number	Description	26-27 Amended Budget	YTD Balance 07/31/2026 Normal (Abnormal)	Activity For 07/31/2026 Increase (Decrease)	Available Balance 07/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 207 POLICE FUND						
Account Category: Revenues						
Department: 000						
207-000-665.000	INTEREST INCOME	0.00	5,542.98	0.00	(5,542.98)	100.00
	Total Dept 000	0.00	5,542.98	0.00	(5,542.98)	100.00
Department: 301 POLICE						
207-301-665.000	INTEREST INCOME	29,267.00	0.00	0.00	29,267.00	0.00
	Total Dept 301 - POLICE	29,267.00	0.00	0.00	29,267.00	0.00
	Revenues	29,267.00	5,542.98	0.00	23,724.02	18.94
Account Category: Expenditures						
Department: 301 POLICE						
207-301-727.003	EQUIP MAINT CONTR	25,000.00	0.00	0.00	25,000.00	0.00
207-301-801.002	CONTRACTED SERVICES	732,945.00	106,081.15	0.00	626,863.85	14.47
	Total Dept 301 - POLICE	757,945.00	106,081.15	0.00	651,863.85	14.00
	Expenditures	757,945.00	106,081.15	0.00	651,863.85	14.00
Fund 207 - POLICE FUND:						
TOTAL REVENUES		29,267.00	5,542.98	0.00	23,724.02	18.94
TOTAL EXPENDITURES		757,945.00	106,081.15	0.00	651,863.85	14.00
NET OF REVENUES & EXPENDITURES:		(728,678.00)	(100,538.17)	0.00	(628,139.83)	
BEG. FUND BALANCE		1,642,215.23	1,642,215.23			
FUND BALANCE ADJUSTMENTS			(225.15)			
NET OF REVENUES/EXPENDITURES - 25-26		435,053.56	435,053.56			
END FUND BALANCE		1,348,590.79	1,976,505.47			

GL Number	Description	26-27 Amended Budget	YTD Balance 07/31/2026 Normal (Abnormal)	Activity For 07/31/2026 Increase (Decrease)	Available Balance 07/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 245 OPEN SPACE LAND INITIATIVE						
Account Category: Revenues						
Department: 000						
245-000-402.000	CURRENT PROPERTY TAXES	242,545.00	0.00	0.00	242,545.00	0.00
245-000-665.000	INTEREST INCOME	7,850.00	1,501.52	0.00	6,348.48	19.13
	Total Dept 000	250,395.00	1,501.52	0.00	248,893.48	0.60
	Revenues	250,395.00	1,501.52	0.00	248,893.48	0.60
Account Category: Expenditures						
Department: 261 GENERAL GOVERNMENT						
245-261-706.005	RECORDING SECRETARY	1,470.00	779.35	135.85	690.65	53.02
245-261-717.000	PER DIEMS	4,500.00	1,800.00	550.00	2,700.00	40.00
245-261-801.002	CONTRACTED SERVICES	56,500.00	15,258.85	2,922.70	41,241.15	27.01
245-261-802.000	ATTORNEY	5,000.00	4,165.00	0.00	835.00	83.30
	Total Dept 261 - GENERAL GOVERNMENT	67,470.00	22,003.20	3,608.55	45,466.80	32.61
Department: 901 CAPITAL IMPROVEMENTS/INFRASTRUCTURE						
245-901-976.000	OPEN SPACE EASEMENT PURCHASES	217,000.00	0.00	0.00	217,000.00	0.00
	Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE	217,000.00	0.00	0.00	217,000.00	0.00
Department: 965 OTHER FINANCING USES						
245-965-999.401	TRANSFER TO CAPITAL PROJECTS	283,000.00	0.00	0.00	283,000.00	0.00
	Total Dept 965 - OTHER FINANCING USES	283,000.00	0.00	0.00	283,000.00	0.00
	Expenditures	567,470.00	22,003.20	3,608.55	545,466.80	3.88
Fund 245 - OPEN SPACE LAND INITIATIVE:						
TOTAL REVENUES		250,395.00	1,501.52	0.00	248,893.48	0.60
TOTAL EXPENDITURES		567,470.00	22,003.20	3,608.55	545,466.80	3.88
NET OF REVENUES & EXPENDITURES:		(317,075.00)	(20,501.68)	(3,608.55)	(296,573.32)	
BEG. FUND BALANCE		953,953.96	953,953.96			
NET OF REVENUES/EXPENDITURES - 25-26		239,819.40	239,819.40			
END FUND BALANCE		876,698.36	1,173,271.68			

GL Number	Description	26-27 Amended Budget	YTD Balance 07/31/2026 Normal (Abnormal)	Activity For 07/31/2026 Increase (Decrease)	Available Balance 07/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 401 CAPITAL PROJECT FUND						
Account Category: Revenues						
Department: 000						
401-000-665.000	INTEREST INCOME	74.00	22.21	0.00	51.79	30.01
401-000-699.101	TRANSFER IN	433,400.00	0.00	0.00	433,400.00	0.00
Total Dept 000		433,474.00	22.21	0.00	433,451.79	0.01
Revenues		433,474.00	22.21	0.00	433,451.79	0.01
Account Category: Expenditures						
Department: 901 CAPITAL IMPROVEMENTS/INFRASTRUCTURE						
401-901-974.001	CAP IMPROVE TOWN HALL LOWER LEVEL	22,174.00	0.00	0.00	22,174.00	0.00
401-901-975.000	ROAD IMPROVEMENTS	143,000.00	73,410.50	73,410.50	69,589.50	51.34
401-901-977.000	LAND PURCHASES NON OSLP MILEAGE	283,000.00	17,000.00	0.00	266,000.00	6.01
401-901-979.000	TECHNOLOGY UPGRADES	20,000.00	4,490.00	0.00	15,510.00	22.45
401-901-980.000	CELLULAR CONNECTIVITY	100,000.00	0.00	0.00	100,000.00	0.00
401-901-981.001	INFO SYSTEM HDW	10,000.00	2,812.18	0.00	7,187.82	28.12
401-901-985.000	ELEVATOR MAINTENANCE	30,000.00	0.00	0.00	30,000.00	0.00
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE		608,174.00	97,712.68	73,410.50	510,461.32	16.07
Expenditures		608,174.00	97,712.68	73,410.50	510,461.32	16.07
Fund 401 - CAPITAL PROJECT FUND:						
TOTAL REVENUES		433,474.00	22.21	0.00	433,451.79	0.01
TOTAL EXPENDITURES		608,174.00	97,712.68	73,410.50	510,461.32	16.07
NET OF REVENUES & EXPENDITURES:		(174,700.00)	(97,690.47)	(73,410.50)	(77,009.53)	
BEG. FUND BALANCE		534,655.08	534,655.08			
NET OF REVENUES/EXPENDITURES - 25-26		278,697.82	278,697.82			
END FUND BALANCE		638,652.90	715,662.43			

GL Number	Description	26-27 Amended Budget	YTD Balance 07/31/2026 Normal (Abnormal)	Activity For 07/31/2026 Increase (Decrease)	Available Balance 07/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 701 GENERAL AGENCY FUND						
Account Category: Revenues						
Department: 000						
701-000-665.000	INTEREST INCOME	0.00	1.30	0.00	(1.30)	100.00
Total Dept 000		0.00	1.30	0.00	(1.30)	100.00
Revenues		0.00	1.30	0.00	(1.30)	100.00
Fund 701 - GENERAL AGENCY FUND:						
TOTAL REVENUES		0.00	1.30	0.00	(1.30)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		0.00	1.30	0.00	(1.30)	
BEG. FUND BALANCE		(2,297.94)	(2,297.94)			
NET OF REVENUES/EXPENDITURES - 25-26		4.42	4.42			
END FUND BALANCE		(2,293.52)	(2,292.22)			
Report Totals:						
TOTAL REVENUES - ALL FUNDS		3,657,415.00	305,046.44	17,382.31	3,352,368.56	8.34
TOTAL EXPENDITURES - ALL FUNDS		4,922,774.00	937,262.00	175,355.12	3,985,512.00	19.04
NET OF REVENUES & EXPENDITURES:		(1,265,359.00)	(632,215.56)	(157,972.81)	(633,143.44)	
BEG. FUND BALANCE - ALL FUNDS		8,027,859.70	8,027,859.70			
FUND BALANCE ADJUSTMENTS - ALL FUNDS			(13,026.43)			
NET OF REVENUES/EXPENDITURES - 25-26		835,724.99	835,724.99			
END FUND BALANCE - ALL FUNDS		7,598,225.69	8,218,342.70			

DEXTER TOWNSHIP
AGENDA ITEM REQUEST

MEETING OF: **Township Board of Trustees August 18, 2026**

Title: Application for PA 116 Farmland Agreement – Daniel and Emma Palka

Date: 8/8/2026

Purpose (Choose ONE):

1) This is a discussion item requiring no action by the board: ____

2) This is an action item requiring a:
Resolution __;
Motion _X__ ;
Ordinance _____

Narrative (to be completed by requestor): The Township has received an application for a Farmland Agreement, under PA 116, from Daniel and Emma Palka. They are requesting 13 acres of their 25-acre farm to be considered for enrollment. If the application is approved by the State, the applicants will enter into a development rights agreement to help ensure that the enrolled property remains in agricultural use and will be eligible for income tax credits through the State. The applicants are requesting the minimum term for the agreement, which is 10 years. Before the applicants can seek approval from the State of Michigan, they must receive approval from the Township Board. The application was received by the Township on August 3, 2026, and the Township Board has 45 days from the date of receipt to approve or reject the application. The application must also be approved by the Board on or before November 1 to be effective for the current tax year. Finally, the Township Assessor has also reviewed the application prior to submission to the Board.

The goals of the PA 116 Farmland Agreement program are consistent with Dexter Township's agricultural preservation and rural character goals identified in the Township's strategic planning efforts and Master Plan. The development rights agreement will help protect the enrolled property from future non-agricultural development and support the continued agricultural use of the land. The tax benefits available through the program can also support the continued operation and preservation of the farm. Therefore, staff recommends approval of the application.

Submitted by: Samantha Edwards, Office Administrator

Suggested Action: Motion to approve the PA 116 Farmland Agreement application submitted by Daniel and Emma Palka for parcel number D-04-33-200-011 for a proposed term of 10 years.

Michigan Department of AGRICULTURE & Rural Development

RECEIVED
AUG - 3 2026

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Requirements Checklist

INTRODUCTION

The Farmland and Open Space Preservation Program, or P.A. 116, is designed to protect farmland and open space through agreements that restrict development and provide tax incentives for program participation. A temporary restriction on the land between the state and a landowner, voluntarily entered into by a landowner, preserves the land for agriculture in exchange for certain tax benefits and exemptions for various special assessments.

The requirement for the land to be enrolled is either 40 acres or more and at least 51% in an agricultural use; or more than 5 acres but less than 40 acres and at least 51% in an agricultural use with a minimum income of $200 per acre per year.

All items listed below must be included with the new application packet prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner for additional information and may be rejected to comply with the statutory 60-day deadline from the date of receipt by Michigan Department of Agriculture and Rural Development (MDARD).

LANDOWNER CHECKLIST

- **Complete all sections of the application.**

  Applications which do not contain all required information will be returned to the landowner for completion. Incomplete applications may be rejected if required information is not provided within 60 days of receipt by MDARD.

- **Copy of recorded deed(s) or land contract(s), including signature page(s).**

  Copies must contain all pages of the recorded documents and sufficiently document the chain of title from the previous owner.

  - » If providing more than one deed or land contract, the land described in each recorded document must be under the same exact ownership (grantee names must match). If the names on the recorded documents do not match, separate applications will need to be completed.
  - » All pages from recorded document, including any recorded exhibits, must be included.
  - » If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
  - » All vendors/sellers listed on a land contract must sign and date the application where indicated.

- **Verify landowner has no additional encumbrances that would impact the agreement, such as:**
  - » Other conservation easements that would prevent agriculture use on the property.
  - » Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

- **Copy of most recent property tax assessment notice or tax bill with complete tax description of property and State Equalized Value (SEV).**

  Include a statement by the applicant certifying the name of the owner of record, the legal description of the property, and all liens, covenants, and other encumbrances affecting the title to the land.

REQUIREMENTS CHECKLIST CONTINUES ON PAGE 2

◉ **Map of the farm with structures and natural features.**

A property survey or GIS image showing the property boundaries is sufficient. The map must include:

- » The boundary of land cited in the application.
- » A survey or accurate legal description for the property to be enrolled if less than property described in recorded deed.
- » All buildings (house, barn(s), etc.); label roads and other encumbrances (such as utilities and other non-agricultural uses); label all buildings and indicate current use and who resides in residences.
- » Current uses of the property (crops, pasture, forest, swamp, etc.).

NOTE: Any residential structures housing persons who are not essential to the farm operation will be excluded from the application. Residential buildings that fall within this category must have a property description for its exclusion or your application cannot be processed.

◉ **Income certification for parcels 5 acres or more but less than 40 acres in size.**

- » Do not submit income tax documents.
- » If available, include a letter from a CPA, tax preparer, or tax attorney attesting that you meet the minimum income requirements for enrollment.

◉ **Submit complete application and checklist to the clerk of the local governing body (see below).**

Maintain a copy of your application for your records.

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- » If the application is approved, the applicant will be notified by the local governing body within 10 days. The local governing body will forward the entire application packet to the MDARD Farmland and Open Space Preservation Office within 30 days.
- » Application documentation provided to MDARD must include local governing body resolution or meeting minutes.
- » If the application is rejected by the local governing body, the applicant will be notified within 10 days, stating the reason for rejection. The original application and all supporting documentation will be returned to the applicant. The applicant has 30 days to appeal the local rejection to MDARD.

LOCAL GOVERNING BODY CHECKLIST

○ **"Local Governing Body Requirements" on page 9 must be completed by the local governing body (Township Clerk if township has zoning authority; County Clerk if county has zoning authority). Local Clerk must present to the local governing body for approval or rejection.**

○ **Statement from the assessing officer where the property is located specifying the current fair market value of the land and structures.**

The local assessor must provide the property appraisal value on Page 10, in "Section I. Application Processing."

REQUIREMENTS CHECKLIST CONTINUES ON PAGE 3

◉ **Copy of documents demonstrating minimum income from agricultural products ($200 per acre for 2 of the last 3 years required for applications of 5 acres or more but less than 40 acres; or $2,000 gross annual income for specialty farms).**

Landowner signature on the application is required to certify the income information provided. A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

MDARD HAS 60 DAYS FROM DATE OF RECEIPT FROM LOCAL GOVERNING BODY TO APPROVE OR REJECT THE APPLICATION.

The applicant will be notified within 10 days of the date of approval or rejection by MDARD.

New applications, eligibility requirements, and instructions for completing a new application can be found online: Michigan.gov/Farmland.

CONTACT AND LEGAL INFORMATION BEGINS ON PAGE 4

Michigan Department of AGRICULTURE & Rural Development

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

Please print or type responses. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

OFFICIAL USE ONLY

Local Governing Body

Date received: _____

Application #: _____

I. Personal Information

1. Name(s) of applicant

Palka	Daniel	J
Last	First	Initial

(If more than two, see #18)

Palka	Emma	J
Last	First	Initial

2. Entity name: D.E. Palka Farm LLC

3. Mailing address:

3524 Tanglewood Trail	Chelsea	MI	48118
Street	City	State	Zip Code

4. Phone number: [redacted]

5. Alternative telephone number (cell, work, etc.): [redacted]

6. Email address: [redacted]

II. Property Location (can be taken from the deed/land contract)

7. County: Washtenaw

8. Township, city, or village: Dexter Township

9. Section #: 33 Town #: 1 South

Range #: 4 East Parcel # (Tax ID): D-04-33-200-011

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 09/04/2024

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

12. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

13. Is there a tax lien against the land described above? ○ Yes ◉ No

If "Yes," please explain circumstances:

_____

_____

14. Does the applicant own the mineral rights? ○ Yes ○ No ◉ Unknown

If owned by the applicant, are the mineral rights leased? ○ Yes ○ No

Indicate who owns or is leasing rights if other than the applicant:
Not aware of any mineral rights

Name the type(s) of mineral(s) involved: N/A

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ○ Yes ◉ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:
N/A

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ○ Yes ◉ No ○ Unknown

If "Yes," indicate the type of encumbrance and grantee:
N/A

17. Is land being purchased under land contract? ○ Yes ◉ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application to be enrolled in the Farmland and Open Space Preservation Program.

N/A
Printed Name of Land Contract Vendor (Seller)

_____ _____
Signature of Land Contract Vendor (Seller) Date

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 6

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- (●) 2 or more persons have a joint or common interest in the land
- ( ) Corporation
- (●) Limited Liability Company
- ( ) Partnership
- ( ) Estate
- ( ) Trust
- ( ) Association

If applicable, list the following: Individual Names if more than 2 Persons, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: Emma Palka Title: Owner / organizer

Name: Daniel Palka Title: Organizer

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY REQUIREMENTS BEGIN ON PAGE 7

LAND ELIGIBILITY

IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).

This application is for

- ○ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- ◉ 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- ○ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

19. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc.): Livestock

    b. Total number of acres on this farm: 25

    c. Total number of acres to be enrolled (if different than above): 13

    d. Acreage in cultivation: 5

    e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 8

    f. All other acres (swamp, woods, etc.): 12

    g. Indicate any structures on the property (If more than one structure, indicate the number of structures):

    Total: 2

    NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

    Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): Barndominium (house) 36x80x12 and barn 30x40x14

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of $200.00 per year or more per acre of cleared and tillable land.
    - » Supporting documentation is necessary to validate the income requirements.
    - » Landowner signature on the application is required to certify the income information provided.
    - » A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

LAND ELIGIBILITY REQUIREMENTS CONTINUE ON PAGE 8

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of $2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

    NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 10

LANDOWNER SIGNATURE REQUIRED ON PAGE 9

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
    a. Other conservation easements that would prevent agricultural use on the property.
    b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Daniel Palka	7-5-26
Printed Name of Applicant	Title
[signature]	7/5/26
Signature of Applicant (Corporate Name, If Applicable)	Date
Emma Palka	7-5-26
Printed Name of Co-owner, If Applicable	Title
[signature]	7-5-26
Signature of Co-owner, If Applicable (Signature of Corporate Officer)	Date

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

LOCAL GOVERNING BODY REQUIREMENTS ARE FOUND ON PAGE 10

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: _____ (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: _____

○ County ○ Township ○ City ○ Village

Included documentation: ○ Resolution ○ Meeting Minutes

This application is ○ Approved ○ Rejected

*Clerk must complete verification on the next page.

Date of approval or rejection by local governing body: _____
(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: $_____
Assessor certifies this is the current fair market value of the property.

Parcel # (Tax ID): _____

Clerk's name: _____

Clerk's phone: (____) ____-_____ Clerk's email: _____

_____ _____ _____
Printed Name of Clerk Signature of Clerk Date

Assessor's name: _____

Assessor's phone: (____) ____-_____ Assessor's email: _____

_____ _____ _____
Printed Name of Assessor Signature of Assessor Date

LOCAL GOVERNING BODY VERIFICATION IS FOUND ON PAGE 11

Receipt# 24-18329 6732416
09/17/2024 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 481026
County Tax: $209.00 State Tax: $1,425.00

6732416 L: 5565 P: 473 D
Total Pages: 5 09/17/2024 12:24 PM
Lawrence Kestenbaum
Washtenaw County, Michigan

WARRANTY DEED

Title One, Inc. File No. 7-706126

KNOW ALL PERSONS BY THESE PRESENTS: That Brian Hamann and Nancy Dodson
Whose address is 8104 Parker Road Saline, MI 48176
Convey(s) and Warrant(s) to Daniel Palka and Emma Palka, Husband and Wife
Whose address is 3986 Hayne Road, Stockbridge, MI 49285
the following described premises situated in the Township of Dexter, County of Washtenaw and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 3524 Tanglewood Trail, Chelsea, Michigan 48118
Tax Parcel # D-04-33-200-011

for the full consideration of: One Hundred Ninety Thousand and 00/100 Dollars ($190,000.00)
Notice of Private Road Here to Attached as Exhibit "B"

Subject to: existing building and use restrictions and easements and rights of way of record
this property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make ALL division(s) under Section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967.

Drafted by:

Brian Hamann
8104 Parker Road
Saline, MI 48176

Return to:

Daniel Palka
3524 Tanglewood Trail
Chelsea MI 48118

Washtenaw County Treasurer
Tax Certificate NO: 156468YF

Signatures are contained on Page 2

7-706126

1634

"Exhibit B"

NOTICE OF PRIVATE ROAD

PURSUANT TO M.C.L.A. 560.261 (P.A. 1967 NO. 288)

File No: 7-706126

Date: September 5, 2024

Property Address: 3524 Tanglewood Trail, Chelsea, MI 48118

Seller(s): Brian Hamann and Nancy Dodson

Buyer(s): Daniel Palka and Emma Palka

We, the undersigned seller(s) hereby notify the buyer(s) that pursuant to Section 261 of the Subdivision Control Act of 1967, that you are purchasing a parcel of land that abuts a private road which is not required to be maintained by the Board of County Road Commissioners.

Brian Hamann

Nancy Dodson

The undersigned buyer(s) hereby acknowledge that they have read and understand the above statement.

