"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
September 15, 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) Approval of Agenda
5) 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.
6) Presentations
   a) FY 2026 Audit – Rana Emmons, PSLZ, LLC
7) Consent Agenda ("Motion to approve consent agenda")
   a) Approval of Minutes –
      i) Regular Meeting of the Board of Trustees Minutes: August 18, 2026 **p. 6**
   b) Approval of PA 116 for Daniel and Emma Palka **p. 11**
   c) METRO Act Resolution #26-713 **p. 34**
   d) FY 2027 Capital Budget Amendment: Rain Garden and Prairie Installation
   e) Authorize Dexter Township to Submit Fire Equipment Grant Application on Behalf of the Dexter Area Fire Department and Execute Any Required Grant Documents **p.55**
8) Closed Session – Attorney Consultation pursuant to MCL 15.268(1)(h)
9) Action Items
   a) Acceptance of Financial Transactions (Check Disbursement & Revenue and Expenditure Report) – Clerk Stamboulellis **p. 63**

b) Approval of Resolution #26-714 Dementia Friendly Initiatives – Supervisor Scott **p.78**

c) Bed and Breakfast Ordinance Amendment - Fletcher Reyher, Director of Planning and Zoning **p. 80**

d) FY 2027 Capital Budget Amendment: Roof Replacement – Supervisor Scott **p. 95**

10) Discussion Items

a) Sustainability Partnership Resolution – Trustee Sikkenga **p. 96**

b) Roofing Bids – Supervisor Scott **p. 114**

c) Additional STR Ban Enforcement – Trustee Nolte **p. 123**

d) Snow Removal – Supervisor Scott p**. 124**

e) FY 2028 Budget Requests – Supervisor Scott

f) Mikkelson Conditional Rezoning Request – Supervisor Scott **p. 125**

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

a) Office Administrator Report – Samantha Edwards **p. 191**

b) Supervisor Report – Supervisor Scott **p. 201**

c) Clerk Report – Clerk Stamboulellis **p. 202**

d) Treasurer Report – Treasurer Metz **p. 203**

e) Planning Commission and Zoning Board of Appeals – Fletcher Reyher, Director of Planning and Zoning **p. 2025**

f) FOSP Board – Clerk Stamboulellis - *no report this month*

g) Farmland & Open Space Preservation Board –Barry Lonik - *no report this month*

h) Huron River Watershed Council – Sue Bade, Dexter Township Representative - *supplemental material*

i) Trustee Report – Trustee Abbott & Trustee Sanders **p. 213**

j) Trustee Report – Trustee Abbott **p. 214**

k) Trustee Report – Trustee Nolte **p. 215**

l) WWRA Report – Clerk Stamboulellis **p. 216**

12) Data & Performance Metrics

a) Fire Department activities - *no report this month*

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

13) Second Call for Public Comment

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.

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).

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DEXTER TOWNSHIP
AGENDA ITEM REQUEST

MEETING OF: **Township Board of Trustees September 15, 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 Minutes: August 18, 2026

6b: Approval of PA 116 for Daniel and Emma Palka – The Township received an application from Daniel and Emma Palka for a Farmland Agreement under PA 116. The Board tabled the application at their August meeting pending further investigation regarding the burial of Spectrum cable near the property. The Township has since received a report from Spectrum confirming that the work in the area has been completed. The Palka's 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 property remains in agricultural use and will be eligible for 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, 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 continued agricultural use. The tax benefits available through the program can also support the continued operation and preservation of the farm.

6c: Approval of METRO Act Resolution #26-713 –The METRO Act permit through Surf Internet is attached to the Resolution as Exhibit A. The METRO Act is a Michigan law that establishes the permitting process for telecommunications providers seeking access to and use of public rights-of-way. Following Board approval, the Township will submit the approved Resolution, permit, and additional required documents to the Michigan Public Service Commission, along with the attached letter. The submission has also been reviewed by the Township's attorney and the WCRC still needs to approve the company's ROW permit. The company is also required to submit a permit fee of $500 to the Township.

6d: FY 2027 Capital Budget Amendment: Rain Garden and Prairie Installation - The Board previously approved the Rain Garden and Prairie Installation project at their last meeting. A budget amendment is needed to establish the expenditure in the FY27 Capital Fund budget. Funds are available in the Capital Fund, and the amendment would increase the total budgeted expenditures from $608,174 to $618,174. The $10,000 would be funded from available fund balances. Grant funding of $500-$1,000 is available through the Washtenaw County Clean Streams program; however, that funding will be used for an educational sign if awarded in winter 2027.

6e: **Authorization to Apply for State Fire Equipment Grant** - The Dexter Area Fire Department requests authorization for Dexte Township to serve as the grant applicant and fiduciary for the State of Michigan Fire Equipment Grant Program. The grant requires no local matching funds and presents no financial obligation or risk to the Township if awarded. The Fire Department intends to ap for approximately **$49,173** to purchase firefighter safety equipment, including two battery-powered ventilation fans, eight fan batteries, four Instagrid portable battery power systems, and seven handheld thermal imaging cameras. The project will replace the Department's remaining gasoline-powered ventilation fans and portable generators, improving firefighter safety by eliminating flammable fuel from apparatus, reducing exposure to exhaust fumes, lowering noise levels, and expanding battery-powered operational capabilities. The thermal imaging cameras will enhance firefighter situational awareness by helping locate hidden fires, identify hazards in smoke-filled environments, and assist in victim searches.

Submitted by: Supervisor Scott

Suggested language: Motion to approve the consent agenda for September 15, 2026

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Dexter Township Board – Regular Meeting
Tuesday August 18, 2026 – 6:00PM

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

Call to Order: Clerk Stamboulellis called the Dexter Township Board of Trustees meeting to order on Tuesday, August 18, 2026 at 6:00 PM, noting that Supervisor Scott was absent with notice and that she would be facilitating the meeting in his place.

Acknowledgements:
Optional Pledge of Allegiance

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

Approval of Agenda
Prior to the first call for public comment, the agenda was amended with two changes Trustee Abbott moved to remove the approval of minutes from the consent agenda to allow for corrections, and Clerk Stamboulellis requested that a discussion item be added regarding the proposed natural gas-fired combined cycle power plant in Lima Township.
The board accepted both amendments as part of a single motion.
Motion to approve the agenda as amended.
Moved by Trustee Abbott, seconded by Treasurer Metz.
All Ayes. Motion carried.

Designation of Meeting Chair
Motion to designate Clerk Stamboulellis as Meeting Chair was made by Trustee Sikkenga and seconded by Treasurer Metz. The motion carried unanimously.

Call for Public Comment
Joseph Spiegel, addressed the board on three matters: (1) proposing a formal resolution prohibiting Township officials from signing non-disclosure agreements; (2) the need for public outreach regarding the data center ordinance and related state house bills; and (3) a recommendation for proactive, non-complaint-based ordinance enforcement, including the fertilizer ordinance. He also thanked Clerk Stamboulellis for her work on the recent election.

Consent Agenda:
Motion to approve the consent agenda as presented.
Moved by Trustee Sikkenga, seconded by Trustee Sanders.
All Ayes. Motion carried.

Discussion Items with Presentations

a) Amendment to Bed and Breakfast Zoning Ordinance
Director of Planning and Zoning Fletcher Reyher presented proposed amendments to the Bed and Breakfast (B&B) ordinance, developed since December 2025. Key changes include clarifying owner-occupancy requirements (owner must be on-site during guest stays), adding a short-term rental definition to distinguish it from B&Bs, limiting on-site events to registered guests, and adding inspection requirements from Chelsea Area Construction Agency and the Dexter Area Fire Department every three years, along with sanitary and septic inspections.

Board discussion focused on two main concerns. First, Trustee Sanders raised the issue of whether non-staying guests should be permitted for small gatherings, and while board members generally agreed the current language was overly restrictive, it was noted that any substantive change would likely require the ordinance to be returned to the Planning Commission. Second, Trustee Sanders argued that the ordinance's prohibition on the use of accessory dwelling units (ADUs) for short-term stays was too broadly restrictive, particularly for agricultural and rural residential properties engaged in agritourism and farm-related activities.

After debate, it was determined that the B&B ordinance and the concept of farm stays are distinct issues. The board agreed to formally direct the Planning Commission to develop a separate agritourism ordinance encompassing farm stays and the compatible use of ADUs, rather than delaying action on the B&B ordinance. The B&B ordinance is scheduled for a formal vote in September.

Motion to direct the Planning Commission to create an agritourism ordinance addressing farm stays, including the use of accessory dwelling units.
Moved by Trustee Nolte, seconded by Clerk Stamboulellis.
All Ayes. Motion carried.

b) DPZ Report – Planning Commission & Master Plan Review Committee Update
Director Reyher reported on the Master Plan Review Committee, formed to identify emerging land uses not contemplated in the current master plan, including short-term rentals, agritourism, renewable energy, and data centers. He presented redlined draft amendments to the Master Plan cornerstones and zoning plans, emphasizing these are not final. Two additional committee meetings remain before a formal recommendation is forwarded to the Planning Commission and ultimately the Board.

The board discussed adding language supporting farm stays under the agricultural heritage cornerstone, and all members were encouraged to submit comments to Director Reyher by September 14th ahead of the September 16th committee meeting. The concept of Transfer of Development Rights was also briefly explained as a mechanism to incentivize agricultural land preservation.

c) Data Center Q&A

Director Reyher reported that the draft data center ordinance is undergoing significant revision. A key challenge is that accounting for the required 500-foot residential buffer, only 7–10 acres of buildable commercial property remain in the township's primary commercial zone, further constrained by a pending conservation easement on the Ash property. Staff are reconsidering size requirements to make a workable ordinance, with a memo outlining changes to be presented at the September meeting or a September work session.

Trustee Sikkenga expressed concern about the timeline, noting the Board must decide by February and urging that the Planning Commission deliver its recommendation no later than November to allow adequate review cycles. The board also briefly discussed the risk posed by university-owned property being exempt from local ordinances, and consensus emerged to consider passing a formal resolution supporting state house bills that would require universities to comply with local zoning regulations.

Action Items

a) Acceptance of Financial Transactions

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

b) Approval of PA 116 for Daniel and Emma Palka

Trustee Nolte raised concern that the Palka property is located on Tanglewood Trail, the last area in the township where Spectrum broadband cable remains unburied. She requested confirmation that the cable easement would not be impeded before approval. Clerk Stamboulellis noted that PA 116 is a voluntary program that helps preserve farmland and open space from development. Landowners who enter into a PA 116 agreement commit to keeping the property in agricultural use for a minimum of 10 years and may receive certain tax benefits. Given the 45-day review window from the August 3rd receipt date and the next Board meeting on September 15th, the item was tabled to allow time to verify the status with Spectrum and the property owners.

The Board agreed to table the approval of PA 116 for Daniel and Emma Palka to the September 15, 2026 Board of Trustees Meeting.

c) Rain Garden and Prairie Review RFP Review and Consideration

Trustee Sikkenga presented two proposals received in response to the Rain Garden and Prairie installation RFP. The board discussed the merits of both respondents—Mike Appel of Appel Environmental Design and Dave Mendell—focusing on differences in maintenance duration (through summer 2028 vs. three visits through 2027), pricing, and herbicide use. Clerk Stamboulellis expressed strong preference for avoiding herbicide use given the township's environmental stewardship commitment. The board ultimately selected Appel Environmental Design based on his longer maintenance schedule and his written commitment to an integrated pest management approach that minimizes herbicide use.

Motion to select Appel Environmental Design for the Rain Garden and Prairie installation project.

Moved by Trustee Sikkenga, seconded by Trustee Nolte.
All Ayes. Motion carried.

d. Selection of Photo Contest Winner and Honorable Mentions
Board members each stated their top two photo preferences from the 2026 Township Photo Contest finalists. Photo #28 received the most first-choice votes and was selected as the winner; Photo #16 and Photo #2 were selected as honorable mentions. The winning photo will be printed, framed, and displayed at the Township Hall.

Motion to select Photo #28 as the contest winner and Photos #16 and #2 as honorable mentions.
Moved by Trustee Sanders, seconded by Trustee Sikkenga.
All Ayes. Motion carried.