Daniel Palka

Emma Palka

THIS DOCUMENT IS TO BE HERTO ATTACHED TO THE DEED, LAND CONTRACT, OR OTHER INSTRUMENTS CONVEYING ANY INTEREST IN LAND.

Exhibit "A"

Part of the West 1/2 of the West 1/2 of Section 33, Town 1 South, Range 4 East, described as: Commencing at the Northwest corner of said Section 33 thence along the West line of said Section, South 00 degrees 35 minutes 40 seconds West 602.76 feet; thence South 88 degrees 01 minutes 40 seconds East 0.98 feet to the point of beginning; thence South 88 degrees 00 minutes 36 seconds East 1275.97 feet to appoint on the East line of the West 1/2 of the West 1/2 of Section 33; thence along said East line; South 00 degrees 20 minutes 33 seconds West 1044.09 feet; thence North 84 degrees 22 minutes 50 seconds West 849.18 feet; thence North 00 degrees 49 minutes 20 seconds East 376.35 feet; thence North 39 degrees 28 minutes 09 seconds West 245.00 feet; thence South 76 degrees 47 minutes 49 seconds West 128.38 feet; thence South 00 degrees 49 minutes 20 seconds West 155.77 feet;thence North 89 degrees 10 minutes 40 seconds West 155.19 feet; thence along an existing fence line as described in Liber 1742, Page 244 and 255 in the following two courses: North 00 degrees 49 minutes 20 seconds East 299.70 feet and North 00 degrees 48 minutes 40 seconds East 322.97 feet ot the point of beginning.Subject to and having rights of ingress and egress over Easement described in Liber 1689, Page 466.

Together with the rights of ingress and egress over a 66 foot wide strip of land, the centerline of which is described as follows: Commencing at the Southwest corner of Section 28, Town 1 South, Range 4 East; thence North 00 degrees 38 minutes 20 seconds East 618.57 feet along the West line of said Section to the point of beginning; thence South 89 degrees 21 minutes 50 seconds East 33.00 feet; thence South 00 degrees 38 minutes 20 seconds West 618.55 feet; thence South 00 degrees 36 minutes 10 seconds West 3983.03 feet to the point of termination.

Signature page of Warranty Deed for property located at 3524 Tanglewood Trail, Chelsea, MI 48118

Dated: September 05, 2024

Witnessed by:

_____

_____

Signed and Sealed:

_____
Brian Hamann

_____
Nancy Dodson

STATE OF Michigan)
)SS.
COUNTY OF Washtenaw)

The foregoing instrument was acknowledged before me on September 5, 2024, by Brian Hamann and Nancy Dodson.

Sign _____
Print
Notary Public County, Michigan
Acting in County
My commission expires:

RYAN P. VAN LOOZEN
Notary Public, State of Michigan
County of Wayne
My Commission Expires: 10-29-2029
Acting in Wayne County

County Treasurer's Certificate	City Treasurer's Certificate

"Exhibit B"

NOTICE OF PRIVATE ROAD

PURSUANT TO M.C.L.A. 560.261 (P.A. 1967 NO. 288)

File No: 7-706126

Date: September 5, 2024

Property Address: 3524 Tanglewood Trail, Chelsea, MI 48118

Seller(s): Brian Hamann and Nancy Dodson

Buyer(s): Daniel Palka and Emma Palka

We, the undersigned seller(s) hereby notify the buyer(s) that pursuant to Section 261 of the Subdivision Control Act of 1967, that you are purchasing a parcel of land that abuts a private road which is not required to be maintained by the Board of County Road Commissioners.

_____

Brian Hamann

_____

Nancy Dodson

The undersigned buyer(s) hereby acknowledge that they have read and understand the above statement.

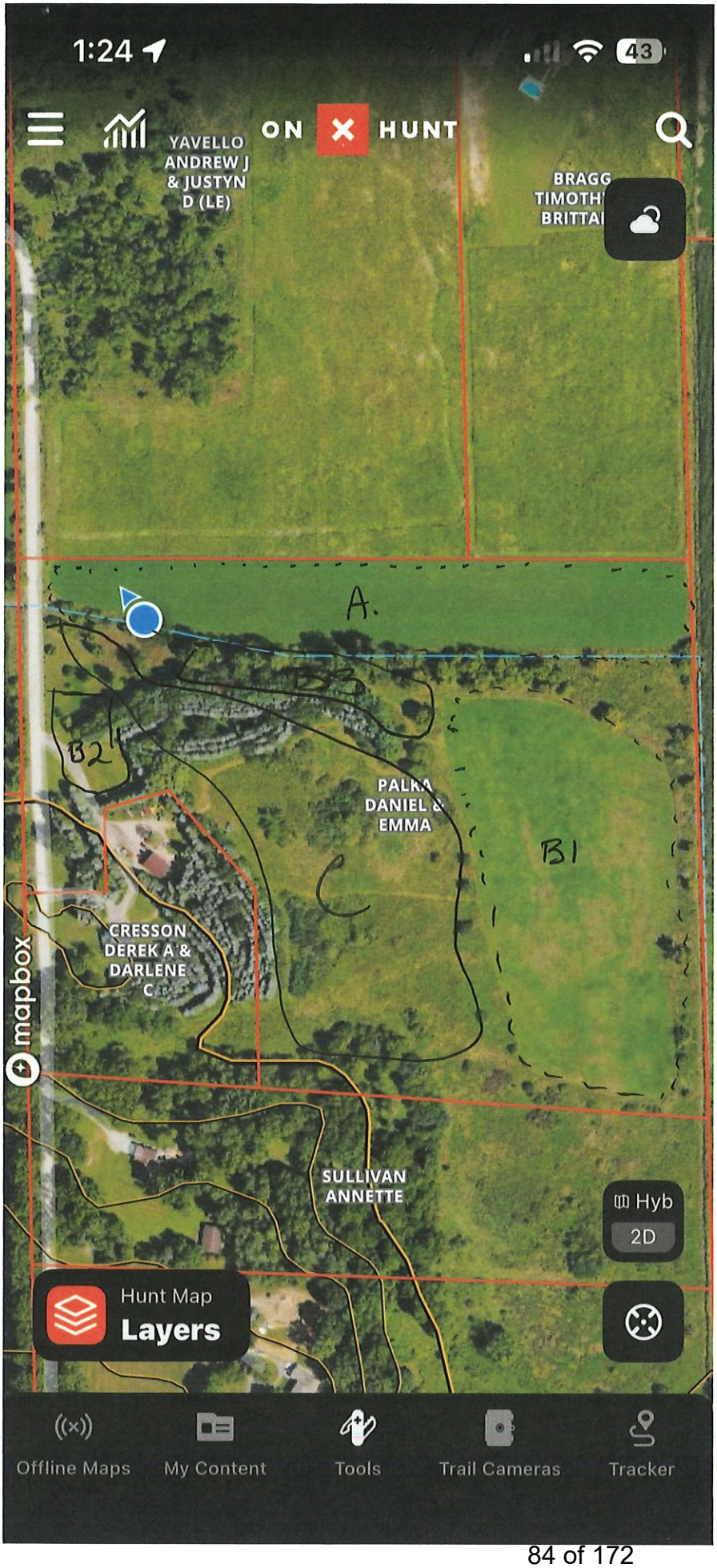
_____

Daniel Palka

_____

Emma Palka

THIS DOCUMENT IS TO BE HERTO ATTACHED TO THE DEED, LAND CONTRACT, OR OTHER INSTRUMENTS CONVEYING ANY INTEREST IN LAND.



A. 5 acres ~~pasture~~ hay field

B. 8 acres cleared, fenced, improved

B1 - 6 acres pasture
B2. orchard - 1 acre
B3 - Chicken coop, Barn etc.

C. 12 swamp, house etc area

Washtenaw County Parcel Report

Parcel ID: D -04-33-200-011
Report Generated: 8/10/2026

PIN: D -04-33-200-011
Property Address: 3524 TANGLEWOOD TRAIL
CHELSEA, MI 48118

CVT Code: D
CVT Description: TOWNSHIP OF DEXTER
School: 81040, CHELSEA SCHOOLS
Property Class: 401, RESIDENTIAL

Principal Residence Exemption (PRE) %: 100%



Owner Information:

Owner: PALKA DANIEL & EMMA
Address: 3524 TANGLEWOOD TRAIL
CHELSEA, MI 48118

Values:

Assessed Value:	328,300	**SEV:**	328,300
Capped Value:	322,978	**Taxable Value:**	322,978

Sales (last 3 max):

Date	Sale Price	Type
9/5/2024	190000	WARRANTY DEED
11/13/2015	130000	WARRANTY DEED
7/7/2005	50000	WARRANTY DEED

Drain Assessment (not including drain debts) (last 3 years):

Year	Drain Name	Amount
2025	MILL CREEK CONSOLIDATED	35.66
2023	MILL CREEK CONSOLIDATED	16.26
2023	MILL CREEK	23.15
2023	FOUR MILE LAKE DRAIN	28.44

Tax Description:

BNDRY ADJST PER SURVEY 02/14/19 DE 33-3B-1A-2 COM AT NW COR SEC 33, TH S 00-35-40 W 602.76 FT, TH S 88-01-40 E 0.98 FT TO A POB, TH S 88-00-36 E 1275.97 FT, TH S 00-20-33 W 1044.09 FT, TH N 84-22-50 W 849.18 FT, TH N 00-49-20 E 376.35 FT, TH N 39-28-09 W 245.00 FT, TH S 76-47-49 W 128.38 FT, TH S 00-49-20 W 155.77 FT, TH N 89-10-40 W 155.19 FT, TH N 00-49-20 E 299.70 FT, TH N 00-48-40 E 322.97 FT TO POB. PT OF NW 1/4 SEC 33, T1S -R4E, 25.04 AC.

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Washtenaw County Equalization Department: (734) 222-6662 / Office of the Washtenaw County Water Resource Commissioner: (734) 222-6860

Parcel Number: D -04-33-200-011 Jurisdiction: DEXTER TOWNSHIP County: Washtenaw Printed on 08/05/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMANN BRIAN & DODSON NAN	PALKA DANIEL & EMMA	190,000	09/05/2024	WD	03-ARM'S LENGTH	5565/0473	PROPERTY TRANSFER	100
CRESSON DEREK II	HAMANN BRIAN & DODSON NAN	200,000	12/12/2022	WD	03-ARM'S LENGTH	5507/0022	PROPERTY TRANSFER	100.00
HELMER JERRY & RUTHANN	CRESSON DEREK II	130,000	11/13/2015	LC	03-ARM'S LENGTH	5124/0728	PROPERTY TRANSFER	100.00
HELMER JERRY & RUTHANN	CRESSON DEREK II	130,000	11/13/2015	WD	16-LC PAYOFF	5135/0392	DEED	

Property Address

3524 TANGLEWOOD TRAIL

Owner's Name/Address

PALKA DANIEL & EMMA
3524 TANGLEWOOD TRAIL
CHELSEA, MI 48118

Tax Description

BNDRY ADJST PER SURVEY 02/14/19 DE 33-3B-1A-2 COM AT NW COR SEC 33, TH S 00-35-40 W 602.76 FT, TH S 88-01-40 E 0.98 FT TO A POB, TH S 88-00-36 E 1275.97 FT, TH S 00-20-33 W 1044.09 FT, TH N 84-22-50 W 849.18 FT, TH N 00-49-20 E 376.35 FT, TH N 89-28-09 W 245.00 FT, TH S 76-47-49 W 128.38 FT, TH S 00-49-20 W 155.77 FT, TH N 89-10-40 W 155.19 FT, TH N 00-49-20 E 299.70 FT, TH N 00-48-40 E 322.97 FT TO POB. PT OF NW 1/4 SEC 33, T1S-R4E, 25.04 AC.
SPLIT ON 08/22/2016 FROM D -04-33-200-009;

Comments/Influences



Class: RESIDENTIAL-IMPRO Zoning: AG
School: CHELSEA SCHOOL DISTRICT
P.R.E. 100% 07/30/2025
MAP #: DAFD
2026 Est TCV 656,652 TCV/TFA: 344.70

Building Permit(s)	Date	Number	Status
ELECTRICAL	01/03/2025	PE25-0005	CLOSED
Plumbing-Sewer/Water	01/03/2025	PP25-0002	CLOSED
ELECTRICAL	11/27/2024	PE24-0550	CLOSED
MECHANICAL	11/15/2024	PM24-0713	CLOSED

X	Improved	
	Vacant	

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 00001.GENERAL TWP

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GENERAL ACREAGE A			25.040 Acres		11,989	100.000		300,200
25.04 Total Acres							Total Est. Land Value =	300,200

Work Description for Permit PE25-0005, Issued 01/03/2025: New Power for Septic System
Work Description for Permit PP25-0002, Issued 01/03/2025: Connect Previously Installed by others pipe to the new septic tank
Work Description for Permit PE24-0550, Issued 11/27/2024: Temp/Perm. service for 36X80 pole barn/house DTE is doing underground
Work Description for Permit PM24-0713, Issued 11/15/2024: 2 full bathroom, kitchen, utility room, outdoor spicket & infloor heat.

Who	When	What
CRR	12/17/2025	INSPECTED
CRR	01/29/2025	INSPECTED
CRR	12/20/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,100	178,200	328,300			322,978C
2025	140,100	44,300	184,400		184,400A	184,400U
2024	137,600	0	137,600			98,595C
2023	93,900	0	93,900			93,900U

Building Type
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2024Actua	0

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior
- Wood/Shingle
- Aluminum/Vinyl
- Brick
- X Metal
- X Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

- Wood Sash
- Metal Sash
- X Vinyl Sash
- X Double Hung
- Horiz. Slide
- Casement
- X Double Glass
- X Patio Doors
- Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X Ashphalt Shingle

Chimney:

(3) Roof (cont.)
- X Eavestrough
- X Insulation
- 12 Front Overhang
- 12 Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord	Min

Size of Closets

	Lg	X	Ord	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1905 S.F.
Height to Joists: 0.0

(8) Basement
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

- Forced Air w/o Ducts
- Forced Air w/ Ducts
- Forced Hot Water
- Electric Baseboard
- Elec. Ceil. Radiant
- Radiant (in-floor)
- Electric Wall Heat
- Space Heater
- Wall/Floor Furnace
- X Forced Heat & Cool
- Heat Pump
- No Heating/Cooling

- Central Air
- Wood Furnace

(12) Electric

200 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.	Min

No. of Elec. Outlets

	Many	X	Ave.	Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
1	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
3	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal. Septic
1	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	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

Class: C
Effec. Age: 1
Floor Area: 1905
Total Base New: 318,348 E.C.F.
Total Depr Cost: 315,165 X 1.131
Estimated T.C.V.: 356,452

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2024
Car Capracity: 2 Car
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 975
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2024

(11) Heating System: Forced Heat & Cool
Ground Area = 1905 SF Floor Area = 1905 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,905		
			Total:	263,472	260,838
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,833	4,785
Extra Sink			1	988	978
Vent Fan			3	789	781
Water/Sewer					
Septic System - MI			1	10,056	9,955
Well, 150 Feet			1	9,109	9,018
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			975	25,604	25,348
Door Opener			1	569	563
Built-Ins					
Appliance Allow.			1	2,928	2,899
			Totals:	318,348	315,165

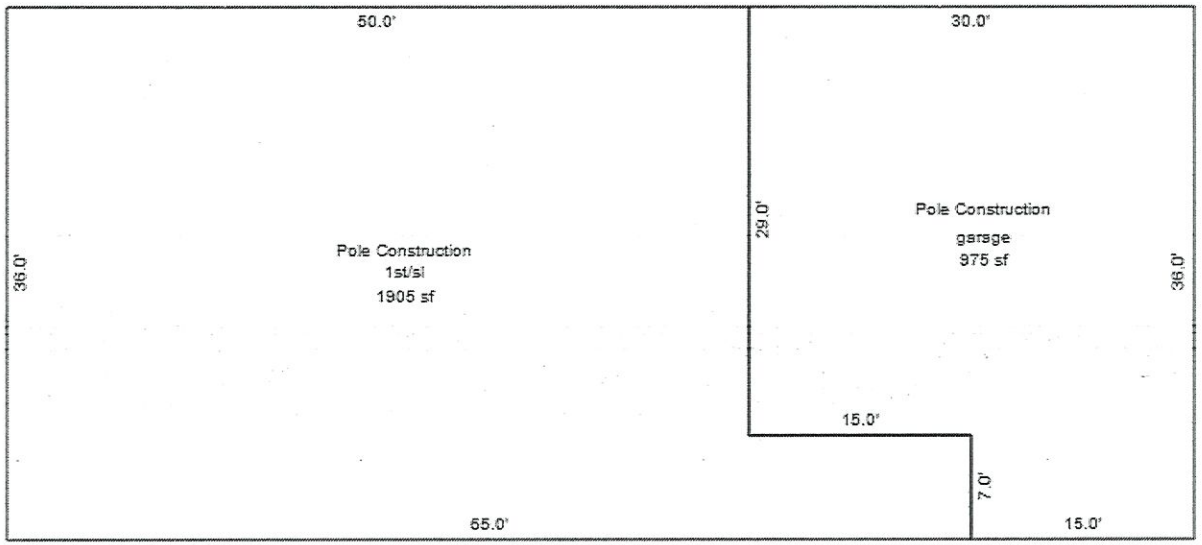
Notes: POLE CONSTRUCTION

ECF (GENERAL TWP) 1.131 => TCV: 356,452

08/01/2026

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

Parcel Number: D -04-33-200-011 Residential Building 1 of 1 Printed on 08/05/2026



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

3524 TANGLEWOOD TRAIL

CHELSEA, MI 48118

Parcel #D _04_33_200_011

Customer Name: PALKA DANIEL & EMMA

Owner and Taxpayer Information

Owner	PALKA DANIEL & EMMA 3524 TANGLEWOOD TRAIL CHELSEA, MI 48118
Taxpayer	SEE OWNER INFORMATION

Amount Due

Current Taxes: $3,365.14

Legal Description

BNDRY ADJST PER SURVEY 02/14/19 DE 33_3B_1A_2 COM AT NW COR SEC 33, TH S 00_35_40 W 602.76 FT, TH S 88_01_40 E 0.98 FT TO A POB, TH S 88_00_36 E 1275.97 FT, TH S 00_20_33 W 1044.09 FT, TH N 84_22_50 W 849.18 FT, TH N 00_49_20 E 376.35 FT, TH N 39_28_09 W 245.00 FT, TH S 76_47_49 W 128.38 FT, TH S 00_49_20 W 155.77 FT, TH N 89_10_40 W 155.19 FT, TH N 00_49_20 E 299.70 FT, TH N 00_48_40 E 322.97 FT TO POB. PT OF NW 1/4 SEC 33, T1S_R4E, 25.04 AC. SPLIT ON 08/22/2016 FROM D _04_33_200_009;

Tax History

Year Season	Total Amount	Total Paid Last Paid	Total Due	
2026 Summer	$3,365.14	$0.00	$3,365.14	
2025 Winter	$5,098.48	$5,098.48 02/12/2026	$0.00	
2025 Summer	$1,924.84	$1,924.84 09/15/2025	$0.00	
2024 Winter	$4,404.97	$4,404.97 02/24/2025	$0.00	
2024 Summer	$1,030.77	$1,030.77 09/09/2024	$0.00	
2023 Winter	$4,286.35	$0.00	$4,286.35	** Read Note(s) Above

DEXTER TOWNSHIP 2025 Winter Bill #: 003147

MESSAGE TO TAXPAYER

LIEN DATE DECEMBER 1, 2025 - DUE FEBRUARY 17, 2026 PER MCL 211.44.

THIS IS A COPY OF YOUR TAX BILL. THE ORIGINAL HAS BEEN SENT TO YOUR LENDER FOR PAYMENT FROM ESCROW.

PLEASE SEE ADDITIONAL INFORMATION ON BACK.

PAYMENT INFORMATION

This tax is due by: 02/17/2026

Pay by mail to:

(734) 426-3767 OR WWW.DEXTERTOWNSHIPMI.GOV

PROPERTY INFORMATION

Property Assessed To:
PALKA DANIEL & EMMA
3524 TANGLEWOOD TRAIL

CHELSEA SCHOOL DIST

Prop #: D -04-33-200-011 School: 81040

Prop Addr: 3524 TANGLEWOOD TRAIL

Legal Description:

BNDRY ADJST PER SURVEY 02/14/19 DE 33-3B-1A-2 COM AT NW COR SEC 33, TH S 00-35-40 W 602.76 FT, TH S 88-01-40 E 0.98 FT TO A POB, TH S 88-00-36 E 1275.97 FT, TH S 00-20-33 W 1044.09 FT, TH N 84-22-50 W 849.18 FT, TH N 00-49-20 E 376.35 FT, TH N 39-28-09 W 245.00 FT, TH S 76-47-49 W 128.38 FT, TH S 00-49-20 W 155.77 FT, TH N 89-10-40 W 155.19 FT, TH N 00-49-20 E 299.70 FT, TH N 00-48-40 E 322.97 FT TO POB. PT OF NW 1/4 SEC 33, T1S-R4E, 25.04 AC. SPLIT ON 08/22/2016 FROM D -04-33-200-009;

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County:	JAN 1 - DEC 31
Twn/Cty:	APR 1 - MAR 31
School:	JULY 1 - JUNE 30
State:	OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

TAX DETAIL

Taxable Value	184,400	RESIDENTIAL-IMPROVED
State Equalized Value	184,400	Class: 401
PRE/MBT %	100.0000	

Mort Code:

Taxes are based upon Taxable Value.
1 mill equals $1.00 per $1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
WASH COMM COLL	3.342900	616.43
COUNTY	3.185600	587.42
TOWNSHIP OPER	0.766100	141.26
TOWNSHIP FIRE	2.340000	431.49
TOWNSHIP POLICE	1.381800	254.80
WASH INTER SCH	5.471300	1,008.90
CHELSEA SCH DEBT	6.400000	1,180.16
CHELSEA NON-PRE	18.000000	EXEMPT
CHELSEA SINKING	0.898500	165.68
CHELS LIBRY OPER	1.881400	346.93
DEXTER LAND PRES	0.497000	91.64
FOUR MILE LAKE D	0	189.87
MILL CREEK CONSO	0	35.66
Total Tax	44.164600	5,050.24
Administration Fee		48.24
Interest		0.00
TOTAL AMOUNT DUE		5,098.48
PREV PAYMENTS		5,098.48
BALANCE DUE		5,098.48

Please detach along perforation. Keep the top portion.