Discussion Items:
a) Dementia Friendly Dexter Proclamation
Clerk Stamboulellis provided an overview of Dementia Friendly Services, a Saline-based 501(c)(3) nonprofit working to make communities more inclusive for individuals living with Alzheimer's disease and other forms of dementia. The board expressed support for the program and its mission.

b) Strategic Plan Update
Trustee Sikkenga reported significant progress on the Township's Strategic Plan, highlighting the completion of the BS&A implementation and increased utilization of that platform for resident services. She proposed marking the charter township feasibility study as complete given findings that it is not currently feasible. She also proposed reactivating the fire ordinance action item independent of the delayed interlocal fire agreement and formally adding support for the Multi-Lakes strategic planning process as a new action item. The board agreed to these additions. Trustee Sanders suggested adding a strategic item related to participation in interlocal collaborative policy organizations such as WWRAG and SEMCOG.

Q&A: Staff and Dexter Township Committee Reports
a. Office Administrator Report
b. Supervisor Report
c. Clerk Report
Clerk Stamboulellis thanked election workers and board members who assisted with the recent election, noting it was a smooth day with steady turnout.
d. Treasurer Report
e. Planning Commission and Zoning Board of Appeals
f. DPZ Report
f. FOSP Board
g. WWRA – NO MEETING
h. Trustee Report — Trustee Abbott & Trustee Sanders
Trustee Abbott announced upcoming Coffee Chat events: a September session on land preservation featuring Dale Lesser, and an October session on safe election procedures with Clerk Stamboulellis as guest speaker.

Data & Performance Metrics
a. Fire Department Activities
b. Sheriff's Department Activities

Second Call for Public Comment
None.

Other Issues, Comments and Concerns of Board Members & Staff
Trustee Sanders went on record to express regret for her vote at the previous meeting opposing the Sheriff's request to place a 9-1-1 surcharge proposal on the November ballot. After attending a subsequent informational meeting with the Sheriff's team, she felt better informed about the proposal's intent, the integration of mental health services, and the advisory role of fire chiefs. She noted the surcharge proposal ultimately failed by one vote at the County Commission and would not appear on the November ballot but acknowledged that restructuring 9-1-1 dispatch funding remains an urgent county need that will return for consideration.

Adjournment:
There being no further business, Clerk Stamboulellis adjourned the meeting at 8:36

I, THE UNDERSIGNED, MICHELLE STAMBOULELLIS, THE DULY QUALIFIED 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 18TH DAY OF AUGUST AND THAT THE FORGOING MINUTES ARE THE DRAFT MINUTES FOR THE MEETING HELD ON THE 18TH, DAY OF AUGUST 2026.

MICHELLE STAMBOULELLIS, CLERK, DEXTER TOWNSHIP

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

DRAFT

Michigan Department of AGRICULTURE & Rural Development

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Requirements Checklist

RECEIVED
AUG - 3 2026

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.).

- [x] 2 or more persons have a joint or common interest in the land

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

5-30

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

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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 acres

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

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

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

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

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 00-28-33 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 178.38 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

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: 2024Actua | Remodeled: 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

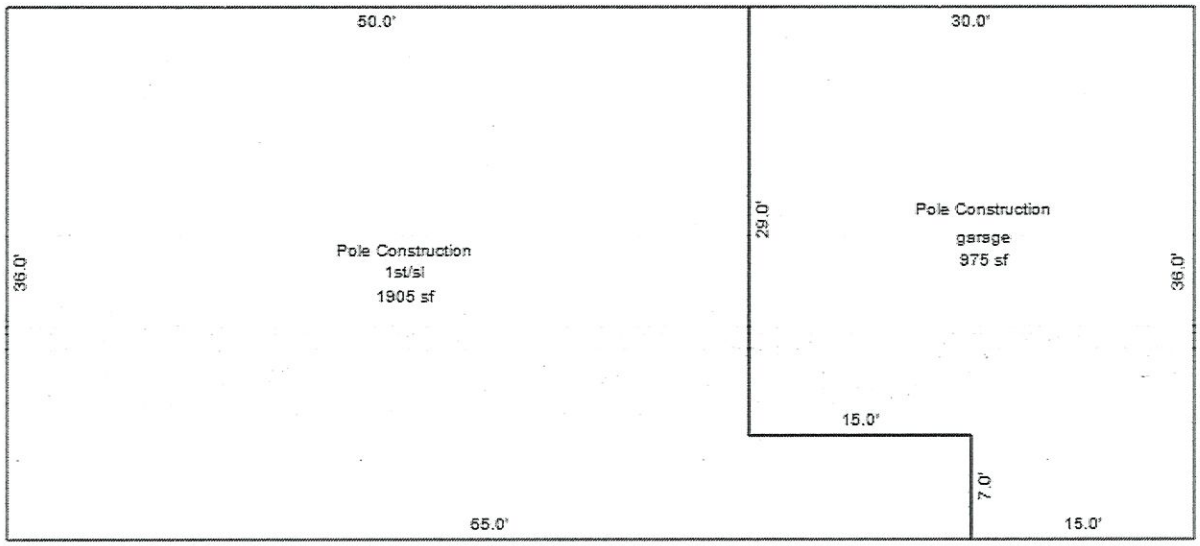
Other Additions/Adjustments

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

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



*** 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 02/19/19 DE 33-33-1A-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 88-00-39 E 1679.97 FT TH S 00-20-33 W 1044.08 FT TH N 89-22-30 W 849.18 FT TH N 00-49-20 E 379.35 FT TH N 39-28-09 W 245.00 FT TH S 79-47-49 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

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
School: 81040

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

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;

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

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 # 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

TOWNSHIP OF DEXTER
WASHTENAW COUNTY
STATE OF MICHIGAN

RESOLUTION #26-713
RESOLUTION TO APPROVE
SURF INTERNET'S METRO ACT PERMIT

At a meeting of the Township Board of the Township of Dexter, Washtenaw County, State of Michigan, on the 15th day of September, 2026 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

The Township of Dexter hereby resolves:

WHEREAS, Surf Air Wireless, LLC ("Surf Internet") desires to construct a part of its telecommunications facilities, specifically fiber optic telecommunications, within the Township of Dexter's (the "Township") right-of-ways; and

WHEREAS, pursuant to the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, Public Act 48 of 2002 (hereafter "METRO Act"), a provider using or seeking to use public right-of-ways for its facilities must obtain a permit from the Township; and

WHEREAS, Surf Internet has submitted a completed application for a METRO Act permit for facilities it plans to construct and install in the Township's right-of ways; and

WHEREAS, Surf Internet has chosen to utilize the MPSC Approved Bilateral Permit Form, which provides a fifteen (15) year term, eligible for three (3) subsequent five (5) year renewals.