Mort Code

Bill # 003147

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

Pay this tax to:

This tax is due by: 02/17/2026

After 02/17/2026 additional interest and fees apply

2025 Winter Tax for Prop #: D -04-33-200-011

TAXPAYER NOTE: Is your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To:

Property Addr: 3524 TANGLEWOOD TRAIL

TOTAL AMOUNT DUE: **5,098.48**

Amount Remitted: _____

To: PALKA DANIEL & EMMA
3524 TANGLEWOOD TRAIL
CHELSEA, MI 48118

DEXTER TOWNSHIP 2026 Summer Bill #: 002681

MESSAGE TO TAXPAYER

LIEN DATE JULY 1, 2026 - DUE SEPTEMBER 14, 2026 PER MCL 211.44. THIS IS A COPY OF YOUR 2026 SUMMER PROPERTY TAX STATEMENT. THE ORIGINAL HAS BEEN SENT TO YOUR ESCROW COMPANY FOR PAYMENT.

PLEASE SEE ADDITIONAL INFORMATION ON BACK OF TAX BILL.

PAYMENT INFORMATION

This tax is due by: 09/14/2026

Pay by mail to: DEXTER TOWNSHIP
BRAD METZ, TREASURER
6880 DEXTER-PINCKNEY RD
DEXTER, MI 48130

(734) 426-3767 OR WWW.DEXTERTOWNSHIPMI.GOV

PROPERTY INFORMATION

Property Assessed To:
PALKA DANIEL & EMMA
3524 TANGLEWOOD TRAIL

CHELSEA SCHOOL DIST

Prop #: D -04-33-200-011 School: 81040

Prop Addr: 3524 TANGLEWOOD TRAIL

Legal Description:

BNDRY ADJST PER SURVEY 02/14/19 DE 33-3B-1A-2 COM AT NW COR SEC 33, TH S 00-35-40 W 602.76 FT, TH S 88-01-40 E 0.98 FT TO A POB, TH S 88-00-36 E 1275.97 FT, TH S 00-20-33 W 1044.09 FT, TH N 84-22-50 W 849.18 FT, TH N 00-49-20 E 376.35 FT, TH N 39-28-09 W 245.00 FT, TH S 76-47-49 W 128.38 FT, TH S 00-49-20 W 155.77 FT, TH N 89-10-40 W 155.19 FT, TH N 00-49-20 E 299.70 FT, TH N 00-48-40 E 322.97 FT TO POB. PT OF NW 1/4 SEC 33, T1S-R4E, 25.04 AC.
SPLIT ON 08/22/2016 FROM D -04-33-200-009;

TAX DETAIL

Taxable Value	322,978	RESIDENTIAL-IMPROVED
State Equalized Value	328,300	Class: 401
PRE/MBT %	100.0000	

Mort Code:

Taxes are based upon Taxable Value.
1 mill equals $1.00 per $1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE EDUC TAX	6.000000	1,937.86
WASH COUNTY OPER	4.316000	1,393.97
Total Tax	10.316000	3,331.83
Administration Fee		33.31
Interest		0.00
TOTAL AMOUNT DUE		3,365.14
PREV PAYMENTS		0.00
BALANCE DUE		3,365.14

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County:	JAN 1 - DEC 31
Twn/Cty:	APR 1 - MAR 31
School:	JULY 1 - JUNE 30
State:	OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

Please detach along perforation. Keep the top portion.

Mort Code

Bill # 002681

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 09/14/2026

After 09/14/2026 additional interest and fees apply

2026 Summer Tax for Prop #: D -04-33-200-011

Pay this tax to:
DEXTER TOWNSHIP
BRAD METZ, TREASURER
6880 DEXTER-PINCKNEY RD
DEXTER, MI 48130

TAXPAYER NOTE: Is your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To: DEXTER TOWNSHIP

Property Addr: 3524 TANGLEWOOD TRAIL

TOTAL AMOUNT DUE: **3,365.14**

Amount Remitted: _____

To: PALKA DANIEL & EMMA
3524 TANGLEWOOD TRAIL
CHELSEA, MI 48118

DEXTER TOWNSHIP
AGENDA ITEM REQUEST

MEETING OF: **Township Board of Trustees August 18, 2026**

Title: Rain Garden and Prairie Review RFP Review and Consideration

Date: 8/8/2026

Purpose (Choose ONE):

1) This is a discussion item requiring no action by the board: ____

2) This is an action item requiring a:
Resolution __;
Motion _X__ ;
Ordinance _____

Narrative (to be completed by requestor): An RFP was issued in July 2026 for the preparation, installation, and maintenance of a rain garden and native prairie area at Dexter Township Hall. The RFP was distributed to eight companies, with two proposals received. Several companies indicated they were unable to submit proposals due to the RFP being submitted during busy summer season. Proposals were received from Appel Environmental Design and PlantWise. Both companies propose establishing the rain garden and prairie using native vegetation and incorporating targeted herbicide applications during site preparation and establishment.

Appel Environmental Design submitted a proposal with a not to exceed cost of $9,416. Work would begin in summer 2026, with rain garden installation in 2026 and prairie seeding in spring 2027. Maintenance would continue through summer 2028. Maintenance costs are billed based on actual time and materials and may be less than the maximum proposal amount.

PlantWise submitted a proposal totaling $7,875 using the Township's design of 202 rain garden plants, or $8,475 using PlantWise's recommended 307 plants for denser spacing. Site preparation would begin in August 2026, with rain garden installation in fall 2026, prairie seeding in December 2026, and three maintenance visits during summer 2027.

Both contractors recommend limited and targeted herbicide use during site preparation and establishment. Appel Environmental Design proposes an Integrated Pest Management approach using 2% glyphosate, while PlantWise proposes wetland-approved glyphosate and, when necessary, targeted triclopyr during maintenance. Both indicate that targeted treatment improves establishment of native vegetation while reducing the need for more intensive mechanical site preparation.

A more detailed breakdown can be found on the spreadsheet, and each proposal has been included in the packet. Each company has also submitted a bid preference sheet as recommended by Resolution #25-694.

Does this item have fiscal impact?	**Yes _X_**	**No __**

Staff/Supervisor Comments: The Board will need to review, consider, and hopefully approve a bid from one of the two vendors to perform the rain garden and prairie installation at Dexter Township Hall.
Submitted by: Samantha Edwards, Office Administrator
Suggested Action: Motion to approve a vendor for rain garden and prairie installation at Township Hall.

Rain Garden & Prairie Installation – Proposal Comparison

Dexter Township Hall - RFP distributed to 8 companies with 2 proposals received

Cost Component	Appel Environmental Design	PlantWise
Rain Garden Installation	$3,090	$4,400
Rain Garden Installation – Recommended Denser Option		$5,000
Rain Garden Maintenance	$2,880	$615
Prairie Installation / Site Preparation	$2,166	$1,950
Prairie Maintenance	$1,280	$810
Establishment Report		$100
Total – Township 202-PlantWise Design	**$9,416**	**$7,875**
Total – PlantWise Recommended 307-PlantWise Design	**$9,416**	**$8,475**

Key Comparison	Appel Environmental Design	PlantWise
Rain Garden Timing	Begin summer 2026, installation during summer 2026.	Site prep Aug - Oct 2026, rain garden installation in fall 2026.
Prairie Timing	Prep summer/fall 2026, seed purchased/stratified winter 2026–27, seed in spring 2027.	Three prep visits Aug - Oct. 2026, prairie seeded in Dec. 2026.
Maintenance Period	Maintenance continues through summer 2028, optional prescribed burn identified for spring 2029.	Three maintenance visits June–Sept. 2027.
Herbicide Approach	Integrated Pest Management; targeted 2% glyphosate for site preparation. Contractor states this reduces repeated mechanical treatment, sod removal/transport, and equipment/fuel use.	Wetland-approved glyphosate for site preparation; glyphosate or wetland-approved triclopyr may be used selectively during maintenance. Use is intended to be minimal and targeted to difficult weeds/invasives.
Cost Structure	Total is Not to Exceed (NTE) $9,416. Maintenance is billed on actual time/materials and may be less than	Fixed proposal totals $7,875 with 202 plants or $8,475 with recommended 307 plants.
Planting Density	Rain garden includes 202 plugs.	Township design: 202 plants at 22-inch spacing. PlantWise recommends 307 plants at 18-inch spacing.

Cost takeaway: PlantWise's recommended 307-plant proposal is $8,475, which is $941 below Appel's $9,416 NTE maximum. Appel Environmental Design provides a longer maintenance period.

Appel Environmental Design, LLC
5007 Jackson Road
Ann Arbor, MI 48103
734-395-1060
appel@umich.edu

Dear Dexter Township Staff and Board,

Attached please find a proposed timeline for rain garden and natural area establishment at Dexter Township Hall. The process outlined below follows what I believe would be the best management approach for your site. I honor the Township's attempt to reduce herbicide use, and am recommending an Integrated Pest Management approach to establishing native perennials on this site.

From a sustainability angle, the ounces of herbicide necessary to complete this job as outlined below outweigh the many gallons of fuel that it would take to cut and transport sod off of the site or import and run agricultural equipment multiple times as a method to prepare the prairie. I began my career as a native plant grower and installer in 1997 using only organic methods, and became a licensed herbicide applicator in the early 2000's to provide service with the highest efficacy. I feel that the approach outlined below will provide superior outcomes. The Township RFP requests the pros and cons of other alternative approaches which I am happy to discuss at a convenient time. Respectfully, I've spent my career considering sustainable approaches that create quality habitat and green infrastructure, and am offering them below. Please take note that our maintenance costs are calculated at potential maximums, and our quality site prep often prevents us from needing, and billing for all this budgeted time.

I've had the privilege of working with other local jurisdictions, recently the Scio Township Fire Department in a naturalization (using a similar approach) of a 11,000 square foot naturalization around their new solar panels and an adjacent native plug planting co-installed with community volunteers. We are also proud to work with the Washtenaw County Water Resources Commissioner in a number of capacities - from installing a showy raingarden at Green Oaks Golf Course, to tree planting in parks, to maintaining natural areas to meet exacting permit requirements.

Finally, one of my employees (8 years) is a proud Dexter Township resident, and would love (another) opportunity to drive past her work. Regardless of who you might choose for this project, thank you all for your efforts to reduce lawn, increase habitat, and promote ecosystem function.

Sincerely, Mike Appel
Appel Environmental Design

PROJECT SUMMARY

Asterisk (*) indicates included in this proposal

Summer 2026 *
- Treat prairie and RG areas with 2% glyphosate
- Add compost and till RG
- Plant and mulch RG

Fall 2026 *
- RG maintenance (light weeding)
- Cool season treat prairie 2% glyphosate

Winter 26-27 *
- Purchase and stratify seed

Spring 2027 *
- Treat prairie with 2% glyphosate
- Sow prairie seed (after appropriate wait)
- RG maintenance (weeding, mulch additions, plant replacements)

Summer 2027 *
- RG maintenance (weeding)
- Prairie maintenance (annual cutting, targeted invasive plant control)

Fall 2027 *
- RG maintenance (weeding)
- Prairie maintenance (or not)

Spring 2028
- RG maintenance (weeding)

Summer 2028 *
- Prairie maintenance (annual cutting, targeted invasive plant control)

Spring 2029
- Prescribed burn (optional) on prairie and RG

COMPANY PROFILE

Appel Environmental Design has been in business since July 2002 prior to which owner Mike Appel co-owned and operated a native plant nursery growing Michigan genotype native perennials. Appel Environmental holds a Pesticide Applicator Business License and a Nursery Stock Dealers License from Michigan Department of Agriculture and Rural Development. Our office and shop are in Scio Township, Michigan. A full time crew of 4 executes our work, with all work owner supervised.

RELEVANT PROJECTS (Mentioned above)
Scio (Twp FD) Solar Park - Chief Andrew Houde - 734-665-6001
Washtenaw County Water Resources Commissioner - Catie Wytychak - 734-353-1208

PROJECT COSTS

RAINGARDEN - includes site prep as outlined above, 3 yards compost, walk-behind rototilling, 5 yards mulch, 202 plugs. Installed, September, 2026. $3090

RAINGARDEN MAINTENANCE - NTE $2880
All maintenance billed out at time and materials cost. Power tools - $75/hr. Herbicide use $80/hr, General Labor $60/hr

Examples of work could include:
Water and weed as needed.
Site checks for plant watering needs after plants installed.
Manual watering needs to be done due to lack of rain or drought during plant establishment.
Assessment and communication with Township designee.
NTE calculated for 6 visits during the growing season.

PRAIRIE - includes site preparation up to and including seeding in spring 2027. $2166

PRAIRIE MAINTENANCE - NTE $1280
Billed out at time and materials, examples of work could include:
Height reduction in Summer on first or second year prairie
Spot cutting or hand pulling on appropriate annuals and biennials
Spot herbicide treatment on persistent invasives
Assessment and communication with Township designee.
NTE calculated with 4 visits, with likely further savings on both projects together.

August 3, 2026

Samantha Edwards
Dexter Township
6880 Dexter-Pinckney Rd.
Dexter, MI 48130

PlantWise
Native Landscapes and Ecological Restoration

Dear Samantha ,

Please accept this letter as a proposal to complete prep, installation and maintenance of a rain garden and prairie natural area at the Dexter Township Hall in Dexter, Michigan. Specific elements of the proposal are as follows:

Prep, Installation and Maintenance of Rain Garden and Prairie:

- Beginning in August 2026, PlantWise will conduct three prep visits to the site which will involve the application of a wetland-approved glyphosate-based herbicide to remove existing vegetation from both the rain garden and prairie site. These visits will be timed between August and October 2026 timed to best target plants onsite and allow for previous prep sprays to have their full effect. Herbicide application will be conducted via backpack sprayer.
- In Autumn 2026, PlantWise will plant the rain garden as specified in the planting plan provided by the client. PlantWise will begin by tilling 2 inches of compost into the existing soil to a depth of 6 inches which will remove the turf grass layer present. Approximately 3 inches of hardwood mulch will be applied to the planting zone and sediment in the rock inlet to the garden will be cleared out.
- Plants will be spaced according to the design specified by the client or at a modified spacing, and will be planted into augered holes
    - The design calls for 202 plants (22” on center)
    - We propose installing 307 plants instead (18” on center)
- In December 2026, PlantWise staff will seed the prairie zone with the two mixes specified by the client combined with a cover crop leaving an 8 foot turf grass buffer on the northern boundary of the prairie. The seed will be broadcast into the dead turf grass.
- From June-September 2027, PlantWise will conduct 3 maintenance visits to both the prairie and rain garden to manage weeds and invasive species and monitor development of both zones. Management work will consist of hand pulling, spot spraying, and mowing/cutting. These visits will be timed to most effectively treat the weedy plants present on site.

Rain garden installation cost (per survey)
Plants spaced 22” on center: $4,400
Plants spaced 18” on center: $5,000

646 Barber Ave • Ann Arbor • Michigan • 48103 • ph 734 665 7168 • e-mail info@plantwiserestoration.com
web plantwiserestoration.com

One year rain garden maintenance: $615 ($205/visit)

Prairie installation cost: $1950
One year prairie maintenance: $810 ($270/visit)
Establishment report: $100

Similar Jobs/References:

Washtenaw County Water Resources Commission, Ann Arbor, MI
Contact: Catie Wytychak, Water Quality Specialist, (734) 222-6813
wytychakc@washtenaw.org
Scope of work: Manage 29 rain gardens and bioswales on behalf of WCWRC, consisting of monthly visits between April and October. Management activities include mechanical and chemical control of invasive and unsightly plant species, and trash pickup and trimming to maintain aesthetic value. Many rain gardens under management were also installed by PlantWise consisting of prep spray and seeding/plug planting.

Washtenaw County Parks and Recreation, Ann Arbor, MI
Contact: Allison Krueger, Stewardship Planner, (734) 971-6337
kruegera@washtenaw.org
Scope of work: Manage a total of 3 rain garden areas on behalf of WCPARC, consisting of three visits timed between June and September. Management activities include mechanical and chemical control of invasive and unsightly plant species, and trash pickup and trimming to maintain aesthetic value. All 3 rain gardens were also installed by PlantWise consisting of prep spray and seeding/plug planting.

Huron Clinton Metropolitan Authority, Brighton, MI
Contact: Katie Carlisle, Chief of Natural Resources and Regulatory Compliance 810-494-6019
Katie.Carlisle@metroparks.com
Scope of work: Management in 2025 of multiple bioswales and rain gardens in Lake Erie Metropark after installation the previous year. Management consisted of 3 visits between June and September. Management activities included mechanical and chemical control of invasive and unsightly plant species.

Herbicide Use:
In order to successfully carry out this seeding and planting project, PlantWise will utilize multiple herbicides in both preparation and maintenance.

In preparation, PlantWise will utilize a wetland-approved glyphosate-based herbicide that will non-selectively remove existing weedy vegetation in both zones. PlantWise believes that this is the best approach for installation prep as it will effectively kill existing vegetation and will minimize soil disturbance that would come with more mechanical approaches to removal. This will ensure the highest success rate in early establishment of both areas and suppression of weeds. Ultimately, this targeted herbicide use will provide for the most effective and efficient way to prep both sites as compared with non-chemical approaches.

In maintenance of both natural areas, PlantWise will plan to use both the glyphosate-based herbicide previously mentioned and a triclopyr-based herbicide which is also wetland-approved. Use of either herbicide will depend on whether the target species is a grass or broad-leaved species. We intend for use of herbicide, especially in the first year of establishment, to be minimal and avoided when possible. It will only be used for the most pernicious weeds and invasives which may appear in either zone.

Sustainability Commitments:
PlantWise is committed to transitioning to electric equipment wherever possible in our business. This has mostly been in our small engines at this point as we have incorporated electric blowers and chainsaws into our tool inventory.

We are also based at the Washtenaw Food Hub, which utilizes solar panels for much of its and our electricity generation onsite.

Feel free to contact me if you have any questions or concerns about any aspect of this proposal. Thanks for continuing to involve us in this project.

Sincerely,



David Mindell

646 Barber Ave • Ann Arbor • Michigan • 48103 • ph 734 665 7168 • e-mail info@plantwiserestoration.com
web plantwiserestoration.com

"A Community For All Seasons"

Dexter Township

6880 Dexter-Pinckney Road
Dexter, MI 48130
Telephone: 734-426-3767

www.dextertownshipmi.gov

Lonnie Scott
Supervisor
Michelle Stamboulellis
Clerk
Brad Metz
Treasurer
Alicia Abbott
Karen Nolte
Laura Sanders
Karen Sikkenga
Trustees

Dexter Township
6880 Dexter-Pinckney Rd., Dexter, MI 48130
Request for Bid – Rain Garden and Prairie Project

Introduction:

Dexter Township is soliciting proposals from qualified contractors to furnish all labor, materials, equipment, supervision, and services necessary to install and establish a native rain garden and prairie project at Dexter Township Hall in accordance with the requirements outlined in this Request for Proposal (RFP).

This project supports Dexter Township's Strategic Plan goal of Environmental Stewardship, which seeks to actively preserve and protect the Township's natural resources through responsible policies, sustainable practices, and community education. The Township seeks to enhance native habitat, support pollinator populations, increase biodiversity, and demonstrate sustainable land management practices through the installation and establishment of native landscaping features at Dexter Township Hall. The project is located at the Township Hall (6880 Dexter-Pinckney Rd., Dexter, MI 48130) and is intended to serve as a visible demonstration of Dexter Township's commitment to environmental stewardship while contributing to the long-term ecological health and resiliency of Township-owned lands.

Dexter Township is not obligated by issuing this Request for Proposals to undertake this project. In accordance with Dexter Township Resolution No. 25-694, the Township may apply preference criteria during proposal evaluation to support local businesses, fair labor standards, and environmentally sustainable practices. Preference criteria is attached to this RFP.

Project Description:

The Project site is located at: 6880 Dexter-Pinckney Rd, Dexter MI 48130

<u>The project consists of:</u>
• A 600-square-foot native rain garden located south of the Township Hall entrance.
• Approximately 5,000 square feet of native prairie plantings located south of the Township Hall building.
The project is intended to enhance native habitat, support pollinator populations, increase biodiversity, and demonstrate sustainable land management practices consistent with Dexter Township's Environmental Stewardship goals.