NOW, THEREFORE, the Township Board of the Township of Dexter, Washtenaw County, resolves as follows:

1. The Township resolves to approve Surf Internet's METRO Act bilateral permit in the form attached as Exhibit A to this Resolution, and such approval is subject to all terms and conditions set forth in the Permit, the Township's ordinances, and this Resolution.

2. The approval is conditioned upon Surf Internet obtaining the necessary construction or engineering permits from any state, county, city, village or township agency, including but not limited to the Road Commission for Washtenaw County; naming and maintaining the Township

as an additional insured on all insurance policies and keeping the Township updated with certificates of insurance evidencing such coverage related to any project ongoing or arising from this Permit, and providing a bond prior to construction in any public rights of way as required by the METRO Act, as amended, and in accordance with Township's ordinances.

3. The Director of Planning and Zoning shall determine the amount of a bond to be posted by the provider, which shall not exceed the reasonable cost to ensure that the public right-of-way is returned to its original condition during and after the provider's access and use.

4. The approval only extends to telecommunication facilities as defined by the METRO Act, and does not extend to other equipment or structures, including Distributed Antenna Systems (DAS) antennas, equipment and supporting poles that may be contemplated by Surf Internet.

5. The Township Board hereby authorizes the Township Supervisor to execute the MPSC Approved Bilateral Permit in the form attached as **Exhibit A** on behalf of the Township and directs the Township Clerk to send the executed Permit to Surf Internet.

6. The Township resolves that the Township Clerk shall notify the METRO Authority of the Township's timely approval of the MPSC Approved Bilateral Permit Form.

7. All actions by the Township inconsistent with this Resolution are hereby rescinded to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF WASHTENAW)

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Dexter, Washtenaw County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a meeting held on the 15th day of September, 2026, at 6:00 p.m.

_____
Michelle Stamboulesllis
Dexter Township Clerk

EXHIBIT A

METRO Act Permit
Bilateral Form
Revised 12/06/02

RIGHT-OF-WAY TELECOMMUNICATIONS PERMIT

TERMS AND CONDITIONS

1 Definitions

1.1 Company shall mean Surf Air Wireless, LLC d/b/a Surf Internet organized under the laws of the State of Delaware whose address is 228 Waterfall Dr., Elkhart, IN 46516.

1.2 Effective Date shall mean the date set forth in Part 13.

1.3 Manager shall mean Municipality's supervisor, Lonnie Scott, or his/her/their designee.

1.4 METRO Act shall mean the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, Act No. 48 of the Public Acts of 2002, as amended.

1.5 Municipality shall mean Dexter Township municipal corporation.

1.6 Permit shall mean this document.

1.7 Public Right-of-Way shall mean the area on, below, or above a public roadway, highway, street, alley, easement, or waterway, to the extent Municipality has the ability to grant the rights set forth herein. Public right-of-way does not include a federal, state, or private right-of-way.

1.8 Telecommunication Facilities or Facilities shall mean the Company's equipment or personal property, such as copper and fiber cables, lines, wires, switches, conduits, pipes, and sheaths, which are used to or can generate, receive, transmit, carry, amplify, or provide telecommunication services or signals. Telecommunication Facilities or Facilities do not include antennas, supporting structures for antennas, equipment shelters or houses, and any ancillary equipment and miscellaneous hardware used to provide federally licensed commercial mobile service as defined in Section 332(d) of Part I of Title III of the Communications Act of 1934, Chapter 652, 48 Stat. 1064, 47 U.S.C. 332 and further defined as commercial mobile radio service in 47 CFR 20.3, and service provided by any wireless, 2-way communications device.

1.9 Term shall have the meaning set forth in Part 7.

2 Grant

2.1 Municipality hereby grants a permit under the METRO Act to Company for access to and ongoing use of the Public Right-of-Way to construct, install and maintain Telecommunication Facilities in those portions of the Public Right-of-Way identified on Exhibit A on the terms set forth herein.

2.1.1 Exhibit A may be modified by written request by Company and approval by Manager.

2.1.2 The Manager shall not unreasonably condition or deny any request for a modification of Exhibit A. Any decision of the Manager on a request for a modification may be appealed by the Company to Municipality's legislative body.

2.2 Overlashing. The company shall not allow the wires or any other facilities of a third party to be overlashed to the Telecommunication Facilities without Municipality's prior written consent. Municipality's right to withhold written consent is subject to the authority of the Michigan Public Service Commission under Section 361 of the Michigan Telecommunications Act, MCL § 484.2361.

2.3 Nonexclusive. The rights granted by this Permit are nonexclusive. Municipality reserves the right to approve, at any time, additional permits for access to and ongoing usage of the Public Right-of-Way by telecommunications providers and to enter into agreements for use of the Public Right-of-Way with and grant franchises for use of the Public Right-of-Way to telecommunications providers, cable companies, utilities and other providers.

3 Contacts, Maps and Plans

3.1 Company Contacts. The names, addresses and the like for engineering and construction related information for Company and its Telecommunication Facilities are as follows:

3.1.1 The address, e-mail address, phone number and contact person (title or name) at Company's local office (in or near Municipality) is Jason Thomas, Regional Construction Manager, 228 Waterfall Drive, Elkhart, IN, 46516, 248-660-3980, jthomas@surfinternet.com.

3.1.2 If Company's engineering drawings, as-built plans and related records for the Telecommunication Facilities will not be located at the preceding local office, the location address, phone number and contact person (title or department) for them is Steve Charney, Director of OSP Engineering, 228

Waterfall Drive, Elkhart, IN 46516, 574-306-5678, scharney@surfinternet.com.