Scope of Work:

Rain Garden Installation: The Contractor shall install a native rain garden approximately 600 square feet in size at the location identified in the attached design documents.

Work shall include:
• Site preparation and layout
• Removal of existing vegetation as necessary
• Soil preparation and amendment as specified
• Installation of all plant material identified in the attached design documents or approved equivalent native species
• Mulching and stabilization of disturbed areas
• Protection of existing site features
• Cleanup and removal of excess materials
• Any additional work necessary to achieve successful installation and establishment of the native rain garden.

Native Prairie Installation: The Contractor shall install approximately 5,000 square feet of native prairie plantings at the location identified in the attached design documents.

Work shall include:
• Site preparation
• Turf removal and vegetation management as required
• Seed bed preparation
• Installation of native seed mixes identified in the attached design documents or approved equivalent native species
• Erosion control measures as necessary
• Stabilization of disturbed areas
• Cleanup and removal of excess materials
• Any additional work necessary to achieve successful establishment of the native prairie planting area and support long-term habitat development

Plant Material and Substitutions: Contractors shall base proposals upon the species and quantities identified in the attached design documents. Substitutions may be proposed only when specified materials are unavailable.

Establishment and Maintenance: The Contractor shall provide the cost of one year of maintenance services following installation.

Maintenance activities shall include:
• Watering during establishment periods
• Weed and invasive species management
• Monitoring plant health and survival
• Replacement of plant material that fails due to installation deficiencies or inadequate maintenance
• General upkeep necessary to promote successful establishment of the rain garden and prairie planting areas.

Maintenance pricing shall be submitted separately for the rain garden and prairie components.

Establishment Report: At the conclusion of the first growing season, the Contractor shall provide a written Establishment Report to the Township.

The report shall include:
• Summary of installation and maintenance activities
• Observations regarding plant survival and prairie establishment
• Identification of areas requiring corrective action
• Recommendations for future maintenance
• Representative project photos

Protection of Township Property:

The Contractor shall take all reasonable precautions to protect Township buildings, sidewalks, parking areas, utilities, landscaping, and other site features from damage during construction activities.

Preliminary Design:

The conceptual design, planting recommendations, seed mixes, species selections, quantities, and installation notes prepared by the Washtenaw County Water Resources Commissioner's Office shall serve as the basis for the project. Contractors shall base proposals upon the attached design documents:

Attachment A – Washtenaw County Conceptual Design and Planting Plan
Attachment B – Washtenaw County Cost Estimate

Contractor Responsibilities:

The Contractor shall:

- Furnish all labor, materials, equipment, supervision, transportation, tools, and services necessary to complete the work
- Coordinate all project activities
- Protect Township property from damage
- Provide one year of maintenance following installation
- Submit the required Establishment Report
- Comply with all applicable laws and regulations

Contractor Qualifications:

Contractors shall demonstrate experience in:
• Native landscaping
• Rain garden installation
• Prairie establishment
• Pollinator habitat projects
• Habitat enhancement projects or similar work

Proposal Requirements:

Proposal Format

Please include the following sections in your proposal submittal in the following order.

- **Cover Letter**: Cover letter should summarize key provisions of the proposal and include name, address, phone, and email of the respondent contact.

- **Summary***:* Include key provisions of the proposal, including understanding of Dexter Township's goals, respondent's role on project, brief description of proposed system, relevant experience, and key timeline dates.

- **Company Profile**: Years in business, description of respondent/company background, applicable state licensing, safety, and quality control procedure.

- **Project Experience:** Include projects completed in the last 2 years similar in scope and size to the proposed Project. Include project name, system size, location, and brief 2-3 sentence project description.

- **Herbicide Use:** The Township seeks to minimize the use of herbicides whenever possible. Respondents shall identify any herbicides proposed for use and explain why their use is necessary for this project. Respondents should also describe any non-chemical alternatives considered and the potential advantages and disadvantages of each approach.

- **References:** Provide 2 project references.

Proposal Deadline:

Proposals are due by 4:30pm on August 3, 2026. Proposals must be emailed to officemanager@dextertownshipmi.gov, or submitted in a sealed envelope to: Dexter Township Hall, 6880 Dexter-Pinckney Road, Dexter, MI 48130. Sealed proposals should be clearly marked: "Dexter Township Rain Garden and Prairie Project" Staff anticipates presenting a recommendation to the Township Board at their August 18, 2026 Board of Trustees meeting.

Pre-Proposal Questions and Site Visit:

There is no mandatory pre-bid meeting or require site visit. Please direct all questions to:
• Samantha Edwards, Office Manager
• Dexter Township Hall — 6880 Dexter-Pinckney Road, Dexter, MI 48130
• Phone: 734-426-3767
• Email: officemanager@dextertownshipmi.gov

Important Considerations:

• Insurance and Bonding: Contractors must provide proof of insurance prior to execution of any contract.

• Safety and Environmental Compliance: Contractors must adhere to all safety and environmental regulations throughout the project.

• No Obligation to Proceed: Dexter Township is not obligated by issuing this Request for Proposals to undertake this project.

Selection of Photo Contest Winner and Honorable Mentions

The 2026 Dexter Township Photo Contest included 31 eligible submissions. In accordance with the contest guidelines, Township staff and members of the Board of Trustees will participate in the selection process. Township staff reviewed the eligible submissions, with the 6 highest ranked photos advancing as finalists. The finalist photos will be provided to the Board as supplemental material for review, consideration, and selection. The Board will consider the finalists and select one winner and two honorable mentions. As a reminder to the Board, the winning photo and honorable mentions will be professionally printed, framed, and displayed at the Township office for one year. At the end of the display period, the framed photographs will be given to their respective recipients.

Suggested motion: Motion to select #X as the 2026 Dexter Township Photo Contest Winner and photos #X and #X as honorable mentions.

THIS PAGE LEFT INTENTIONALLY BLANK

Dexter Township Discussion

Dementia Friendly Dexter Initiative

Supervisor Scott and I met with Dementia Friendly Dexter on July 13 to learn more about the organization's efforts to make the Dexter area a more dementia-friendly community. Dementia Friendly Dexter is an extension of Dementia Friendly Services that partners with local governments, businesses, churches, and community organizations to increase awareness and support for individuals living with dementia and their caregivers.

The organization offers free one-hour educational workshops that cover understanding dementia and its impacts, effective communication strategies, and creating welcoming and inclusive environments for individuals living with dementia as well as their caregivers. In addition to educational sessions, Dementia Friendly Dexter also offers community programs such as Memory Cafes, Dementia Friendly Movies, art programs, and caregiver support opportunities. These programs are available at the Dexter Senior Center. The organization has asked Dexter Township to assist by sharing information about available programs, assisting in putting out a call for people interested in supporting Dementia Friendly Dexter, and adopting a proclamation expressing support for Dementia Friendly Dexter and its efforts to create a more inclusive community. Surrounding communities such as the City of Dexter and the City of Saline are both participating in the Dementia Friendly initiative.

The Board is encouraged to discuss whether Dexter Township would like to support the Dementia Friendly Dexter initiative by sharing information about available programs with residents, encouraging staff and board members to participate in the Dementia Friendly Dexter workshop, and considering the adoption of a proclamation of support.

Dementia Friendly Services

MAKE YOUR ORGANIZATION DEMENTIA FRIENDLY

Almost seven million Americans are living with some form of dementia, and over 200,000 of them are right here in Michigan. Up to 70% of individuals with dementia live in their own homes and are shopping, banking, and doing business out in the community, but they often encounter special challenges.

We want to help your business or organization become more welcoming and easier to navigate for those living with dementia.

OUR FREE, ONE-HOUR WORKSHOPS, WHICH CAN BE DONE IN PERSON OR VIRTUALLY, COVER:

What dementia is and how to recognize it
The difficulties that people living with dementia encounter in our community
Simple ways that you can make the lives of our friends and neighbors with dementia less difficult
No-cost and low-cost dementia friendly recommendations, tailored specifically to your organization

We even have funding to reimburse businesses for the cost of staff attendance!

LIVING WITH DEMENTIA IS HARD. BEING DEMENTIA FRIENDLY ISN'T.

Interested?
Visit www.dfsaline.org or email Gaines Collins at gaines.dfsaline@gmail.com to learn more or to schedule your FREE workshop today!

DEMENTIA FRIENDLY SERVICES IS A 5013C NONPROFIT WHOSE MISSION IS TO MAKE LIVING WITH DEMENTIA LESS DIFFICULT, MORE DIGNIFIED, AND A WHOLE LOT MORE FUN. THOUGH WE'RE BASED IN SALINE, WE ARE HAPPY TO WORK WITH ANY ORGANIZATION ANYWHERE.

GOVERNOR'S SERVICE AWARDS 2024
COMMUNITY IMPACT–
DEMENTIA FRIENDLY SALINE

DEMENTIA FRIENDLY SERVICES
400 W. Russell St. Saline MI 48176
www. dfsmi.org 703 395 3824
A 501(C)(3) non-profit

Dementia Friendly Services

More dignity, less stigma for people with Alzheimer's or other dementia. Less difficulty when they go out in the community. More enjoyment, less isolation for the increasing number of persons with dementia.

That's what we're about.

We're Dementia Friendly Services, a nonprofit helping Michigan towns and cities become "Dementia Friendly"-- places where persons with dementia and their caregivers feel welcomed, and comfortable, in participating in community life, with no fear of embarrassment or rejection. Through free **"In This Together"** lecture series, and **"Dementia Friendly"** information sessions, we raise dementia awareness, and show communities easy ways to be dementia friendly. And we offer **Dementia Awareness Live Theatre** productions to raise community understanding of dementia and its challenges.

We offer social programs for persons with dementia and caregivers--opportunities to go out and have fun together in judgment-free settings, and connect with other persons on the journey. Our events include:

- **Dementia Friendly Movies**—classic movies shown with soft light and sound and no rules, so folks can once again enjoy going out to the movies together. We add party-like features such as costumes, door prizes, singing along, and dancing in the aisles. This is an award-winning, expanding program.
- **Memory Cafes**--afternoon socials featuring live music, games, storytelling, art and other entertainment for persons with dementia and their caregivers. Another expanding program.
- **Dementia Friendly Theatre**—performances adapted for the comfort of persons with dementia
- **Dementia Friendly Choral Group**-- open to all
- **Dementia Friendly Art Fairs**—uncrowded, relaxed opportunities to shop and be welcomed
- **Dementia Friendly Shopping** events at the local Kiwanis Club's thrift store

A unique program: **Caregivers' Companions—Friends For The Journey**--matches caregivers (e.g. spouses, adult children) who've just begun the hardest job they'll ever have, with experienced family caregivers, who've "been there, done that" and are willing to just be a friend to walk with on the journey.

For more information about our full suite of programs, contact Jim Mangi (jim.dfservices@gmail.com). We want to help. And we always welcome volunteers. And donations. And corporate support.

No One Need Face Dementia Alone

2025 Ginny Gives Dementia ENRICH Award
Dementia Friendly Services
Dementia Society of America

FCA Family Caregiver Alliance
Innovations In Alzheimer's Caregiving Award 2023

Platinum Transparency 2025
Candid.

2024 Ginny Gives
Dementia Friendly Saline, Michigan
Dementia Society of America

August 2026 Strategic Plan Roadmap Update and Recommendations

Dexter Township Board of Trustees meeting
August 18, 2026

Thank you to everyone who submitted updates on progress toward our strategic planning goals. Overall, the Strategic Plan remains on track. One of our most significant accomplishments since the last check-in has been the successful implementation of customer service and business process enhancements made possible through the cloud-based BS&A system. These improvements include expanded access to self-service documents and more convenient and efficient options for tax and fee payments. At this time, two goals warrant additional attention: improving cell coverage and advancing the Fire Ordinance. We will continue to monitor progress on these items and identify opportunities to move them forward.

As a reminder to the board, the following goals were identified and added in April of 2026 and have progressed quickly.

1. Consider resolutions to position Dexter Township on policy matters facing our citizens at the local, state, and national level (completion date of 2028).
2. Work with the MetroParks to enhance park services (increase the value of the park pass program) (completion date of 2028).
3. Establish an Environmental Stewardship Committee charging with creating multifaceted, feasible environmental stewardship action plan for the Township (completion date of 2027).
4. Each Trustee to propose a specific committee-related action step and delete the unspecific action step of: Work to improve services provided through collaborative relationships such as CACA, WWRA, DAFD, and other partners (completion date of 2028).
5. Reconvene the Local Roads Committee and charge it with recommending a policy for Local Neighborhood Road repair; consider expanding to private roads (completion date of 2027).

Updates on “Yellow” Action Steps

1. **Community Enrichment: Improve cell coverage needs attention.**
   Lead Fletcher Reyher reports that this item is currently in progress. Staff will engage with cellular service providers to identify potential options for improving coverage and will also research initiatives implemented by other communities that have successfully addressed cell coverage challenges in rural areas. Additional updates to be provided at the October 2026 strategic plan check-in.
2. **Good Government: Approve and implement a Fire Ordinance**
   This item is currently on hold pending the outcome of the Interlocal Agreement discussions. Supervisor Scott will provide input on this determination and appropriate next steps during the strategic plan check-in in October.

Other Updates

1. **Good Government: Consider the costs and benefits of becoming a charter township.** This matter has been reviewed and, based on the current infrastructure requirements, has been determined to be not feasible at this time, primarily due to the lack of essential infrastructure, including water treatment systems. Accordingly, this item should be closed. Supervisor Scott will provide input on this determination and the appropriate next steps during the next strategic plan check-in, scheduled for November 2026.

DEXTER TOWNSHIP ROADMAP AS OF AUGUST 2026

Task	Persons Responsible		Completion Year		
	Lead	Assist	2026	2027	2028
Communication					
Enable residents to participate in board meetings virtually.	Sam	Lonnie		1	
Increase resident engagement through website and newsletter enhancements.	Sam	Karen N		1	
Create a "welcome packet" for new residents.	Lonnie	Sam, Michelle	1		
Create resolutions to position Dexter Township on policy matters facing our citizens at the local, state and national level.	Lonnie	Trustees			1
Community Enrichment					
Increase participation in park pass program.	Sam	Alicia			1
Work with the MetroParks to enhance park services (increase value of park pass program).	Karen N	Karen S			1
Expand allowable items during clean-up day, such as chemicals, batteries, prescription medications, and more.	Sam, Michelle	Alicia			1
Expand community outreach activities, such as blood drives, community conversations, voter registration drives, and coffee chats.	Michelle, Alicia	Sam, Laura			1
Improve cell coverage.	Fletcher	Lonnie			1
Educate residents on township duties and responsibilities.	Lonnie	Laura, Alicia		1	
Environmental Stewardship					
Explore zoning and other ordinance options for protection of waterways, shorelines, forest, water quality such as restrictions on fertilizers and wake boats.	Fletcher	Karen S		1	
Increase public education on environmental stewardship.	Fletcher	Alicia			1
Establish a Waterways Committee.	Karen N	Lonnie			1
Establish an Environmental Stewardship Committee charged with creating a multifaceted, feasible environmental stewardship action plan for the Township.	Karen S	Sam		1	
Good Government					
Implement customer service and business process enhancements made possible by cloud-based BS&A, such as self-serve public documents, and easier/enhanced tax and fee payments.	Sam	Brad		1	
Consider an amendment to the private roads zoning ordinance to enhance public safety and utility.	Fletcher	Karen N		1	
Collaborate with County and other townships to create funding to pave heavily trafficked local roads.	Lonnie	Karen S			1

Consider amending the zoning ordinance to enhance community benefits requirements for new developments.	Fletcher	Michelle		1	
Consider amendments to the master plan and zoning ordinance to address issues of the day, such as short-term rentals and data centers.	Fletcher	Lonnie		1	
Decide whether to move forward on single hauler trash collection; implement if so.	Karen N	Karen S	1		
Consider the costs and benefits of becoming a charter township.	Karen S	Lonnie		1	
Work to improve services provided through collaborative relationships such as CACA, WWRA, DAFD, and other partners.	Trustees				1
Approve and implement a Fire Ordinance	Karen S	Lonnie		1	
Reconvene the Local Roads Committee and charge it with recommending a policy for Local Neighborhood Road repair; consider expanding its charge to include Private Roads	Karen S	Karen N		1	
Complete					
Underway and on track					
Needs attention					
May need to be removed or significantly changed					
TOTAL BY YEAR			2	12	10

TOTALS BY PERSON	Lead	Assist	Total
Trustees	0	2	2
Alicia	1	4	5
Brad	0	1	1
Fletcher	6	0	6
Karen N	3	3	6
Karen S	4	4	8
Laura	0	3	3
Lonnie	4	6	10
Michelle	2	2	4
Sam	5	3	8

Communication

Goal: Create a "welcome packet" for new residents

(lead Supervisor Scott, Assist Samantha Edwards)
completion year 2026 – COMPLETED

Supervisor Scott reports that the welcome package is complete. To welcome new residents to the Township, we are providing welcome packets to households that have recently moved into the Township. Each welcome packet includes a welcome letter, a Metroparks pass, a Township magnet, and a list of the approved Township meeting schedule. The welcome packet provides helpful resources to residents such as how to access the Township website, details regarding signing up for the Township's In the Loop e-newsletter, and opportunities for residents to serve on various Township boards and committees. New residents are identified using recent property sales reports from the Assessor and are scheduled to be sent out in monthly batches.

Goal: Enable residents to participate in board meetings virtually
(lead Samantha Edwards)
completion year 2027

- **April 2026 Sam reports:** Dexter Township's current audio/visual system in the board room is limited and does not allow for two-way participation in board meetings via Zoom. The audio/visual project proposed to and approved by the BOT in March of 2026 will upgrade the Township's audio and video system so that board members and residents attending remotely can clearly hear one another and speak in real time, allowing for reliable two-way communication. The company that is completing the project has been notified that the expense has been approved.

- **August 2026 Sam reports:** The boardroom system has been enhanced to allow for two-way communication with residents, the Township Attorney, and others who may need to give a presentation or address the Board. The installation was completed on August 6, 2026 and staff are currently becoming familiar with the new features and functionality. The project remains on track.

Goal: Increase resident engagement through website and newsletter enhancements
(lead Samantha Edwards, assist Karen N)
completion year 2027

- **April 2026 Sam reports:** Dexter Township's website has not changed much since 2021. The BOT approved the budget expense for a website redesign and audit

process for full ADA compliance in March when the FY27 budget was approved. The website redesign will create a more user-friendly homepage, with a new area towards the top of the page to sign up for the In the Loop notifications. The website redesign will rework layout, design, and color scheme of each website page as well. The overall goal is to provide residents with more efficient website visits and to improve communication between the Township and the community. The company that is assisting with the project has been notified that the expense has been approved, and further discussions will take place at a meeting in late April.

- **August 2026 Sam reports:** The website redesign and ADA compliance project is on track. Dexter Township's web provider is currently working on the refreshed website, which will include an updated homepage, improved page layouts and navigation, and a refreshed overall design and color scheme. The redesigned homepage will also feature a more prominent area for residents to sign up for In the Loop notifications. The goal of the project is to provide residents with a more user-friendly and efficient website experience while improving communication between the Township and the community. The ADA compliance review and audit process is expected to begin within the next couple of months. The Township's website must be brought into compliance by April 26, 2028, in accordance with federal requirements. The project remains on schedule, with the website refresh and ADA review moving forward as planned. The project remains on track.

- **August 2026 Karen N reports**: We have been altering the newsletter - one page dedicated to water issues for the 1/3 of homes on waterways in the township. Ramping up information articles to educate residents vs only updating "what's happening" in the township.

Goal: Create resolutions to position Dexter Township on policy matters facing our citizens at the local, state and national level.
(lead: Supervisor Scott, assist Trustees)

- **August 2026 Laura S reports:** I believe we made major progress in passing two resolutions that welcome and affirm a diverse community of Dexter Township residents. They are the LGBTQ equality and welcoming resolution, and the Resolution Opposing the Use of Township Building and Face Coverings by Immigration and Customs Enforcement (ICE) Officers or their Contractors during Civil Immigration Enforcement Activities in Dexter Township. The BOT voted unanimously to pass these resolutions.

- **August 2026 Karen N reports:** Karen N and Laura — 2 have been accomplished to date - the LBGTQA+ and the immigration/election resolutions.

- **August 2026 Karen S reports:** I have obtained an example of an Environmental Stewardship from Ann Arbor Township and will be bringing it to the Environmental Stewardship Committee for consideration to move forward to the BOT.

Community Enrichment

Goal: Increase participation in park pass program
(lead Samantha Edwards, Assist Trustee Nolte)
completion year 2028

- **April 2026 Sam reports:** The park pass program has been growing in popularity year after year. 1,869 passes were issued in 2025 for 2026 annual passes. Participation in 2025 increased by nearly 25% and participation over the last three years has grown by 41%. This year, outreach material regarding the program will begin earlier in the year and the Township will also be hosting a coffee chat in September 2026 to provide residents with information on the program, answer questions, and sign-up residents in person after the event. During the FY27 budget approval in March, additional funding for the growing program was approved.