3.1.3 The name, title, address, e-mail address and telephone numbers of Company's engineering contact person(s) with responsibility for the design, plans and construction of the Telecommunication Facilities is Steve Charney, Director of OSP Engineering, 228 Waterfall Drive, Elkhart, IN 46516, 574-306-5678, scharney@surfinternet.com; and/or Jason Thomas, Director of OSP Construction, 228 Waterfall Drive, Elkhart, IN, 46516, 248-660-3980, jthomas@surfinternet.com.

3.1.4 The address, phone number and contact person (title or department) at Company's home office/regional office with responsibility for engineering and construction related aspects of the Telecommunication Facilities is Steve, Charney, Director of OSP Engineering, 228 Waterfall Drive, Elkhart, IN 46516, 574-306-5678, scharney@surfinternet.com; and/or Jason Thomas, Director of OSP Construction, 228 Waterfall Drive, Elkhart, IN 46516, 248-660-3980, jthomas@surfinternet.com.

3.1.5 Company shall at all times provide Manager with the phone number at which a live representative of Company (not voice mail) can be reached 24 hours a day, seven (7) days a week, in the event of a public emergency. For emergencies, please contact the Surf Internet Network Operations Center at 574-584-2300.

3.1.6 The preceding information is accurate as of the Effective Date. Company shall notify Municipality in writing as set forth in Part 12 of any changes in the preceding information.

3.2 Route Maps. Within ninety (90) days after the substantial completion of construction of new Facilities in a Municipality, a provider shall submit route maps showing the location of the Telecommunication Facilities to both the Michigan Public Service Commission and to the Municipality, as required under Section 6(7) of the METRO Act, MCLA 484.3106(7).

3.3 As-Built Records. Company, without expense to Municipality, shall, upon forty-eight (48) hours notice, give Municipality access to all "as-built" maps, records, plans and specifications showing the Telecommunication Facilities or portions thereof in the Public Right-of-Way. Upon request by Municipality, Company shall inform Municipality as soon as reasonably possible of any changes from previously supplied maps, records, or plans and shall mark up maps provided by Municipality so as to show the location of the Telecommunication Facilities.

4 Use of Public Right-of-Way

4.1 No Burden on Public Right-of-Way. Company, its contractors, subcontractors, and the Telecommunication Facilities shall not unduly burden or interfere with the present or future use of any of the Public Right-of-Way. Company's aerial cables and wires shall be suspended so as to not endanger or injure persons or property in or about the Public Right-of-Way. If Municipality reasonably determines that any portion of the Telecommunication Facilities constitutes an undue burden or interference, due to changed circumstances, Company, at its sole expense, shall modify the Telecommunication Facilities or take such other actions as Municipality may determine is in the public interest to remove or alleviate the burden, and Company shall do so within a reasonable time period. Municipality shall attempt to require all occupants of a pole or conduit whose facilities are a burden to remove or alleviate the burden concurrently.

4.2 No Priority. This Permit does not establish any priority of use of the Public Right-of-Way by Company over any present or future permittees or parties having agreements with Municipality or franchises for such use. In the event of any dispute as to the priority of use of the Public Right-of-Way, the first priority shall be to the public generally, the second priority to Municipality, the third priority to the State of Michigan and its political subdivisions in the performance of their various functions, and thereafter as between other permit, agreement or franchise holders, as determined by Municipality in the exercise of its powers, including the police power and other powers reserved to and conferred on it by the State of Michigan.

4.3 Restoration of Property. Company, its contractors and subcontractors shall immediately (subject to seasonal work restrictions) restore, at Company's sole expense, in a manner approved by Municipality, any portion of the Public Right-of-Way that is in any way disturbed, damaged, or injured by the construction, installation, operation, maintenance or removal of the Telecommunication Facilities to a reasonably equivalent (or, at Company's option, better) condition as that which existed prior to the disturbance. In the event that Company, its contractors or subcontractors fail to make such repair within a reasonable time, Municipality may make the repair and Company shall pay the costs Municipality incurred for such repair.

4.4 Marking. Company shall mark the Telecommunication Facilities as follows: Aerial portions of the Telecommunication Facilities shall be marked with a marker on Company's lines on alternate poles which shall state Company's name and provide a toll-free number to call for assistance. Direct buried underground portions of the Telecommunication Facilities shall have (1) a conducting wire placed in the ground at least several inches above Company's cable (if such cable is nonconductive); (2) at least several inches above that, a continuous colored tape with a statement to the effect that there is buried cable beneath; and (3) stakes or other appropriate above ground markers with Company's name and a toll-free number indicating that there

is buried telephone cable below. Bored underground portions of the Telecommunication Facilities shall have a conducting wire at the same depth as the cable and shall not be required to provide the continuous colored tape. Portions of the Telecommunication Facilities located in conduit, including conduit of others used by Company, shall be marked at its entrance into and exit from each manhole and handhole with Company's name and a toll-free telephone number.

4.5 Tree Trimming. Company may trim trees upon and overhanging the Public Right-of-Way so as to prevent the branches of such trees from coming into contact with the Telecommunication Facilities, consistent with any standards adopted by Municipality. Company shall dispose of all trimmed materials. Company shall minimize the trimming of trees to that essential to maintain the integrity of the Telecommunication Facilities. Except in emergencies, all trimming of trees in the Public Right-of-Way shall have the advance approval of Manager.

4.6 Installation and Maintenance. The construction and installation of the Telecommunication Facilities shall be performed pursuant to plans approved by Municipality. The open cut of any Public Right-of-Way shall be coordinated with the Manager or his designee. Company shall install and maintain the Telecommunication Facilities in a reasonably safe condition. If the existing poles in the Public Right-of-Way are overburdened or unavailable for Company's use, or the facilities of all users of the poles are required to go underground then Company shall, at its expense, place such portion of its Telecommunication Facilities underground, unless Municipality approves an alternate location. Company may perform maintenance on the Telecommunication Facilities without prior approval of Municipality, provided that Company shall obtain any and all permits required by Municipality in the event that any maintenance will disturb or block vehicular traffic or are otherwise required by Municipality.

4.7 Pavement Cut Coordination. Company shall coordinate its construction and all other work in the Public Right-of-Way with Municipality's program for street construction and rebuilding (collectively "Street Construction") and its program for street repaving and resurfacing (except seal coating and patching) (collectively, "Street Resurfacing").

4.7.1 The goals of such coordination shall be to encourage Company to conduct all work in the Public Right-of-Way in conjunction with or immediately prior to any Street Construction or Street Resurfacing planned by Municipality.

4.8 Compliance with Laws. Company shall comply with all laws, statutes, ordinances, rules and regulations regarding the construction, installation, and maintenance of its Telecommunication Facilities, whether federal, state or local, now in force or which hereafter may be promulgated. Before any installation is commenced,

Company shall secure all necessary permits, licenses and approvals from Municipality or other governmental entity as may be required by law, including, without limitation, all utility line permits and highway permits. Municipality shall not unreasonably delay or deny issuance of any such permits, licenses or approvals. Company shall comply in all respects with applicable codes and industry standards, including but not limited to the National Electrical Safety Code (latest edition adopted by Michigan Public Service Commission) and the National Electric Code (latest edition). Company shall comply with all zoning and land use ordinances and historic preservation ordinances as may exist or may hereafter be amended. This section does not constitute a waiver of Company's right to challenge laws, statutes, ordinances, rules or regulations now in force or established in the future.

4.9 Street Vacation. If Municipality vacates or consents to the vacation of Public Right-of-Way within its jurisdiction, and such vacation necessitates the removal and relocation of Company's Facilities in the vacated Public Right-of-Way, Company shall, as a condition of this Permit, consent to the vacation and remove its Facilities at its sole cost and expense when ordered to do so by Municipality or a court of competent jurisdiction. Company shall relocate its Facilities to such alternate route as Municipality and Company mutually agree, applying reasonable engineering standards.

4.10 Relocation. If Municipality requests Company to relocate, protect, support, disconnect, or remove its Facilities because of street or utility work, or other public projects, Company shall relocate, protect, support, disconnect, or remove its Facilities, at its sole cost and expense, including where necessary to such alternate route as Municipality and Company mutually agree, applying reasonable engineering standards. The work shall be completed within a reasonable time period.

4.11 Public Emergency. Municipality shall have the right to sever, disrupt, dig-up or otherwise destroy Facilities of Company if such action is necessary because of a public emergency. If reasonable to do so under the circumstances, Municipality shall attempt to provide notice to Company. Public emergency shall be any condition which poses an immediate threat to life, health, or property caused by any natural or man-made disaster, including, but not limited to, storms, floods, fire, accidents, explosions, water main breaks, hazardous material spills, etc. Company shall be responsible for repair at its sole cost and expense of any of its Facilities damaged pursuant to any such action taken by Municipality.

4.12 Miss Dig. If eligible to join, Company shall subscribe to and be a member of "MISS DIG," the association of utilities formed pursuant to Act 174 of the Public Acts of 2013, as amended, MCL § 460.721 et seq., and shall conduct its business in conformance with the statutory provisions and regulations promulgated thereunder.

4.13 Underground Relocation. If Company has its Facilities on poles of Consumers Energy, Detroit Edison or another electric or telecommunications provider and Consumers Energy, Detroit Edison or such other electric or telecommunications provider relocates its system underground, then Company shall relocate its Facilities underground in the same location at Company's sole cost and expense.

4.14 Identification. All personnel of Company and its contractors or subcontractors who have as part of their normal duties contact with the general public shall wear on their clothing a clearly visible identification card bearing Company's name, their name and photograph. Company shall account for all identification cards at all times. Every service vehicle of Company and its contractors or subcontractors shall be clearly identified as such to the public, such as by a magnetic sign with Company's name and telephone number.

5 Indemnification

5.1 Indemnity. Company shall defend, indemnify, protect, and hold harmless Municipality, its officers, agents, employees, elected and appointed officials, departments, boards, and commissions from any and all claims, losses, liabilities, causes of action, demands, judgments, decrees, proceedings, and expenses of any nature (collectively "claim" for this Part 5) (including, without limitation, attorneys' fees) arising out of or resulting from the acts or omissions of Company, its officers, agents, employees, contractors, successors, or assigns, but only to the extent such acts or omissions are related to the Company's use of or installation of facilities in the Public Right-of-Way and only to the extent of the fault or responsibility of Company, its officers, agents, employees, contractors, successors and assigns.

5.2 Notice, Cooperation. Municipality shall notify Company promptly in writing of any such claim and the method and means proposed by Municipality for defending or satisfying such claim. Municipality shall cooperate with Company in every reasonable way to facilitate the defense of any such claim. Municipality shall consult with Company respecting the defense and satisfaction of such claim, including the selection and direction of legal counsel.

5.3 Settlement. Municipality shall not settle any claim subject to indemnification under this Part 5 without the advance written consent of Company, which consent shall not be unreasonably withheld. Company shall have the right to defend or settle, at its own expense, any claim against Municipality for which Company is responsible hereunder.

6 Insurance

6.1 Coverage Required. Prior to beginning any construction in or installation of the Telecommunication Facilities in the Public Right-of-Way, Company shall obtain insurance as set forth below and file certificates evidencing same with Municipality. Such insurance shall be maintained in full force and effect until the end of the Term. In the alternative, Company may satisfy this requirement through a program of self-insurance, acceptable to Municipality, by providing reasonable evidence of its financial resources to Municipality. Municipality's acceptance of such self-insurance shall not be unreasonably withheld.

6.1.1 Commercial general liability insurance, including Completed Operations Liability, Independent Contractors Liability, Contractual Liability coverage, railroad protective coverage and coverage for property damage from perils of explosion, collapse or damage to underground utilities, commonly known as XCU coverage, in an amount not less than Five Million Dollars ($5,000,000).

6.1.2 Liability insurance for sudden and accidental environmental contamination with minimum limits of Five Hundred Thousand Dollars ($500,000) and providing coverage for claims discovered within three (3) years after the term of the policy.

6.1.3 Automobile liability insurance in an amount not less than One Million Dollars ($1,000,000).

6.1.4 Workers' compensation and employer's liability insurance with statutory limits, and any applicable Federal insurance of a similar nature.