- **April 2026 Trustee Abbott update on Park Pass:** Sam is going to be at the coffee chat for September. At this chat we will be discussing the park pass program along with playing a video from Trustee Nolte on the park pass history and will have volunteers at the event who will be assisting residents who wish to sign up. Not all our residents are QR Code or internet literate. This should never exclude them from access to their park pass.

- **August 2026 Sam reports:** The park pass program for the 2027 annual passes will open for submissions on September 1, 2026 and end October 30, 2026. Residents have been notified early via In the Loop and the Township website to mark their calendars. Residents will continue to receive updates regarding the program though mailers, In the Loop, Township website and social media, as well as the September coffee chat where residents can signup in person. Project is currently on track.

Goal: Work with the MetroParks to enhance park services (increase value of park pass program).
(lead: Karen N., assist Karen S.)

- **August 2026 Karen S report:** This is a future item that is still on track for the Strategic Plan schedule.

- **August 2026 Karen N reports:** The Karen's have working with MetroParks - I am in constant communication with Hudson Mills, township activities and non township work. I did invite the Manager of Hudson Mills to participate with a portion of our environmental committee as it advances. Hudson Mills has 1500 acres of land and a major river contained within the park. She has agreed to assist, as needed, as we advance that program. In recent committee listing, I noted, she was not included. Additional ideas (earmarked for 2028) have not been fully flushed out or presented to Hudson Mills, at this time. Karen and Karen are discussing.

Goal: Expand allowable items during clean-up day, such as chemicals, batteries, prescription medications, and more.
(lead Samantha Edwards with Clerk Stamboulellis)
completion year 2028

- **April 2026 Sam reports:** The application and grant request has been submitted to the Washtenaw County Water Resource Commissions Office for the 2026 annual Dexter Township Clean Up Day event. Standard vendors have been booked for the Saturday, October 17 event including paper shredding, scrap metal, electronics, and Styrofoam. No additional vendors have been booked for chemicals, batteries, or prescription medications.
- **August 2026 Sam reports:** I met with staff from the Washtenaw County Water Resources Commissioner's Office on July 13 to discuss the possibility of expanding our Clean Up Day event to include household toxics. Staff recommended hosting a separate Clean Up Day event specifically for household toxics, as these collections can require a significant amount of space in the parking lot. Our standard Clean Up Day event already includes several vendors, and available space is limited. Staff also recommended that the Township consider hosting separate battery collection events. Since improper battery disposal and collection can pose a fire risk, they suggested holding dedicated battery collection events twice a year. At this time, I have not yet spoken with anyone regarding the collection of prescription medications. The project remains on track.

Goal: Expand community outreach activities, such as blood drives, community conversations, voter registration drives, and coffee chats.
(lead: Michelle and Alicia, assist Sam and Laura)
completion year 2028

- **April 2026 Sam reports:** Coffee chats hosted by Trustee Abbott and Trustee Sanders have been taking place since January of 2026 and topics have been scheduled out until December 2026. I worked with Trustee Abbott earlier in the year to help brainstorm conversation topics and have assisted in reaching out to community members who can participate in the conversations, created flyers, and assisted with overall outreach. I have not assisted with or heard communication yet regarding blood drives or voter registration drives.

- **April 2026 Trustee Abbott reports:** Coffee Chats and Educate Residents on township duties and responsibilities: These are two items in the Community Enrichment section that should be combined and have its own line item. This is what Laura and I have been working on since December 2025. (I am the lead and

Laura is the Assist) At this point, we have all coffee chats outlined and booked for 2026 and are actively working on 2027.

In addition, our July coffee chat will have a panel of speakers from the HRWC to speak on the Health of our Lakes and Rivers. Sue Bade is our keynote speaker. This particular coffee chat falls under the Environmental Stewardship category.

I will at some point be working with Michelle on a couple of community engagement chats that will need to take place in the evenings since we have no additional Saturdays available. As this information is fleshed out, I can update you.

Another note: August Coffee Chat will be on Duties and Responsibilities of the Executive Board Members. Michelle will be our guest speaker, and we will have videos from Lonnie and Brad built into our power point presentation. Duties of Trustees is currently being created as a backup presentation in the event one of our guest speakers needs to cancel. Supervisor Scott added: Laura and Alicia have an education session planned to educate residents on township duties, we're waiting for more info on the local road paving/funding. Let me know if you have any questions.

- **August 2026 Laura reports:** In partnership with Alicia and Sam we have continued and expanded on our Community Conversations through our coffee chat format and other events. I would like to see us reach out to Dexter Township farmers, both small homestead and large, commercial farms for a conversation as to how they have been affected by federal policies. I would also like to see us focus a conversation on the issue of mental health in our community.

- **August 2026 Alicia reports:** The coffee chats have been scheduled through 2027. The next coffee chat will be surrounding the duties and responsibilities or the executive board members.

August 2026 Michelle reports: Clerk Stamboulellis has reached out to CIRBA Solutions to inquire about battery recycling.

CIRBA – We can purchase recycling boxes and have them for our cleanup day. The costs and what types of batteries they will accept are listed below:

50lb boxes cost $131.00

25lb boxes cost $121.95

Batteries that CIRBA accepts are:

Non-Rechargeable



Alkaline & Zinc Carbon

Small dry-cell batteries, sealed, non-rechargeable. Zinc carbon batteries are labeled general purpose or heavy duty.



Lithium (Primary)

Small dry-cell batteries, sealed, non-rechargeable.



Mercury

Outdated type of small dry-cell batteries, sealed, non-rechargeable. Outlawed for public use by The Battery Act of 1996. May still be used by the military.



Silver Oxide

Small to large dry-cell batteries, sealed, non-rechargeable.



Zinc Air

Small dry-cell batteries, sealed, non-rechargeable.

Non-Rechargeable



Alkaline & Zinc Carbon

Small dry-cell batteries, sealed, non-rechargeable. Zinc carbon batteries are labeled general purpose or heavy duty.



Lithium (Primary)

Small dry-cell batteries, sealed, non-rechargeable.



Mercury

Outdated type of small dry-cell batteries, sealed, non-rechargeable. Outlawed for public use by The Battery Act of 1996. May still be used by the military.



Silver Oxide

Small to large dry-cell batteries, sealed, non-rechargeable.



Zinc Air

Small dry-cell batteries, sealed, non-rechargeable.

Environmental Stewardship

Goal: Explore zoning and other ordinance options for protection of waterways, shorelines, forest, water quality such as restrictions on fertilizers and wake boats.
(*lead: Fletcher Reyher)*

- **April 2026 Fletcher reports:** I have introduced a Fertilizer Ordinance to the Board, and plan on introducing a tree ordinance this summer. No status update on wake boats yet.

- **August 2026 Fletcher reports:** Helped with the adoption of the fertilizer ordinance. Other regulations to help protect natural features should be discussed by our new committees. Staff can assist with research and ordinance drafting when needed.

Goal: Establish a waterways committee
(lead: Karen N, assist Lonnie)

August 2026 Karen N reports: Directly falls as a subcommittee of the Environmental Stewardship committee and is in discussion with committee members outlined.

Goal: Increase public education on environmental stewardship.
(l*ead: Fletcher, assist: Alicia)*

- **August 2026 Karen S reports:** Environmental Stewardship committee is on track. We are also moving forward with items to reduce the Township's carbon footprint (solar panels) and to serve as a model for environmental stewardship (native plant gardens with interpretative signage at Dexter Township Town Hall).
- **August 2026 Fletcher reports:** Helped get the Fertilizer Ordinance adopted with help from HRWC. HRWC and Dexter Twp can work on public outreach about the regional push to ban fertilizers near waterbodies and wetlands.

Goal: Establish an Environmental Stewardship Committee charged with creating a multifaceted, feasible environmental stewardship action plan for the Township.
(l*ead: Karen S., assist Samantha Edwards)*

- **August 2026 Karen S reports:** Environmental Stewardship committee is on track. We are also moving forward with items to reduce the Township's carbon footprint (solar panels) and to serve as a model for environmental stewardship (native plant gardens with interpretative signage at Dexter Township Town Hall).

Good Government

Goal: Collaborate with County and other townships to create funding to pave heavily trafficked local roads.
(l*ead: Supervisor Scott, assist Karen S.)*

- **August 2026 Supervisor Scott reports:** We have restarted the local roads committee and will be starting additional conversations with surrounding areas in the coming months.

Goal: Consider an amendment to the private roads zoning ordinance to enhance public safety and utility.
(lead: Fletcher Reyher, assist Karen N)

- **April 2026 Fletcher reports:** I have identified deficiencies in the current private road ordinance. Next step is setting up a meeting with OHM and the Fire Department to get their thoughts on what a new ordinance should include. I am meeting with Karen next week to discuss this further.
- **Auguist 2026 Fletcher reports:** Staff identified gaps in the current private road ordinance and can work with CWA, OHM and the Fire Department, to start a draft ordinance this Fall.
- **August 2026 Karen N reports:** Agree with Fletchers write up submitted - in progress

Goal: Consider amending the zoning ordinance to enhance community benefits requirements for new developments.

- **April 2026 Fletcher reports:** This has not yet started.

- **August 2026 Fletcher reports:** This is being discussed now during the drafting of the data center ordinance. We are looking at ways to increase community benefits for projects with a large impact on infrastructure and natural resources.

Goal: Consider amendments to the master plan and zoning ordinance to address issues of the day, such as short-term rentals and data centers.

- **April 2026 Fletcher reports:** Working on this currently with the Master Plan Review Committee. The MPRC will send their findings to the PC for consideration, and updates could potentially occur next year.
- **August 2026 Fletcher reports:** Currently in progress and on schedule.

Goal: Improve Cell Coverage
(lead: Fletcher, assist Lonnie)

- **August 2026 Fletcher reports:** Needs attention. Need to reach out to cell providers to find out options. Staff can research other communities initiatives which have helped improve cell coverage in rural areas.

Goal: Implement customer service and business process enhancements made possible by cloud-based BS&A, such as self-serve public documents, and easier/enhanced tax and fee payments.
(lead Samantha Edwards, assist Brad)
completion year 2027

- **April 2026 Sam reports:** Transition over to the BS&A Cloud occurred on March 26, 2026. We are still actively learning the new system and staff will be participating in a virtual training for the new payments module on 4/6/2026. This new module will allow residents to pay via credit card at the Township office and pay online via credit card or ACH. More information will be forthcoming after training and full implementation.

- **April 2026 Brad reports:** We just got BS&A cloud and are managing pretty well in the new system with cash receipting and just had our initial tax training on Tuesday. In terms of different payment types and the like, that training is upcoming, but I don't see any barriers with the cloud, as so far, it has been fairly straight forward.

  Residents will be able to pay with credit card both online, and in person at the Township. For TAX payments there is a 2.8% fee of the transaction amount plus .50 cents per transaction. For Misc. Payments there is a 2.95% fee of the transaction amount plus .50 cents per transaction. Residents will also be able to pay with an Electronic check (ACH).

  Fees are as follows:
  $0-1000: $3.00 per transaction
  $1001-5000: $6.00 per transaction
  $5001 and above: $12.00 per transaction

  The processing fees (transaction fees) are charged by a third-party vendor. Dexter Township does not receive any of the fees associated with Credit Card payments.

- **August 2026 Sam reports:** The transition to BS&A Cloud and BS&A Payments occurred on March 26, 2026, and both systems have been working well. The new ACH payment feature has been utilized by many residents, providing a convenient and secure way to make payments. The Township can now accept permit fees and other fees through both credit card and ACH payments, making the payment process easier and more convenient for residents. Previously, these payments could only be made by cash or check. Direct payment links have also been added to multiple areas of the Township website to make the payment options easier for residents to find and access. This project can be closed.

Goal: Approve and implement a Fire Ordinance
(*Lead: Karen S, Assist: Lonnie)*

- **April 2026 Karen S reports:** This has been discussed by the BOT. BOT has had the opportunity to review draft ordinances. A DAFD representative has attended a BOT meeting to respond to questions from the Board. At the direction of the Board, the Supervisor has obtained comments from the Township's planner, engineer, and attorney. Meanwhile, Dexter Township, Webster Township, and Dexter City are engaged in discussions regarding the DAFD interlocal agreement. We will bring the fire ordinance back to the BOT timing in coordination with the interlocal agreement discussions.

- **August 2026 Karen S reports:** We are holding this pending the outcomes of the Interlocal Agreement discussions

Goal: Reconvene the Local Roads Committee and charge it with recommending a policy for Local Neighborhood Road repair; consider expanding its charge to include Private Roads
(lead: Karen S., assist Karen N.)

- **August 2026 Karen S reports:** LRC has been established and will begin meeting this month.
- **August 2026 Karen N reports:** In discussion, once local roads has completed its charge, consideration will be given to include private roads - just not there yet.

Goal: Consider the costs and benefits of becoming a charter township.
(lead: Karen S, assist Supervisor Scott)

- **August 2026 Karen S reports:** We have considered this matter and determined that it is not feasible at this time because we lack the basic required infrastructure (ie water treatment systems). This item should be closed.

Goal: Work to improve services provided through collaborative relationships such as CACA, WWRA, DAFD, and other partners.
(lead Trustees)

August 2026 Karen N reports: A while back Dexter Township, held a meeting of "active" participants in the sewer/waters systems locally - including Lyndon Twp, HRCOLA leaders, Hamburg Township and Putnam Twp leaders, accompanied by Georgia Frost, a representative from Representative Debbie Dingells office. That group meeting gave way to MLWSA submitting a grant application and ultimately being awarded the grant for $580K. We hope to receive that grant in late 2026/early 2027 to work to update our waste-water treatment plant and dedicated area pumps.

Additionally, serving on both the Portage Bases Sewer and MLWSA Boards have brought forth ideas and general principles as to how differently the two organizations operate. Obviously, those notes offer suggestions to improve processes and ideas: such as RFP bids for multiple years, responsibility discussions between Authority and Homeowners, how to effectively utilize funds in procurement, HR challenges, and how to educate our users. Another MLWSA Board member and I have started a mini "sewer tour" of local sewer organizations to help promote conversations between organizations, find our commonality, learn from others and to share ideas for the future to resolve operational difficulties we all face.

As MLWSA serves customers in multiple municipalities, Dexter Twp, Lyndon Twp, Putnam Twp and Unadilla Twp., we must come together to resolve our challenges. Such as our recent cross municipality meetings on the PFAS findings in our sewer wastewater. While the WWTP (waste-water treatment plant) resides in Dexter Twp, this is not solely a Dexter Twp issue. Every user adds to the PFAS in our sewer plant, and continued education is required to all.

Additionally, following Dexter Townships lead, we are working to encourage MLWSA to engage in a strategic planning session in the near future, to develop long-term plans, operational and capital. To ensure we are prepared to handle future expenditures given our aging sewer system. We must start looking 5, 10, 20 years into the future to sustain our sewer system, plan ahead and utilize our monies appropriately and responsibly protect our customers.

August 2026 Michelle reports: Clerk Stamboulellis has been working with Marc Williams to transition Film Plastic Recycling to the Western Washtenaw Recycling Authority. We have discussed the purchase (from Dexter Township) for a green recycling container specific for film plastic ONLY.

The WWRA works with Brightmark – they recycle all types of film plastic, where TREX is limited to specific film plastic.

> using an advanced thermal process called **pyrolysis** via their Plastics Renewal technology. This system breaks down hard-to-recycle films in an oxygen-starved environment to create certified circular pellet plastic material.
>
> The pellets themselves are not the end product; instead, they are fed into pyrolysis chambers to be vaporized and converted into **liquid hydrocarbons, ultra-low sulfur diesel fuel, naphtha, and commercial wax**.
>
> Brightmark's Plastics Renewal process uses the pellets as an intermediate feedstock. By heating them without oxygen, the plastic is broken down into its original molecular components to create three primary outputs: This liquid is sent to petrochemical companies to replace crude oil.

1. PyBright™ (Pyrolysis Oil & Naphtha)

- This liquid is sent to petrochemical companies to replace crude oil.
- It serves as the raw chemical building block to manufacture brand-new, **ISCC PLUS-certified circular plastics**.
- Brands use this recycled plastic to make items that usually require virgin oil, such as **upcycled sneakers, car bumpers, and food packaging**.

2. Ultra-Low Sulfur Diesel (ULSD)

- This liquid is sent to petrochemical companies to replace crude oil.
- Major energy corporations purchase this fuel to power transport fleets while working toward lower net-carbon goals.

3. Commercial Wax

- The process yields millions of gallons of industrial-grade wax.
- This wax is sold for use in everyday consumer goods, packaging coatings, and various manufacturing applications.

THIS PAGE LEFT INTENTIONALLY BLANK

DEXTER TOWNSHIP

Dexter Township Office Administrator Report

August 18, 2026

Dexter Township Cleanup Day 2026

Our annual Cleanup Day event is set for Saturday, October 17, 2026, from 9:00 a.m. to noon in the parking lot. Items accepted will include scrap metal, electronic waste, tires, Styrofoam and documents for shredding. Unacceptable items include household trash, toxic materials, construction waste, and bulky items such as mattresses. A flyer has been created with a list of accepted and unaccepted items and other important details. Staff will also promote the event through the Township website, newsletter, In the Loop, Facebook, and a potential mailer. Flyers will also be put up in various areas of the Township. For additional information, residents can reach out to info@dextertownshipmi.gov.

Metroparks Pass Program

We will be continuing our Metroparks Pass Program for a fourth year. The program provides residents with access to the Huron-Clinton Metroparks and helps provide recreational opportunities since Dexter Township does not operate its own parks or recreation department. Participation in the program has continued to grow each year, increasing by nearly 26% this past year and 41% overall since the program began. The continued growth shows that the program remains a valuable resource for Township residents. The application period for the 2027 Metroparks Pass Program will run from September 1 through October 30, 2026. Township staff will share reminders and information with residents throughout the signup period. The Township will also host a Coffee Chat on September 19, 2026, at 9:00 a.m. where staff will assist residents with signing up for their pass.

Township Office Staffing Update

One of our office assistants left the Township at the end of July, and our second office assistant will be taking an additional two-month leave beginning September 21 and ending at the end of November. To help ensure continued staffing and coverage in the Township office, a job posting has been issued for the vacant position. We have already received dozens of applications, and the application period will remain open through August 25. Interviews will begin immediately following the close of the application period with the goal of filling the position ASAP.

North Lake United Methodist Church 190th Anniversary

North Lake United Methodist Church will celebrate its 190th anniversary on Sunday, September 20, 2026. The celebration will begin at 10:00am with guest speaker Bishop David Bard, followed by a presentation and lunch at 11:30am. The church is located at 14111 North Territorial Rd. and any interested individuals should RSVP to Karen by September 1 at 248-931-4114 or kbpoor@yahoo.com.

Dexter Township Warning Sirens

All sixteen warning sirens in the Township have been serviced and should sound appropriately during the next scheduled test on Saturday, September 5. Three sirens were not sounding appropriately and required additional troubleshooting: Silver Hill Road at DNR, Island Lake Road east of King Hill, and Dexter-Pinckney Road at Fleming. West Shore Services, the Township's warning siren maintenance provider, was onsite the week of August 10 to inspect the three problem sirens. Following their inspection and additional troubleshooting, West Shore Services informed us that all three sirens should sound appropriately during the next test. West Shore Services did mention that since the sirens have two control panels (one Federal

and one Whelen) it may be causing communication issues between the two controls. They are continuing to investigate this issue and will provide us with their findings. In the meantime, all sixteen warning sirens are expected to operate appropriately during the next test. This was confirmed after checking the system programming, signal strength, and overall operation of the sirens.

Office Printer

The office printer is quite old and will need to be replaced in the near future. While it continues to work well and has been very reliable, the printer techs who have serviced it have advised that it is nearing the end of its useful life. Ricoh has provided the Township with a proposal for a new printer that offers better rates than our current agreement. We are currently considering three replacement models. The proposed pricing includes installation, training, toner, parts, and labor. Based on a five-year cost comparison, purchasing the printer is estimated to save approximately $2,535 to $3,186 over five years, depending on the model selected.

DEXTER TOWNSHIP CLEANUP DAY!

9:00am to 12:00pm

Saturday, October 17, 2026

ACCEPTED

Scrap Metal

Refrigerators
Stoves/ovens
Car batteries
A/C Units
Lawn Equipment
Washers/Dryers

Electronic Waste

Computers
Cell Phones
Printers
Televisions

Tires (max 6 tires per car)

Styrofoam

Document Shredding

This project is partially funded by a Waste Reduction Sponsorship from the Washtenaw County Water Resources Materials Management Division

NOT ACCEPTED

Household Trash
Toxic Materials
Construction Waste
Furniture/Mattresses

Suggested donation
$10 per vehicle

Questions?
info@dextertownshipmi.gov

regular recycling (glass, cardboard, plastic) will be unavailable the weekend of October 17 and during event

Dexter Township Parking Lot
6880 Dexter-Pinckney Rd.
Dexter, MI 48130

Join Us in Celebration

North Lake United Methodist Church

190th Anniversary!

190 Years Strong:
Celebrating the Past, Building the Future



September 20, 2026

10am Worship
Guest Speaker: Bishop David Bard
11:30 Celebration: Presentation & Catered Lunch
Legacy Offering: Refreshing Our Kitchen

We invite you to celebrate this blessed milestone!
Please RSVP to Karen by Septemer 1st
248.931.4114 or email kbpoor@yahoo.com

14111 N Territorial, Chelsea MI 48118

RICOH

Dexter Township

Business Solutions Proposal

PREPARED BY:
Kelly Evans, Account Manager
Phone: (248) 320-7244
Email: Kelly.m.evans@ricoh-usa.com

May 21, 2026

Cover Letter

Dear Samantha,

On behalf of your Ricoh team, thank you for meeting with us to discuss your organization's challenges and how we can deliver the solutions that will help propel your business forward and position you for success. Based on our conversations, I have prepared a proposal that will assist you in achieving your goals.

Ricoh has transformed the way people live and work with breakthrough technologies and services. Our solutions help you to remove obstacles to sustained growth by optimizing the flow of information and automating antiquated processes to increase productivity.

In addition, our extensive experience in a wide range of industries gives us in-depth knowledge of your unique challenges — and how our services can help overcome them.

We appreciate your time and look forward to helping your organization work smarter.

Sincerely,

Kelly Evans
Account Manager
(248) 320-7244
Kelly.m.evans@ricoh-usa.com

Executive Summary

Current State

Ricoh's analysis of your current situation revealed:

- Current MPC3504 is at end of life. Ricoh can no longer guarantee parts.

Goals

- Upgrade to newer model with more robust scanning capabilities.

Proposed Solution

- Our proposed solution will address the current challenges by offering the latest technology while reducing costs.
- IM CxxxxSD model provides fast, easy document digitization. The single pass document feeder scans both sides of the page simultaneously.
- Implement latest technology which allows for always current technology platform, enabling ongoing firmware updates, improved app integration, and enhanced user experience.
- From a security standpoint, upgrading offers a strengthened data encryption, advanced user authentication options, and updated compliance with current security standards – helping safeguard sensitive information and reduce risk in today's evolving threat landscape.

Video: Ricoh is empowering digital workplaces

Ricoh's team is always there when we need them. And they understand and respect what we do, so they work diligently to resolve issues quickly.

Oregon based
Non-profit Organization

Proposal for Dexter Township



Leveraging 90+ years of innovation in office technology

Ricoh's industry leading product line is designed to meet the demands of any of our customer's environments. We offer both workgroup multifunctional printers and printers that work seamlessly with our digital workplace solutions and software to allow our clients to create, share and mange their critical business information and documents. **Dexter Township** can look forward to these benefits:

- Ability to connect to cloud applications
- Lower Total Cost of Ownership (TCO)
- Improved print & scan quality
- Increased document security options
- Reduction in hardware malfunctions, resulting in improved uptime
- Carbon footprint reduction initiatives and transparent sustainability reporting to align with ESG reporting criteria

> *Ricoh...wants to be our partner and solve our problems. Ricoh is a straight shooter that has vastly improved our organization's information management.*
>
> **Logistics & Transportation Service Provider in Pennsylvania**

Investment Scenario

Monthly Cost Comparison		
	Current	**Proposed – 60 month lease**
Service	**$367.99**	**$154.15**
Supplies	**included**	**included**
Lease		**$166.66**
Total	$367.99	$320.81

Included in Monthly Fee

IM C3510SD Performance Color Multifunction Printer (MFP) with Smart Operation Panel	• 1 multifunction printer • Per copy charges: $0.0068 B&W; $0.045 color locked for 60 months • Installation • Operator training • Toner, parts and labor included with service
	ADD RSI
RSI Advanced Workflows	• Licenses for multifunction printer(s) on this order • Installation and configuration • User training

CASH PRICE $7,464.10

NOTES:

- Break/fix services included in the above program.
- Alternative lease terms may be available at different rates.
- Please contact your sales representative to discuss changes to the above assumptions/configuration or additional services.

Note: This proposal, pricing and configuration, is valid through 6/21/26

Reservation of Rights—This quote is based upon the information provided by you, and the assumptions made by us in preparing the information contained herein. While care has been taken to ensure the accuracy of this quote, we make no representations or warranties about the accuracy, completeness or adequacy of the information contained herein, and shall not be liable for any errors or omissions. We recognize your right to negotiate and approve the terms of any resulting contract and we reserve the same right. We also acknowledge that all contract terms and conditions must be mutually agreed upon by both of us. This quote is subject to credit approval and valid for a period of 30 days from the date stated on the cover page. THIS QUOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT, NOR SHOULD IT BE CONSTRUED AS, AN OFFER TO SELL/LEASE THE GOODS OR SERVICES LISTED HEREIN.

Investment Scenario

Monthly Cost Comparison		
	Current	**Proposed – 60 month lease**
Service	**$367.99**	**$186.61**
Supplies	**included**	**included**
Cash		**$152.17**
Total	$367.99	$338.78

Included in Monthly Fee

IM C4510SD Performance Color Multifunction Printer (MFP) with Smart Operation Panel	• 1 multifunction printer • Per copy charges: $0.0058 B&W; $0.045 color locked for 60 months • Installation • Operator training • Toner, parts and labor included with service
	ADD RSI
RSI Advanced Workflows	• Licenses for multifunction printer(s) on this order • Installation and configuration • User training

CASH PRICE $8,354.10

NOTES:

- Break/fix services included in the above program.
- Alternative lease terms may be available at different rates.
- Please contact your sales representative to discuss changes to the above assumptions/configuration or additional services.

Note: This proposal, pricing and configuration, is valid through 6/21/26

Reservation of Rights—This quote is based upon the information provided by you, and the assumptions made by us in preparing the information contained herein. While care has been taken to ensure the accuracy of this quote, we make no representations or warranties about the accuracy, completeness or adequacy of the information contained herein, and shall not be liable for any errors or omissions. We recognize your right to negotiate and approve the terms of any resulting contract and we reserve the same right. We also acknowledge that all contract terms and conditions must be mutually agreed upon by both of us. This quote is subject to credit approval and valid for a period of 30 days from the date stated on the cover page. THIS QUOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT, NOR SHOULD IT BE CONSTRUED AS, AN OFFER TO SELL/LEASE THE GOODS OR SERVICES LISTED HEREIN.

Investment Scenario

Monthly Cost Comparison		
	Current	**Proposed – 60 month lease**
Service	**$367.99**	**$210.07**
Supplies	**included**	**included**
Cash		**$152.17**
Total	$367.99	$362.24

Included in Monthly Fee

IM C6510SD Performance Color Multifunction Printer (MFP) with Smart Operation Panel	• 1 multifunction printer • Per copy charges: $0.0058 B&W; $0.045 color locked for 60 months • Installation • Operator training • Toner, parts and labor included with service
	ADD RSI
RSI Advanced Workflows	• Licenses for multifunction printer(s) on this order • Installation and configuration • User training

CASH PRICE $9,418.10

NOTES:

- Break/fix services included in the above program.
- Alternative lease terms may be available at different rates.
- Please contact your sales representative to discuss changes to the above assumptions/configuration or additional services.

Note: This proposal, pricing and configuration, is valid through 6/21/26

Reservation of Rights—This quote is based upon the information provided by you, and the assumptions made by us in preparing the information contained herein. While care has been taken to ensure the accuracy of this quote, we make no representations or warranties about the accuracy, completeness or adequacy of the information contained herein, and shall not be liable for any errors or omissions. We recognize your right to negotiate and approve the terms of any resulting contract and we reserve the same right. We also acknowledge that all contract terms and conditions must be mutually agreed upon by both of us. This quote is subject to credit approval and valid for a period of 30 days from the date stated on the cover page. THIS QUOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT, NOR SHOULD IT BE CONSTRUED AS, AN OFFER TO SELL/LEASE THE GOODS OR SERVICES LISTED HEREIN.

Delighting Customers – Service Excellence

Advanced Support Tools and Analytics

Ricoh ARMS (@Remote Monitoring System) – Online monitoring of status of machines

WMT 'Where's My Tech' app: State-of-the-art automated cloud dispatch program brings together the right technician with the right parts and keeps you appraised of status. Customer monitoring of Service Dispatch

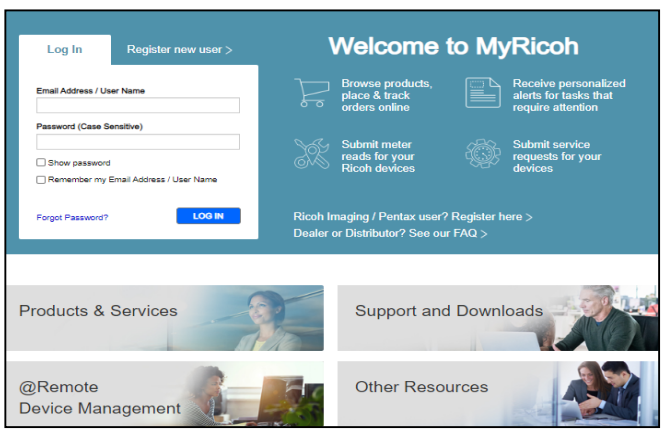
TARP – Targeted Answers & Resource Portal: Advanced Analytics to maintain top performance. Moving from 'Response Time' metric to '% of Uptime' thru preventative maintenance program.

Service personnel complete on-going training and possess the **certifications** required to work effectively in your environment and resolve issues quickly.

Ricoh's Technology Support Services Center provides **24/7 customer support** for hardware devices as well as application software that's part of your solution

- Onsite service
- Self-help global knowledgebase
- Customer help desk
- Dispatch via web

MyRicoh online customer service portal offers a quick and easy way to securely manage your account and do business with us online 24/7, on your schedule, whenever it's most convenient for you



- View invoices, contract details, and update purchase order numbers for your contracts
- Order supplies, submit meter reads, request and manage service
- Schedule equipment relocations
- Live chat with our support team, access FAQs and our Global knowledge base for product questions

Equipment and Consumable Recycling Programs reduce your carbon footprint, contribute to a circular economy and help meet your sustainability goals. Visit RICOH Smart Return (ricoh-return.com) for details.



Learn more: ricoh-usa.com/about-myricoh

	Current Model	IMC 3510 SD *		IMC 4510 SD *		IMC 6010 SD*	
		Includes: 1 printer, Installation, Operator Training , Toner parts & labor		Includes: 1 Printer, Installation, Operator Training, Toner parts & labor		Includes: 1 Printer, Installation, Operator Training, Toner parts & labor	
		Per copy Charges: $0.0068 B&W / $0.045 Color		Per copy Charges: $0.0058 B&W / $0.045 Color		Per copy Charges: $0.0058 B&W / $0.045 Color	
	(Parts not Assured)	Annual Lease	Purchase	Annual Lease	Purchase	Annual Lease	Purchase
Annual Lease Payment	$1,849.80	$1,999.92		$2,239.32		$2,520.84	
Purchase Price	N/A		$7,464.10		$8,354.10		$9,418.10
Estimated Annual Copy Charges (Service)	$1,999.93	$1,849.80	$1,849.80	$1,826.04	$1,826.04	$1,826.04	$1,826.04
Estimated First-Year Cost	**$3,849.73**	**$3,849.72**	**$9,313.90**	**$4,065.36**	**$10,180.14**	**$4,346.88**	**$11,244.14**
Five Year Lease Total	**$19,248.65**	$19,248.60		$20,326.80		$21,734.40	
Five Year Copy Charges (Service) (Estimate)			$9,249.00		$9,130.20		$9,130.20
		5 Yr Lease total	Purchase & 5 Yr Service Total	5 Yr Lease Total	Purchase & 5 Yr Service Total	5Yr Lease Total	Purchase & 5 Yr Service Total
		$19,248.60	$16,713.10 ($2,535.50)	$20,326.80	$17,484.30 ($2,842.50)	$21,734.40	$18,548.30 ($3,186.10)

***new technology**

***rates locked for 60 months**

DEXTER TOWNSHIP

Dexter Township Supervisor Report

August 18, 2026

Budget Update

As of the end of May, we are 33.42% through our fiscal year. There are no department level concerns at this time, though there are still overages projected in the Recording Secretary line.

Police Contract Partners

I've had several meetings and calls with various police contract partners over the past several weeks to discuss contract police services and the Sheriff's E911 proposal.

DAFD

We have started negotiations with local 4090. I am on the bargaining team as the chair of the DAFD.

We also held another interlocal agreement meeting. The Dexter Township proposal we reviewed at our board meeting is being presented to the other municipalities as a starting point. We expect to discuss areas of agreement and disagreement at our next meeting, later in August.

SEMCOG

I attended the SEMCOG Rural Peer Group Meeting. The conversation centered around land use issues, like data centers, and other issues that rural units of government are facing. The next SEMCOG meeting will be at Dexter Huron Metropark, and I will be discussing Dexter Township's Park Pass Program.

Resident Resolution Request

I was contacted by Brent Williams, MD, MPH and had a call with him to discuss the potential constitutional amendment, "Americans for Citizen Voting" he has requested the board consider a resolution of opposition. I have included the sample resolution in this packet for the board's review. Mr. Williams has indicated he can attend the September meeting to answer questions.

RESOLUTION

COUNTY/MUNICIPALITY GOVERNING BODY

DATE

WHEREAS, [county/municipality] has a strong history of protecting the right to vote and ensuring that voting is safe and accessible for the [number] active registered voters residing in the [county/municipality]; and

WHEREAS, Michigan voters overwhelmingly passed Ballot Proposal 2 of 2022, a slate of pro-voter reforms that provided voters with access to same-day registration, no-excuse absentee voting, and in-person early voting; and

WHEREAS, Michigan's investment in pro-voter policies and the commitment of our election officials to implement these changes have made our elections a point of national recognition and statewide pride, earning the state an A+ grade from the Institute for Responsive Government's Election Progress Report in both 2023 and 2024; and

WHEREAS, Americans for Citizen Voting submitted 750,000 petition signatures for a ballot initiative aiming to change the Michigan constitution and require documentary proof of citizenship when Michigan citizens register to vote; and

WHEREAS, by requiring voters to show a birth certificate or passport when registering to vote and requiring additional documents when casting one's ballot, this ballot initiative would create red tape, increase confusion about the voter registration process, and create cost barriers for the more than 680,000 Michiganders who do not possess or who lack easy access to these documents; and

WHEREAS, despite the state of Michigan's ongoing transition to REAL ID, impacting millions of Michigan voters, a REAL ID is not considered sufficient "proof of citizenship" documentation under new documentary proof of citizenship proposals; and

WHEREAS, similar proposals in other states have stolen the vote from many U.S. citizens, with documentary proof of citizenship laws in Kansas blocking more than 30,000 residents from voting over the course of two years, despite the state's admission that over 99 percent of those blocked from voting were U.S. citizens; and

WHEREAS, documentary proof of citizenship requirements may disproportionately impact married women whose names may differ from birth records, senior citizens, military families, rural residents, low-income individuals, people experiencing homelessness, and other voters who may face challenges obtaining or accessing required documents; and

WHEREAS, [INSERT MUNICIPALITY] supports policies that both protect election integrity and preserve every eligible citizen's constitutional right to vote without unnecessary obstacles;

NOW THEREFORE BE IT RESOLVED that the [County/Municipality Governing Board] strongly opposes the ballot initiative submitted by Americans for Citizen Voting and urges voters to carefully consider the impacts of unnecessary Documentary Proof of Citizenship requirements before they vote this year, and that copies of this resolution be transmitted to the Governor of Michigan, the Michigan Secretary of State, the local state legislative delegation, and other appropriate local officials.

Dexter Township Clerk's Report

August 2026

Clerk's Office:

The Clerk's office has 5 FOIA's that were received to the Clerk's office to report on for the month of July:

1. FOIA from the Michigan Republican Party's Election Integrity Effort asking about:
   a. Absentee Voter Counting Board – start time, location, close time.
   b. Receiving Board – start time, location, close time.
   All information that was requested was readily available and the Clerk answered the FOIA promptly. There was no charge to the requestor.

2. FOIA from a resident regarding their personal property including complaints, emails, inspection reports, notes, photographs, and correspondence regarding a treehouse located on their property. All information that was requested was readily available; the Clerk had assistance from our DPZ and answered their FOIA promptly. There was no charge to the requestor.

3. FOIA from a resident regarding permit information regarding a specific address. All information that was requested was readily available; the Clerk had assistance from our DPZ and answered their FOIA promptly. There was no charge to the requestor.

4. FOIA from a resident requesting the township's agreement with WM for trash, recycling, and yard waste. Also requested was the type of recycling services WM provides to Dexter Township residents, the fees that Dexter Township pays WM, and the duration of the agreement between WM and Dexter Township. All information that was requested was readily available and the Clerk answered the FOIA promptly. There was no charge to the requestor.

5. FOIA from an architectural historian at ASTI Environmental requestion who is performing a Phase I Environmental Site Assessment on a property and requested records concerning two parcels of land. All information that was requested was readily available; the Clerk had assistance from our DPZ and Assessor and answered their FOIA promptly. There was no charge to the requestor.

Election Status:

Dexter Township has successfully completed and certified the August 4, 2026 State Primary Election.

The Clerk's office sent out all Absentee Voter Ballots on June 19, 2026. Below is detailed information of the number of ballots sent out and returned / tabulated by 8 pm on election day:

- Ballots Processed (Precinct #1) 1007 – Ballots Tabulated 725
- Ballots Processed (Precinct #2) 710 – Ballots Tabulated 555
- Ballots Processed (Precinct #3D) 504 – Ballots Tabulated 373

Below is a detailed summary of the number of walk-in voters that came to vote in person for the November 4, 2025 election:

- Precinct #1 – 404
- Precinct #2 – 324
- Precinct #3D – 155

If any voter would like to be placed on the Perm Ballot list, please contact the Clerk's office. Being on the Perm Ballot will ensure the voter will receive an Absentee Ballot for every election that will be held in Dexter Township. If you have any questions about this process or any other election questions, please reach out to me at 734.426.3767 ex110 or at clerk@dextertownshipmi.gov.

The Clerk's office would like to give a Heartfelt THANK YOU to everyone who has worked the polls for Dexter Township and their dedication to our Election Process, I am looking forward to working with all the current and new workers in this upcoming election!!

Dexter Township Coffee Chat – October 16, 2026:

"Election Chat With the Clerk" Clerk Stamboulellis will be the guest speaker presenting Everything Elections. Come and learn about elections from the beginning to the close of polls. Looking forward to seeing you!!

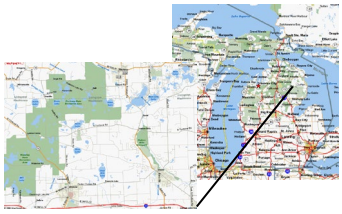
As always if you have any questions, concerns or comments please contact me at clerk@dextertownshipmi.gov or 734.426.3767 ex110.

Respectfully Submitted,
Michelle Stamboulellis - Clerk

Lonnie Scott
Supervisor
Michelle Stamboulellis
Clerk
Bradley Metz
Treasurer

DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY RD.
DEXTER, MI 48130
(734) 426-3767
www.dextertownship.org



MINUTES OF THE DEXTER TOWNSHIP EXECUTIVE COMMITTEE
TUESDAY JULY 7, 2026 11:00 P.M.

1. Discussion:
    a. Discussed trimming of Outdoor Warning Sirens.
    b. Western Washtenaw counsel of Government will replace the WWRAG.
2. Taxes:
    a. Have started coming in the mail and walk in traffic has been steady.
3. Clerk's office is preparing for August 4, 2026 State Primary Election.
    a. Sending Election mailers to all Dexter Township residents.
    b. Attended "Clerks Roundtable" with Dana Nessel.
    c. Mallory McMarrow (D) and Mike Cox (R) have withdrawn from running.
    d. Discussed having Elections and Tax information at the top of the "In The Loop" e-newsletter.

4. MINUTES OF THE DEXTER TOWNSHIP EXECUTIVE COMMITTEE
TUESDAY JULY 21, 2026 11:00 P.M.

1. Agenda Items Discussion:
    a. PSU (Police Service Unit) will be a resolution on the 7/22/26 BOT agenda.
2. Discussion:
    a. Beth's last day will be July 30th.
    b. Treasurer working on tax bills.
    c. Primary Election August 4, 2026

MINUTES OF THE DEXTER TOWNSHIP EXECUTIVE COMMITTEE
TUESDAY JULY 28, 2026 11:00 P.M.