6.1.5 The coverage amounts set forth above may be met by a combination of underlying (primary) and umbrella policies so long as in combination the limits equal or exceed those stated. If more than one insurance policy is purchased to provide the coverage amounts set forth above, then all policies providing coverage limits excess to the primary policy shall provide drop down coverage to the first dollar of coverage and other contractual obligations of the primary policy, should the primary policy carrier not be able to perform any of its contractual obligations or not be collectible for any of its coverages for any reason during the Term, or (when longer) for as long as coverage could have been available pursuant to the terms and conditions of the primary policy.

6.2 Additional Insured. Municipality shall be named as an additional insured on all policies (other than worker's compensation and employer's liability). All insurance policies shall provide that they shall not be canceled, modified or not renewed unless the insurance carrier provides thirty (30) days prior written notice to Municipality. Company shall annually provide Municipality with a certificate of

insurance evidencing such coverage. All insurance policies (other than environmental contamination, workers' compensation and employer's liability insurance) shall be written on an occurrence basis and not on a claims made basis.

6.3 Qualified Insurers. All insurance shall be issued by insurance carriers licensed to do business by the State of Michigan or by surplus line carriers on the Michigan Insurance Commission approved list of companies qualified to do business in Michigan. All insurance and surplus line carriers shall be rated A+ or better by A.M. Best Company.

6.4 Deductibles. If the insurance policies required by this Part 6 are written with retainages or deductibles in excess of $50,000, they shall be approved by Manager in advance in writing. Company shall indemnify and save harmless Municipality from and against the payment of any deductible and from the payment of any premium on any insurance policy required to be furnished hereunder.

6.5 Contractors. Company's contractors and subcontractors working in the Public Right-of-Way shall carry in full force and effect commercial general liability, environmental contamination liability, automobile liability and workers' compensation and employer liability insurance which complies with all terms of this Part 6. In the alternative, Company, at its expense, may provide such coverages for any or all its contractors or subcontractors (such as by adding them to Company's policies).

6.6 Insurance Primary. Company's insurance coverage shall be primary insurance with respect to Municipality, its officers, agents, employees, elected and appointed officials, departments, boards, and commissions (collectively "them"). Any insurance or self-insurance maintained by any of them shall be in excess of Company's insurance and shall not contribute to it (where "insurance or self-insurance maintained by any of them" includes any contract or agreement providing any type of indemnification or defense obligation provided to, or for the benefit of them, from any source, and includes any self-insurance program or policy, or self-insured retention or deductible by, for or on behalf of them).

7 Term

7.1 Term. The term ("Term") of this Permit shall be until the earlier of:

7.1.1 Fifteen years (15) from the Effective Date; provided, however, that following such initial term there shall be three subsequent renewal terms of five (5) years. Each renewal term shall be automatic unless Municipality notifies Company in writing, at least twelve (12) months prior to the end of any term then in effect, that due to changed circumstances a need exists to

negotiate the subsequent renewal with Company. Municipality shall not unreasonably deny a renewal term; or

7.1.2 When the Telecommunication Facilities have not been used to provide telecommunications services for a period of one hundred and eighty (180) days by the Company or a successor of an assign of the Company; or

7.1.3 When Company, at its election and with or without cause, delivers written notice of termination to Municipality at least one-hundred and eighty (180) days prior to the date of such termination; or

7.1.4 Upon either Company or Municipality giving written notice to the other of the occurrence or existence of a default by the other party under Sections 4.8, 6, 8 or 9 of this Permit and such defaulting party failing to cure, or commence good faith efforts to cure, such default within sixty (60) days (or such shorter period of time provided elsewhere in this Permit) after delivery of such notice; or

7.1.5 Unless Manager grants a written extension, one year from the Effective Date if prior thereto Company has not started the construction and installation of the Telecommunication Facilities within the Public Right-of-Way and two years from the Effective Date if by such time construction and installation of the Telecommunication Facilities is not complete.

8 Performance Bond or Letter of Credit

8.1 Municipal Requirement. Municipality may require Company to post a bond (or letter of credit) as provided in Section 15(3) of the METRO Act, as amended [MCL § 484.3115(3)].

9 Fees

9.1 Establishment; Reservation. The METRO Act shall control the establishment of right-of-way fees. The parties reserve their respective rights regarding the nature and amount of any fees which may be charged by Municipality in connection with the Public Right-of-Way.

10 Removal

10.1 Removal; Underground. As soon as practicable after the Term, Company or its successors and assigns shall remove any underground cable or other portions of the Telecommunication Facilities from the Public Right-of-Way which has been installed in such a manner that it can be removed without trenching or other opening of the Public Right-of-Way. Company shall not remove any underground cable or

other portions of the Telecommunication Facilities which requires trenching or other opening of the Public Right-of-Way except with the prior written approval of Manager. All removals shall be at Company's sole cost and expense.

10.1.1 For purposes of this Part 10, "cable" means any wire, coaxial cable, fiber optic cable, feed wire or pull wire.

10.2 Removal; Above Ground. As soon as practicable after the Term, Company, or its successor or assigns at its sole cost and expense, shall, unless waived in writing by Manager, remove from the Public Right-of-Way all above ground elements of its Telecommunication Facilities, including but not limited to poles, pedestal mounted terminal boxes, and lines attached to or suspended from poles.

10.3 Schedule. The schedule and timing of removal shall be subject to approval by Manager. Unless extended by Manager, removal shall be completed not later than twelve (12) months following the Term. Portions of the Telecommunication Facilities in the Public Right-of-Way which are not removed within such time period shall be deemed abandoned and, at the option of Municipality exercised by written notice to Company as set forth in Part 12, title to the portions described in such notice shall vest in Municipality.

11 Assignment. Company may assign or transfer its rights under this Permit, or the persons or entities controlling Company may change, in whole or in part, voluntarily, involuntarily, or by operation of law, including by merger or consolidation, change in the ownership or control of Company's business, or by other means, subject to the following:

11.1 No such transfer or assignment or change in the control of Company shall be effective under this Permit, without Municipality's prior approval (not to be unreasonably withheld), during the time period from the Effective Date until the completion of the construction of the Telecommunication Facilities in those portions of the Public Right-of-Way identified on Exhibit A.