No Meeting

Respectfully Submitted,
Michelle Stamboulellis - Clerk

CASH SUMMARY REPORT FOR DEXTER TOWNSHIP

From 07/01/2026 to 07/31/2026
ACCOUNTS: 001.202, 001.102, 001.000, 004.000, 017.000 (1 more)
FUNDS: 101, 703, 206, 701, 245 (2 more)

Account	Description	Beginning Balance 07/01/2026	Total Debits	Total Credits	Ending Balance 07/31/2026
Fund: 101 GENERAL FUND					
001.102	DEPOSITORY ACCOUNT	(808,615.10)	17,382.31	130,000.00	(921,232.79)
001.202	DISBURSEMENT ACCOUNT	432,349.21	130,000.00	136,157.31	426,191.90
004.000	PETTY CASH	122.86	0.00	0.00	122.86
017.000	MI CLASS	1,199,974.12	0.00	0.00	1,199,974.12
017.001	PERSHING LLC	2,054,037.11	0.00	0.00	2,054,037.11
	GENERAL FUND	2,877,868.20	147,382.31	266,157.31	2,759,093.20
Fund: 206 FIRE FUND					
001.102	DEPOSITORY ACCOUNT	841,120.94	0.00	0.00	841,120.94
017.000	MI CLASS	594,633.19	0.00	0.00	594,633.19
	FIRE FUND	1,435,754.13	0.00	0.00	1,435,754.13
Fund: 207 POLICE FUND					
001.102	DEPOSITORY ACCOUNT	1,289,956.12	0.00	0.00	1,289,956.12
017.000	MI CLASS	594,633.19	0.00	0.00	594,633.19
017.001	PERSHING LLC	258,860.51	0.00	0.00	258,860.51
	POLICE FUND	2,143,449.82	0.00	0.00	2,143,449.82
Fund: 245 OPEN SPACE LAND INITIATIVE					
001.102	DEPOSITORY ACCOUNT	1,065,655.72	0.00	0.00	1,065,655.72
001.202	DISBURSEMENT ACCOUNT	(39,015.37)	0.00	9,580.10	(48,595.47)
017.000	MI CLASS	159,134.13	0.00	0.00	159,134.13
	OPEN SPACE LAND INITIATIVE	1,185,774.48	0.00	9,580.10	1,176,194.38
Fund: 401 CAPITAL PROJECT FUND					
001.102	DEPOSITORY ACCOUNT	978,420.06	0.00	0.00	978,420.06
001.202	DISBURSEMENT ACCOUNT	(186,534.95)	0.00	76,222.68	(262,757.63)
	CAPITAL PROJECT FUND	791,885.11	0.00	76,222.68	715,662.43
Fund: 701 GENERAL AGENCY FUND					
001.102	DEPOSITORY ACCOUNT	62,842.53	0.00	0.00	62,842.53
	GENERAL AGENCY FUND	62,842.53	0.00	0.00	62,842.53
Fund: 703 TAX COLLECTION FUND					
001.000	CASH CHECKING	0.00	0.00	0.00	0.00
001.102	DEPOSITORY ACCOUNT	0.00	0.00	0.00	0.00
	TAX COLLECTION FUND	0.00	0.00	0.00	0.00
	REPORT TOTALS:	8,497,574.27	147,382.31	351,960.09	8,292,996.49

"A Community For All Seasons"

DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
TELEPHONE: 734-426-3767
WWW.DEXTERTOWNSHIPMI.GOV

LONNIE SCOTT
SUPERVISOR
MICHELLE STAMBOULELLIS
CLERK
BRAD METZ
TREASURER
ALICIA ABBOTT
KAREN NOLTE
KAREN SIKKENGA
LAURA SANDERS
TRUSTEES

MEMORANDUM

To: Dexter Township Board

From: Fletcher Reyher, AICP, Director of Planning and Zoning

Subject: Planning and Zoning Department Report (July 2026)

Date: August 18, 2026

Overview:
This report summarizes Planning and Zoning Department activities for **July 2026**, including Planning Commission and Zoning Board of Appeals cases, ordinance amendments, zoning permit activity, code enforcement, and other departmental work.

July activity was less than the same period in 2025, particularly with respect to zoning permits and permit revenue. While seasonal conditions are likely a contributing factor, staff will continue monitoring monthly activity to determine whether this represents a short-term fluctuation or a broader trend.

Key June Takeaways:

- One (1) Conditional Rezoning Application was submitted during July 2026
- Two Zoning Board of Appeals variance requests were submitted in July 2026
- Zoning permit volume and permit revenue were lower compared to July 2025

Planning Commission – Site Plan, Special Land Use, Rezoning		
Name of Project	**Location**	**Current Status and Progress**
Mikkelson Conditional Rezoning	3101 N. Lima Center Road	On July 08, 2028, Fischer's RV Park Owner submitted a Conditional Rezoning Application to rezone the property from RC, Recreation Conservation to RR, Rural Residential to allow two additional land divisions for residential use. The applicant is proposing to cease the use of the RV Park as a condition of approval. The PC will consider this request at the August 25, 2026, Planning Commission meeting.

Zoning Board of Appeals – Variance (ZBA), Interpretation, Appeal of Admin Decision		
Type of Request	**Location**	**Current Status and Progress**
Request for Variance from Sec. 7.07(2) Required Front Yard Setback & Request for Variance from Sec. 7.02 Required Waterbody Setback for construction of two-story addition.	9388 Dexter-Pinckney Road, Pinckney MI, 48169, Parcel D-04-02-480-037	The ZBA will consider this request on September 01, 2026.
Request for Variance from Sec. 7.07(2) Required Front Yard Setback to Demolish the existing two-story single-family dwelling and construct a new two-story single-family dwelling, retaining the existing attached garage.	9433 Dexter-Pinckney Road, Pinckney MI, 48169, Parcel D-04-02-400-025	The ZBA will consider this request on September 01, 2026.

Zoning / General Ordinance Adopted and Proposed Amendments	
Proposed Amendment	**Current Status and Progress**
Section 17.04 (K) Bed and Breakfast	On September 16, 2025, the Township Board directed the Planning Department and Planning Commission to re-examine the existing Bed and Breakfast (B&B) ordinance (as a potential means to address short-term rentals. The Township Planning Commission held a public hearing on May 26, 2026, to consider the draft B&B ordinance. Minor modifications were requested, and the PC recommended adoption of the ordinance on June 23, 2026. The Board will consider this ordinance amendment at the August and September meetings.
Draft Data Center Ordinance	The Planning Commission is discussing draft ordinance language for regulating data centers. This is happening in conjunction with the Master Plan Review Committee who is also looking at recommending potential amendments to the Master Plan to address data centers / industrial land uses. The Planning Commission is continuing this discussion on August 25, 2026.
Article 4 Schedule of Uses & Sec. 16.36 Uses not Specifically Listed	On July 28, 2026, the PC asked staff to set a public hearing for proposed amendments to Article 4 & Sec. 16.36 of the Township Zoning Ordinance. These amendments will require the Planning Commission to make the final decision whether a land use not listed meets requirements of a similar regulated use in terms of parking, traffic impact, utility

Zoning / General Ordinance Adopted and Proposed Amendments	
	impact, stormwater impact, and noise, glare, and odor. The PC will hold a public hearing on September 22, 2026, and forward a recommendation to the Board for consideration.
Dexter Township Tree Ordinance	Staff will start preparing a draft Tree Ordinance to protect large, old, rare, or historic trees. A Tree Ordinance would help save township tree canopies, or require replacement when trees are cut down during development.
Food Truck Ordinance	The Planning Commission has directed staff to develop a draft food truck ordinance to modernize current standards and improve safety.
Adopted Amendment	**Summary**
Ordinance No. 45 – Fertilizer Ordinance	Ordinance No. 45 establishes regulations on the application of manufactured fertilizers to protect lakes, rivers, streams, wetlands, groundwater, and other water resources from nutrient pollution. The ordinance prohibits fertilizer application between November 15 and May 1 and restricts the use of fertilizer within wetlands, surface waterbodies, and within a 100-foot buffer measured from the ordinary high-water mark. Agricultural operations that comply with Michigan's Generally Accepted Agricultural and Management Practices (GAAMPs) are exempt. The Township Board adopted this ordinance on May 19, 2026.

Zoning Permits			
Permits Issued	**July 2026**	**Year Total - 2026**	**Year Total - 2025**
Zoning Minor	1	15	28
Zoning Major	5	47	107
Sign	0	0	0
Temporary	0	0	0
TOTAL	6	62	135

PERMIT REVENUE SUMMARY:
July 2026 Revenue: $475.00
2026 YTD Revenue: $6,996.00
2025 YTD Revenue: $13,860.00

Monthly Year-Over-Year Comparison			
Permit Type	**July 2026**	**July 2025**	**YoY Change**
Zoning Minor	1	2	-50%
Zoning Major	5	6	-16.6%

Monthly Year-Over-Year Comparison			
Permit Type	**July 2026**	**July 2025**	**YoY Change**
Sign	0	0	n/a
Temporary	0	0	n/a
TOTAL	**6**	**8**	**-25%**

Permit Revenue – June Comparison			
Period	**2026 Revenue**	**2025 Revenue**	**YoY Change**
June	$475.00	$938.00	-49%

July 2026 Zoning Permit activity was lower than July 2025 activity. Staff will continue to monitor monthly trends.

Code Enforcement

Violation #	Description	Status
E25-CE-0006	Section 16.30 / Sec. II - Blight & Ordinance 36 - Dangerous Buildings	Active
E25-CE-0007	Section 16.30 / Sec. II - Blight & Ordinance 36 - Dangerous Buildings	Active
E26-CE-0001	Section 16.32 - Storage of Construction Equipment / Materials	Closed
E26-CE-0002	Section 23.05 – Grading and Clearing	Closed
E26-CE-0003	Section 16.30 & 16.32 - Storage of Construction Equipment / Materials / Inoperable Vehicles	Closed
E26-CE-0005	Section 16.32 - Storage of Construction Equipment / Materials	Closed
E26-CE-0006	Short Term Rental	Active
E26-CE-0007	Commercial Business in Residential District	Closed
E26-CE-0008	Soil Erosion / Sedimentation Control	Closed
E26-CE-0009	Illegal Dwelling / Work without Permits	Closed
E26-CE-0010	Sec. II - Blight	Closed
E26-CE-0011	Inoperable Vehicles	Closed
E26-CE-0012	Work without Permits	Closed
E26-CE-0013	Sec. II – Blight	Closed
E26-CE-0014	Nuisance Lighting	Active

Respectfully Submitted,

Fletcher Reyher, AICP

Fletcher Reyher

Director of Planning and Zoning
Dexter Township Planning Department

Farmland and Open Space Preservation Board Meeting Summary:

August 6, 2026

FOSP Board Meeting Updates:

Exiting News!! The Farmland and Open Space Preservation Board is hopeful that there will be three properties that will be preserved by the end of year 2026. All land conserved has been made possible with funding from Federal, State, County Parks along with our Dexter Townships dedicated millage which was passed November 2022.

FOSPB Recommendation For Purchase of Conservation Easement Finalization:

Clerk Stamboulellis will present a "Action Item" request to the Board of Trustees at our September 15, 2026 meeting, to approve an expenditure up to $180,082 for the conservation purchase of property 2022-3.

Dexter Township Coffee Chat – September 19, 2026:

Dale Lesser and Clerk Stamboulellis will be the guest speakers presenting for Saturday September 19th at our monthly Dexter township Coffee Chat. The topic will be regarding understanding conservation easements, learning the processes and rules involved and reasons for preserving land in our community.

The next FOSP meeting is scheduled to be held at the Dexter Township Hall on September 3, 2026 located at the Dexter Township Hall at 7pm.

Respectfully Submitted,
Michelle Stamboulellis – Clerk

Treemore Ecology and Land Services, Inc.
Barry Lonik
11300 Island Lake Rd.
Dexter MI 48130-8513
(734) 223-2321
BLonik13@aol.com

TO: Dexter Township Board of Trustees

FROM: Barry Lonik

RE: Project Update

DATE: 7 August 2026

Other matters for public session:

- RCPP: the appeal was denied in April; Legacy filed a subsequent appeal and awaits word on that (unknown timing). Partners had a video call on the new RFP but no one had the bandwidth to lead it so we'll wait for the next round later this year.

A. Public projects
   1. None

B. Confidential projects
   1. 2022-3, fourth. Farm fields, wetlands and mature woods. Appraised value $1.205M ($13,800/acre). ACEP $349,450 (29%), State of Michigan $425,468 (35%), NAPP $250,000 (21%), Dexter Township $180,082 (15%). I forwarded the baseline to the federal and State programs. Staff from the latter called to say they won't contribute funds for properties that have a future residential building site. Consequently the survey was revised to make the building envelopes into exclusions, reducing the area to be covered by the easement which means the appraisal had to be revised AGAIN. The BOT acted quickly to approve the additional appraisal fee and additional township funds but a rec for the entire final amount of $180,082 should be made. Working on revising the baseline. The appraisal revision can't be submitted for review until October 1 but we can proceed with everything regardless. I had a call with attorney Fazio and hammered out the last details of the PSA; hopefully that will be signed next week.
   2. 2025-1, fifth. Woods and wetlands. Appraised value $640,000 ($6,500/acre). I completed the scoring after the NATAC visit and HRWC report. Waiting for the NATAC prioritization which will happen in October and November.
   3. 2022-2, sixth. Farm fields, scrub woods and wetlands. Appraised value $575,000 ($7,000/acre). State of Michigan $258,200 (45%), ACEP $281,750 (49%). Based on the State-required change for 2022-3, I had the survey revised for an exclusion and the appraisal is being revised. I shot the baseline photos and have everything else pretty much done for that. We agreed the 2022-3 PSA and CE will serve as templates for this property. The BOT approved the rec to purchase and related costs. Hoping to have the PSA signed within two weeks.

4. 2026-1, eighth. Woods, wetlands and seasonal stream. Appraised value $330,000 ($6,600/acre). I shared the value with the owner who was disappointed as expected. I offered to compare his before comps with those from other recent appraisals done by other appraisers to see if there were other sales that might be more to his liking. Waiting for the NATAC prioritization.
5. 2024-3, ninth. Farm fields, woods, wetlands and water frontage. Appraised value $578,000 ($13,700/acre). County parks commission approval expected this month. Supervisor Scott signed the purchase agreement; I will get the owners to sign on Tuesday and then get the survey and ESA proposals signed.
6. 2026-5, 13th. New application farm fields, woods, wetlands and streams. The property scored 48 on the ag system. The BOT approved the appraisal rec and it is underway.

Glossary of acronyms:

PSA—purchase and sale agreement (with the property owners/sellers)
PA—participation agreement (with local funding partners)
BOT—board of trustees
CE—conservation easement
ACEP—Agricultural Conservation Easement Program (federal)
ESA—environmental site assessment (aka Phase I)
NATAC—Natural Area Technical Advisory Committee of Washtenaw County Parks
QCD—quit claim deed
NAPP—Natural Area Preservation Program of Washtenaw County Parks
DR—development rights
BOC—Washtenaw County Board of Commissioners
ALPAC—Agricultural Land Preservation Advisory Committee of Washtenaw County Parks
HRWC—Huron River Watershed Council
RCPP—Resource Conservation Partnership Program (federal)
HWPI—Huron Waterloo Pathways Initiative
HCMA—Huron Clinton Metropolitan Authority

Huron River Watershed Council (HRWC) Update

August 2026 Report to Dexter Township Board of Trustees

Tip: Pick up after your pets

Pick up after your pets! Left on sidewalks or lawns, pet waste washes directly into storm drains and enters our local waterways in the form of raw, unfiltered sewage. Do your part as a pet owner by scooping, bagging and trashing. It makes for better water quality as well as cleaner sidewalks and happier neighbors. Learn more at **www.hrwc.org/petwaste.**

Fall Tree and Native Plant Sale Pre-Orders Open August 3

Each fall the Washtenaw County Conservation District sells a variety of trees, shrubs, wildflowers and prairie grasses which are intended for conservation uses, such as: reforestation, soil erosion control, windbreaks and screens, wildlife habitat improvements, and landscaping naturalizing. Both individual species and plant packets or garden kits are offered, in addition to planting aids to support your planting efforts. **Orders can be placed on the WCCD website in August and early September**.

Plant pick-up: Saturday, September 25 | 1:00-6:00pm | Washtenaw Farm Council Grounds

https://tinyurl.com/2kap9y3p

Get your Suds for the River Tickets Today!

Join us for an evening inspired by the river we all love! Come hungry for great food, good music, and even better company. Local favorite Hullabaloo joins us for a night of live music. From local brews to handcrafted zero-proof cocktails, there's something for everyone at Suds.



If you can, please raise your glass a little higher by purchasing River Reveler or River Guardian tickets, which helps keep the momentum flowing for a healthier Huron River watershed.

Join us at 5p.m. for an exciting pre-party talk with Peter Sinclair, chronicler and participant in climate and energy conversations across the State.

Please visit **HRWC.org/Suds** for more details and to get your tickets. Proceeds support our work to protect the river we love.

Date: Thursday, September 17, 2026
Time: 6-9 pm
Location: Robin Hills Farm

Please let me know if you would like more information.

Respectfully submitted, Suzanne Bade

Dexter Township Representative to HRWC

Dexter Township

Dexter Township Trustee Report

Trustee Abbott & Sanders
August 18, 2026

The July Coffee Chat about the Health of our Lakes and Rivers was a very good event. Our guest speakers put on presentations that really sparked an engaged group of residents from multiple townships. Our own Sue Bade along with David Lossing and Jan Arps-Prundeanu presented.







https://www.micorps.net/data

Dexter Township Lakes Tested with CLMP Reports

Blind Halfmoon Highland Little Portage

North Portage Silver

Neighbor Lakes with Reports:

Baseline and Blind

(CLMP is Cooperative Lakes Monitoring Program)

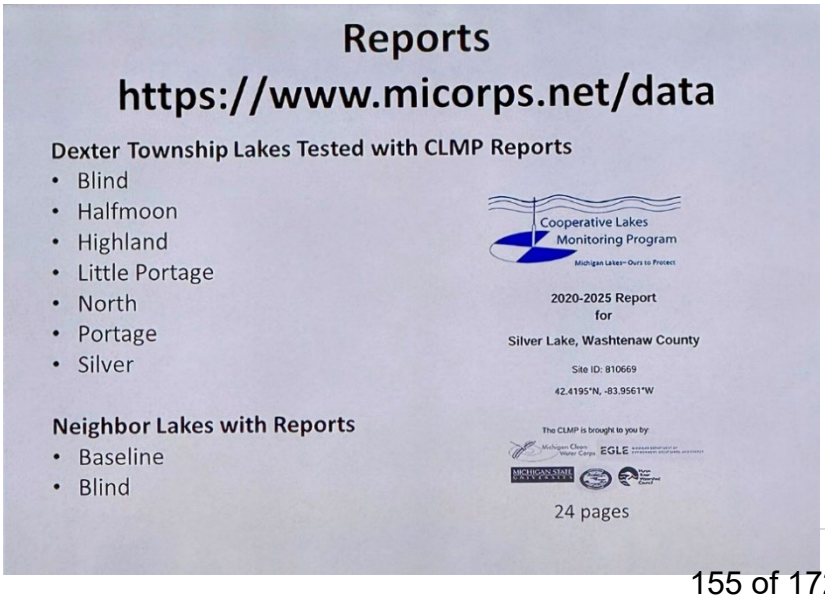
Other videos and reports that can be reviewed online are:

Lake Monitoring

Stream Monitoring

Stream Cleanups

Lake and Stream Data



DEXTER TOWNSHIP

Dexter Township Trustee Report

Trustee Abbott
August 18, 2026

Chelsea Area Construction Agency did not meet in July.

Washtenaw Area Transit Study did not meet in July.

Master Plan Review Committee is meeting August 12th.

Planning Commission Meeting Update — July 28, 2026

The Planning Commission met on July 28, 2026. We had a very informative and productive meeting with the Township Attorney and Engineering Consultant, who provided thorough answers to the Commission's questions and helped clarify several important issues.

One Board Trustee had submitted a separate set of questions prior to the meeting. Unfortunately, those questions were not addressed during the meeting. At the conclusion of the meeting, I requested that our Director of Planning and Zoning follow up directly with the Trustee regarding those questions. At this time, I have not seen the responses. I expect that we will have an opportunity to address those questions at our next Planning Commission meeting on August 25, 2026.

The Township Attorney also provided a brief but informative tutorial regarding the rules and requirements governing closed sessions. This was helpful in clarifying the circumstances under which a closed session may be appropriate and the procedures that must be followed.

We also had a very good number of residents in attendance. One significant takeaway from the discussion was the level of concern among residents regarding Non-Disclosure Agreements (NDAs). Given the concerns expressed, I believe this is an issue that warrants further discussion by the Board of Trustees.

I would like to see the Board of Trustees address the use and implications of Non-Disclosure Agreements at a future Board meeting so that residents have an opportunity to better understand the circumstances in which NDAs are being used and the policies governing them.

THIS PAGE LEFT INTENTIONALLY BLANK

Dexter Area Fire Department July Dashboard

APPARATUS READINESS	
	#
Out of service (days)	5
Repair requests	13
Repairs by DAFD	4
Repairs by Vendor	9

INSPECTIONS & REVIEWS	
Plan Reviews	7
Building Inspections	2
Food Trucks	0
Pre-Plan	0

Run Allocation	YTD	%
Dexter City	283	36%
Dexter Township	259	33%
Webster Township	243	31%
Shared	239	
Total	1024	100%

MUTUAL AID		
Total Mutual Aid Responses		
Reciprocity Rates*	To	From
Scio	5	2
Chelsea	12	11
Other	3	0



STAFF READINESS	
Avg. Training Hrs/FF POC	4.75
Avg Training Hrs/FF Fulltime	12.43
Training Hrs YTD	2803.89
Training Hrs MTD	274.00

PUBLIC OUTREACH	
Type	#
Presentations & Education	677
Smoke/CO detectors installed	4

Safety		
	Month	YTD
Drivers alerted*	1213	5689
FF Injuries	2	2

* Using digital driver alert device

INCIDENTS			
	DC	DT	WT
Fire	0	5	2
EMS	22	28	31
Other	21	19	12
Total	43	52	44
Avg Rsp Time	7:23	8:59	9:33

RISK MITIGATION	
# Fires Controlled	7
Property Value Saved	$326,244
Property Loss	$5600

July 31, 2026

Dexter Area Fire Run Data by Zone

	2024												
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dexter City	20	29	27	42	39	50	33	41	38	46	38	41	**444**
Dexter Twp	41	27	28	34	26	42	48	36	39	45	29	32	**427**
Webster Twp	45	24	21	34	31	40	33	25	41	44	33	23	**394**
Share	32	27	34	31	32	33	32	45	26	55	32	30	**409**
	138	107	110	141	128	165	146	147	144	190	132	126	**1674**

	2025												
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dexter City	29	43	48	41	39	55	57	51	56	37	42	49	**547**
Dexter Twp	44	54	43	38	29	40	52	39	43	42	30	40	**494**
Webster Twp	29	34	35	30	43	46	38	34	31	30	25	27	**402**
Share	43	34	30	34	46	48	22	51	40	56	25	34	**463**
	145	165	156	143	157	189	169	175	170	165	122	150	**1906**

	2026												
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dexter City	53	28	48	42	31	38	43						**283**
Dexter Twp	37	37	20	30	40	43	52						**259**
Webster Twp	36	28	33	26	35	39	46						**243**
Share	28	33	25	35	45	29	44						**239**
	154	126	126	133	151	149	185	0	0	0	0	0	**1024**

8/12/2026 17:55



Incident City-W/OAddresses

Hazardous Situation

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600862	2026-07-03 19:05:54		
2600868	2026-07-03 21:51:50		
2600859	2026-07-03 18:35:40		
2600954	2026-07-18 03:16:25		

Medical

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600879	2026-07-05 17:15:05		
2600843	2026-07-01 20:19:17		
2600850	2026-07-03 08:13:14		
2600928	2026-07-12 18:06:53		
2600943	2026-07-15 17:46:52		
2600953	2026-07-17 17:31:22		
2600955	2026-07-18 12:11:16		
2600958	2026-07-18 20:43:51		
2600968	2026-07-21 10:21:17		
2600971	2026-07-22 12:41:19		
2600976	2026-07-23 04:01:15		
2600983	2026-07-24 20:38:53		
2600987	2026-07-24 22:46:29		
2600989	2026-07-25 02:05:49		
2600991	2026-07-25 12:16:17		
2600998	2026-07-26 16:18:54		
2601000	2026-07-27 16:32:11		
2601011	2026-07-30 13:36:22		
2601012	2026-07-30 13:51:22		
2601023	2026-07-31 21:01:24		
2600839	2026-07-01 00:55:21		
2600887	2026-07-07 17:10:50		

Public Service

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600962	2026-07-19 23:25:01		
2600845	2026-07-02 15:07:17		
2600841	2026-07-01 11:34:23		
2600988	2026-07-24 22:42:42		
2601015	2026-07-30 18:16:22		



2600897	2026-07-08 17:49:38		
2600903	2026-07-09 12:59:58		
2600907	2026-07-09 18:01:21		
2600972	2026-07-22 13:56:22		
2600931	2026-07-13 13:11:44		
2600974	2026-07-22 17:46:27		
2601010	2026-07-30 13:31:20		
2600959	2026-07-18 21:42:45		
2600840	2026-07-01 02:40:40		
2600982	2026-07-24 14:46:26		

No Emergency

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2601022	2026-07-31 20:01:31		
2600857	2026-07-03 18:11:10		



Incident Webster-W/OAddresses

Fire

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600876	2026-07-04 19:00:36		
2600895	2026-07-08 14:50:01		

Hazardous Situation

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600908	2026-07-10 09:18:27		
2600853	2026-07-03 12:08:09		

Medical

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600871	2026-07-04 08:58:11		
2600874	2026-07-04 14:37:19		
2600875	2026-07-04 14:56:41		
2600882	2026-07-06 13:16:52		
2600884	2026-07-07 08:39:06		
2600973	2026-07-22 17:21:27		
2600844	2026-07-02 12:35:26		
2600851	2026-07-03 08:23:25		
2600852	2026-07-03 11:35:21		
2600960	2026-07-19 18:33:07		
2600966	2026-07-20 22:02:51		
2600979	2026-07-24 10:01:14		
2600980	2026-07-24 10:11:19		
2600985	2026-07-24 22:45:23		
2600995	2026-07-26 13:28:01		
2600999	2026-07-27 15:49:26		
2601008	2026-07-29 11:01:20		
2601013	2026-07-30 18:48:13		
2601019	2026-07-31 04:01:21		
2600892	2026-07-08 10:58:37		
2600900	2026-07-09 03:13:04		
2600904	2026-07-09 13:30:27		
2600912	2026-07-10 17:05:34		
2600921	2026-07-11 22:33:03		
2600930	2026-07-13 11:35:16		
2600934	2026-07-14 11:32:43		
2600935	2026-07-14 14:59:12		



2600941	2026-07-15 15:31:18		
2600945	2026-07-16 04:01:13		
2600946	2026-07-16 09:26:12		
2600948	2026-07-16 14:34:29		

Public Service

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600890	2026-07-08 05:31:59		
2600920	2026-07-11 13:47:58		
2600913	2026-07-11 02:19:49		
2601002	2026-07-27 08:06:17		
2600842	2026-07-01 11:48:08		

Rescue

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600856	2026-07-03 17:44:41		

No Emergency

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600970	2026-07-22 08:56:14		
2600886	2026-07-07 16:24:17		
2601014	2026-07-30 17:01:25		
2600944	2026-07-16 04:01:10		

Incident Dexter Twp W/OAddresses

Fire

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600993	2026-07-28 11:15:00		
2600950	2026-07-16 18:54:37		
2600961	2026-07-19 21:42:20		
2600951	2026-07-17 06:53:38		
2600863	2026-07-03 19:13:34		

Hazardous Situation

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600933	2026-07-14 11:27:14		
2600880	2026-07-05 21:09:55		
2600986	2026-07-24 22:37:51		
2600917	2026-07-11 11:02:25		
2600964	2026-07-20 10:46:19		
2600855	2026-07-03 17:24:24		

Medical

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2601020	2026-07-31 09:36:16		
2600873	2026-07-04 12:39:21		
2600885	2026-07-07 12:08:59		
2600888	2026-07-07 17:40:53		
2600898	2026-07-08 18:45:27		
2600905	2026-07-09 14:00:49		
2600906	2026-07-09 16:18:39		
2600915	2026-07-11 09:22:24		
2600916	2026-07-11 10:03:53		
2600919	2026-07-11 12:24:20		
2600914	2026-07-11 16:52:13		
2600956	2026-07-18 13:26:41		
2600963	2026-07-20 08:26:13		
2600967	2026-07-20 22:03:09		
2600977	2026-07-23 21:35:44		
2600996	2026-07-26 13:26:12		
2600997	2026-07-26 16:10:25		
2601003	2026-07-27 19:07:13		
2601004	2026-07-27 22:18:21		
2601005	2026-07-28 10:50:15		



2601007	2026-07-28 11:46:22		
2601016	2026-07-30 18:56:25	Public Service	
2501017	2026-07-30 23:17:56		
2600923	2026-07-12 09:27:59		
2600927	2026-07-12 17:30:29		
2600932	2026-07-14 07:51:12		
2600936	2026-07-14 15:08:38		
2600940	2026-07-15 14:59:45		

Public Service

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600901	2026-07-09 12:01:37		
2600877	2026-07-04 23:50:01		
2600872	2026-07-04 09:39:35		
2601001	2026-07-27 11:46:27		
2600918	2026-07-11 12:01:38		
2600981	2026-07-24 10:11:21		
2600865	2026-07-03 20:54:29		

No Emergency

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600848	2026-07-02 22:34:55		
2600858	2026-07-03 18:31:45		
2600992	2026-07-25 21:48:41		
2600878	2026-07-04 22:54:05		
2600922	2026-07-11 23:24:52		



Incident Shared W/OAddresses

Fire

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600969	2026-07-21 16:10:15		
2601006	2026-07-28 11:26:17		
2600924	2026-07-12 10:59:49		
2600894	2026-07-08 13:31:03		
2600925	2026-07-12 11:59:29		

Hazardous Situation

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600864	2026-07-03 20:27:48		
2600881	2026-07-06 08:42:09		
2600994	2026-07-25 23:29:57		
2600990	2026-07-25 09:46:19		

Medical

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600849	2026-07-02 23:22:00		
2600854	2026-07-03 13:30:32		
2600965	2026-07-20 14:41:01		
2600926	2026-07-12 17:19:08		
2600942	2026-07-15 15:58:07		
2600883	2026-07-07 05:30:34		
2600893	2026-07-08 11:00:43		

Public Service

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2501021	2026-07-31 15:08:14		
2600867	2026-07-03 21:27:48		
2600870	2026-07-04 02:03:56		
2600866	2026-07-04 14:20:03		
2600882	2026-07-07 01:58:07		
2600889	2026-07-07 19:27:17		
2600896	2026-07-08 17:42:07		
2600902	2026-07-09 12:33:57		
2600909	2026-07-10 12:29:50		
2600910	2026-07-10 15:52:54		



2600937	2026-07-14 19:13:00		
2600938	2026-07-14 19:27:57		
2600939	2026-07-15 15:15:29		
2600949	2026-07-16 16:03:19		
2600952	2026-07-17 15:54:23		
2600957	2026-07-18 16:00:15		
2600975	2026-07-22 20:02:11		
2600984	2026-07-24 23:01:12		
2600861	2026-07-28 17:04:28		
2600846	2026-07-02 15:34:30		
2600947	2026-07-16 11:58:11		

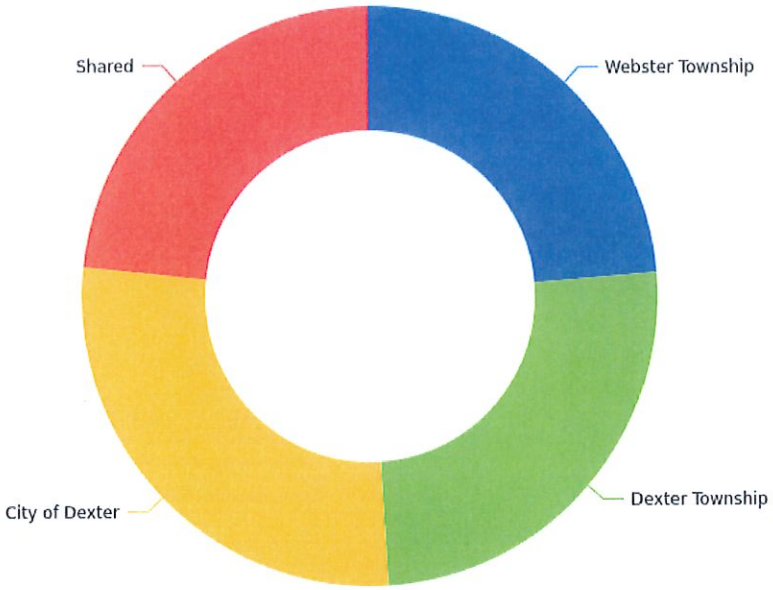
Rescue

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2601018	2026-07-31 04:01:17		
2600847	2026-07-02 16:30:24		
2600869	2026-07-10 10:56:27		

No Emergency

INCIDENT NUMBER	CREATION DATE	SECONDARY INCIDENT GROUP	TERTIARY INCIDENT GROUP
2600911	2026-07-10 15:41:51		
2600899	2026-07-08 22:52:40		
2600929	2026-07-13 07:58:54		
2600891	2026-07-08 08:37:23		

Incident Count by Fire Zone - YTD

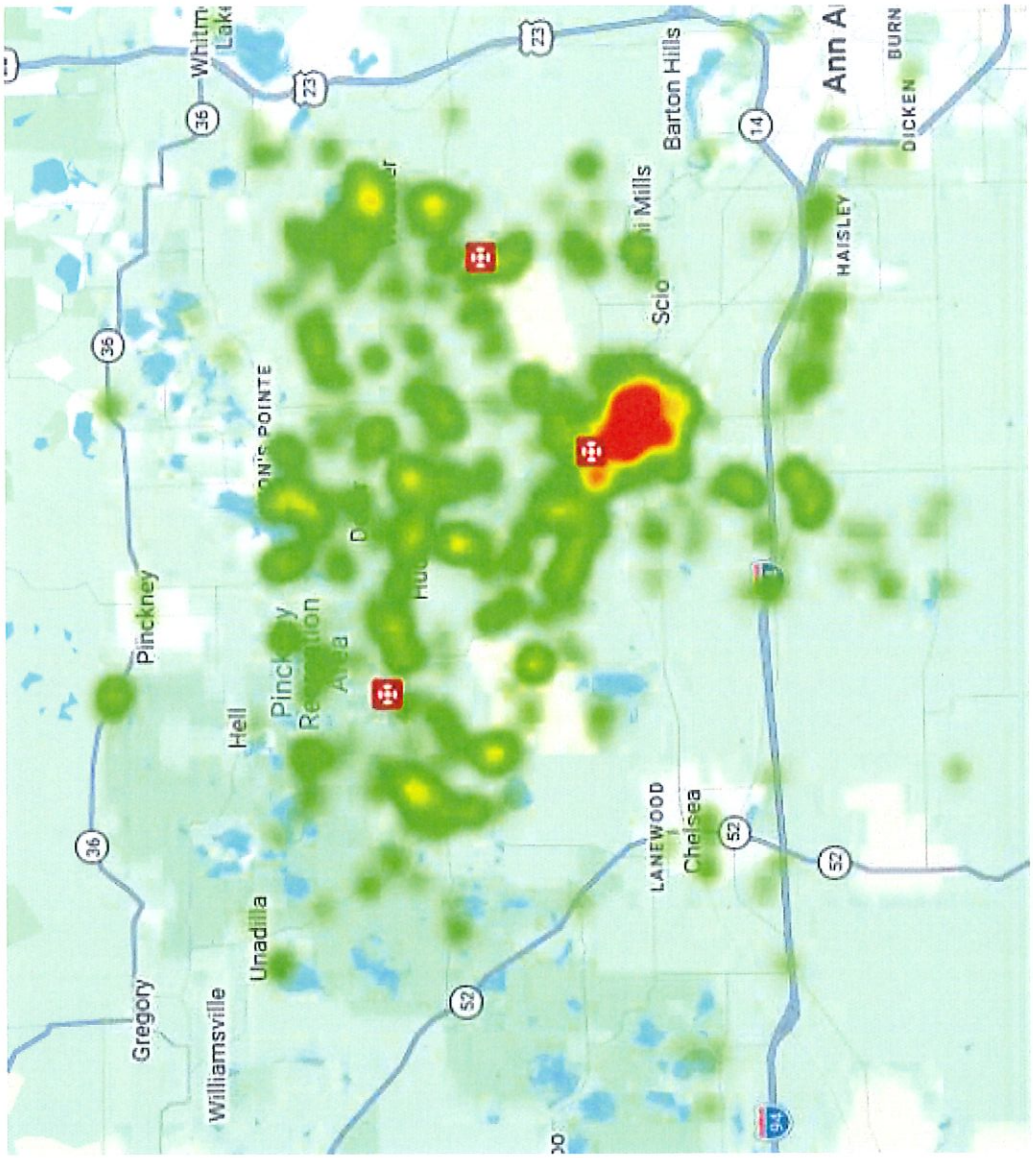


FIRE ZONE	INCIDENT COUNT	PERCENT OF TOTAL
Webster Township	243	23.73%
Dexter Township	259	25.29%
City of Dexter	283	27.64%
Shared	239	23.34%
Total	**1024**	**100.00%**

From 01/01/2026 To 07/31/2026 Filter by Alert Type All DOWNLOAD REPORT

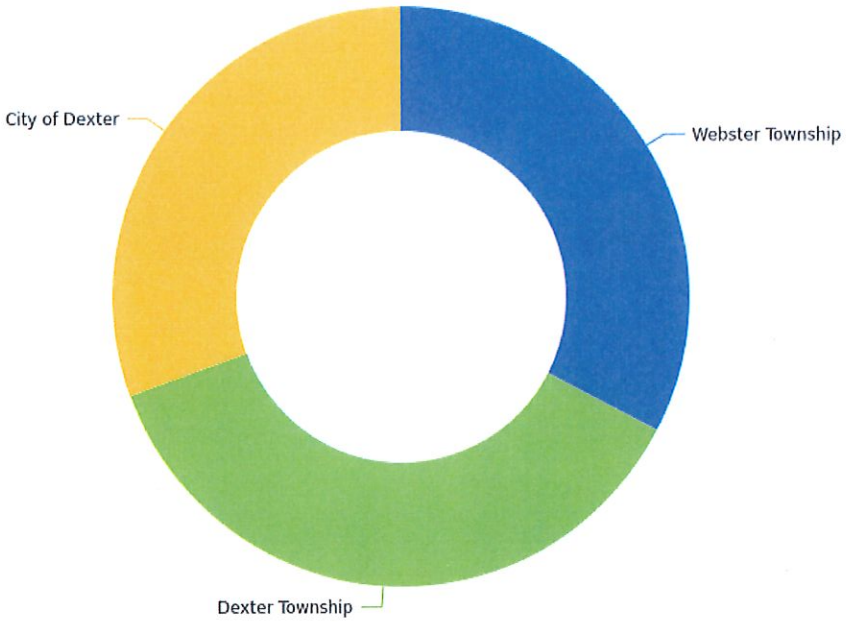
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
00:00	4	4	8	3	5	4	3	00:00
01:00	2	2	7	3	5	4	0	01:00
02:00	0	0	3	7	1	5	4	02:00
03:00	1	2	2	4	2	0	5	03:00
04:00	1	1	2	2	2	2	1	04:00
05:00	1	1	4	1	3	1	2	05:00
06:00	0	1	1	2	5	4	4	06:00
07:00	3	3	3	4	3	4	2	07:00
08:00	9	6	6	8	9	8	4	08:00
09:00	8	4	7	9	8	8	4	09:00
10:00	9	6	8	8	8	5	3	10:00
11:00	12	15	4	3	13	11	5	11:00
12:00	8	7	13	15	17	12	9	12:00
13:00	13	7	8	12	6	10	2	13:00
14:00	7	6	14	10	8	6	5	14:00
15:00	11	11	6	3	17	1	8	15:00
16:00	8	9	8	13	10	7	12	16:00
17:00	7	4	12	8	12	6	14	17:00
18:00	6	10	6	7	5	5	5	18:00
19:00	8	4	7	6	11	8	2	19:00
20:00	9	7	5	0	7	7	6	20:00
21:00	9	5	3	5	9	8	6	21:00
22:00	4	4	4	7	9	8	6	22:00
23:00	0	2	2	2	2	4	3	23:00
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	

Key
- 90th percentile
- 80th percentile
- 70th percentile
- 60th percentile
- 50th percentile
- 40th percentile
- 30th percentile
- 20th percentile
- 10th percentile
- 1st percentile


Pinckney
Gregory
Williamsville
Unadilla
Hell
Barton Hills
HAISLEY
LANEWOOD
Chelsea
DICKEN
36
23
52
14
94

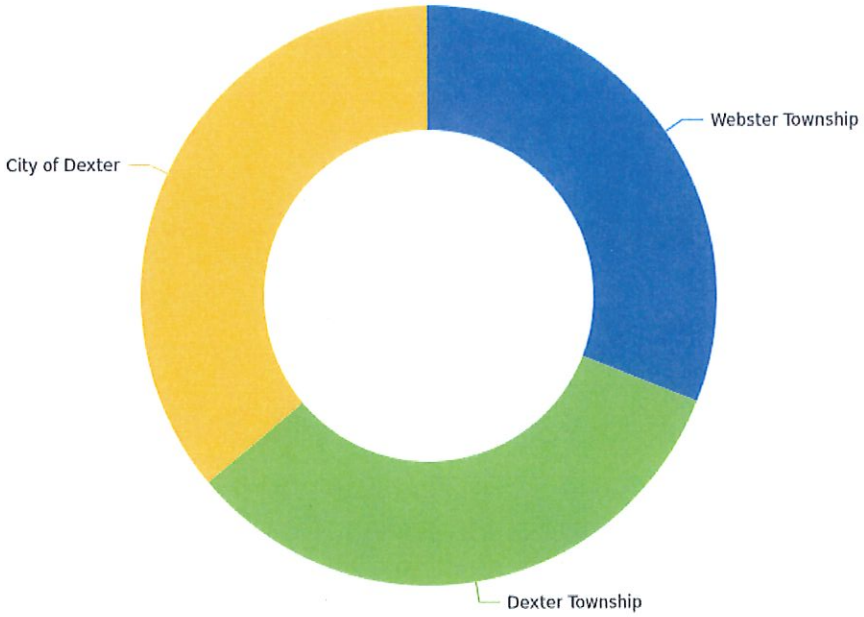
YTD

Incident Count by Fire Zone Current Month



FIRE ZONE	INCIDENT COUNT	PERCENT OF TOTAL
Webster Township	46	32.62%
Dexter Township	52	36.88%
City of Dexter	43	30.50%
Total	**141**	**100.00%**

Incident Count by Fire Zone - YTD



FIRE ZONE	INCIDENT COUNT	PERCENT OF TOTAL
Webster Township	243	30.96%
Dexter Township	259	32.99%
City of Dexter	283	36.05%
Total	**785**	**100.00%**