11.2 After the completion of such construction, Company must provide notice to Municipality of such transfer, assignment or change in control no later than thirty (30) days after such occurrence; provided, however,

11.2.1 Any transferee or assignee of this Permit shall be qualified to perform under its terms and conditions and comply with applicable law; shall be subject to the obligations of this Permit, including responsibility for any defaults which occurred prior to the transfer or assignment; shall supply Municipality with the information required under Section 3.1; and shall comply with any updated insurance and performance bond requirements under Sections 6 and 8 respectively, which Municipality reasonably deems necessary, and

11.2.2 In the event of a change in control, it shall not be to an entity lacking the qualifications to assure Company's ability to perform under the terms and conditions of this Permit and comply with applicable law; and Company shall comply with any updated insurance and performance bond requirements under Sections 6 and 8 respectively, which Municipality reasonably deems necessary.

11.3 Company may grant a security interest in this Permit, its rights thereunder or the Telecommunication Facilities at any time without notifying Municipality.

12 Notices

12.1 Notices. All notices under this Permit shall be given as follows:

12.1.1 If to Municipality, 6880 Dexter-Pinckney Road, Dexter, MI 48130

12.1.2 If to Company, to 228 Waterfall Dr., Elkhart, IN 46516

12.2 Change of Address. Company and Municipality may change its address or personnel for the receipt of notices at any time by giving notice thereof to the other as set forth above.

13 Other items

13.1 No Cable, OVS. This Permit does not authorize Company to provide commercial cable type services to the public, such as "cable service" or the services of an "open video system operator" (as such terms are defined in the Federal Communications Act of 1934 and implementing regulations, currently 47 U.S.C. §§ 522 (6), 573 and 47 CFR § 76.1500).

13.2 Duties. Company shall faithfully perform all duties required by this Permit.

13.3 Effective Date. This Permit shall become effective when issued by Municipality and Company has provided any insurance certificates and bonds required in Parts 6 and 8, and signed the acceptance of the Permit.

13.4 Authority. This Permit satisfies the requirement for a permit under Section 5 of the METRO Act [MCL 484.3105].

13.5 Amendment. Except as set forth in Section 2.1 this Permit may be amended by the written agreement of Municipality and Company.

13.6 Interpretation and Severability. The provisions of this Permit shall be liberally construed to protect and preserve the peace, health, safety and welfare of the public, and should any provision or section of this Permit be held unconstitutional, invalid, overbroad or otherwise unenforceable, such determination/holding shall not be construed as affecting the validity of any of the remaining conditions of this Permit. If any provision in this Permit is found to be partially overbroad, unenforceable, or invalid, Company and Municipality may nevertheless enforce such provision to the extent permitted under applicable law.

13.7 Governing Law. This Permit shall be governed by the laws of the State of Michigan.

Attest:_____

By:_____ By:_____

Its:_____

Date:_____

"Company accepts the Permit granted by Municipality upon the terms and conditions contained therein."

SURF AIR WIRELESS, LLC D/B/A SURF INTERNET

By:_____

Its:_____

Date:_____

::ODMA\PCDOCS\GRR\759319\6

Exhibit A

Public Right-of-Way to be Used by Telecommunication Facilities

Exhibit B

Bond

Mr. Ryan McAnany
Director, Telecommunications Division
Michigan Public Service Commission
7109 W. Saginaw Hwy
P.O Box 30221
Lansing, MI 48909

Re: Surf Air Wireless, LLC's (d/ba/ Surf Internet) METRO Act Application Approval by Dexter Township (Washtenaw County)

Dear Mr. McAnany:

Enclosed is a METRO Act Application and Permit form submitted by applicant Surf Air Wireless, LLC ("Surf Internet") on or about September 15, 2026. The permit appears on the MPSC-approved bilateral form, which includes an initial fifteen-year term. The Township of Dexter has approved the application from Surf Internet within 45 days of its submission and both parties have signed the permit form. We have attached a map depicting the proposed installation route.

Date of Approval: September 15, 2026

Questions or concerns about this application or permit may be directed to:

Michelle Stamboulellis
Township Clerk
Dexter Township
6880 Dexter-Pinckney
Road
Dexter, MI 48130

Sincerely,

Township of Dexter

85825:00001:200658537-1

STATE OF MICHIGAN
DEPARTMENT OF TREASURY

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

DATE: September 2, 2026

TO: Fire Equipment Grant Program Applicants

CC: Tom Hughes, Michigan State Fire Marshal

FROM: Tammy Bair, State Administrative Manager

SUBJECT: Fire Equipment Grant Program Reminders

The purpose of this memo is to provide reminders related to the Fire Equipment Grant Program. Specifically, eligibility requirements that may impact applications submitted by a Fire Chief, or other representative of a Fire Department.

Application Deadline: September 30, 2026
Requests for an application and additional information can be found by visiting the Department of Treasury's Fire Equipment Grant Program website.

Who May Apply: Local units of government are eligible to apply. A "local unit of government" means a city, village, township, or tribal government or an authority or commission established by a county, village, city, or township by resolution, motion, or charter.

Note: Fire Departments are not considered an eligible local unit of government.

Who Must Sign the Application: Applications must be signed by the Chief Administrative Officer (CAO) of the local unit, or their designee (with signatory delegation). MCL 141.422b defines CAO to mean any of the following:

- The manager of a village or, if a village does not employ a manager, the president of the village.
- The city manager of a city or, if a city does not employ a city manager, the mayor of the city.
- The manager of a township or, if the township does not employ a manager, the supervisor of the township.
- The elected county executive or appointed county manager of a county; or if the county has not adopted an optional unified form of county government, the controller of the county appointed pursuant to section 13b of 1851 PA 156, MCL 46.13b; or if the county has not appointed a controller, an individual designated by the county board of commissioners of the county.
- The official granted general administrative control of an authority or organization of government established by law that may expend funds of the authority or organization.

Applications Signed by a Fire Chief (or other representative of a Fire Department):
Applications signed by a Fire Chief will only be considered in the following scenarios:

1. The Fire Chief, or individual signing the application, has been designated to do so in the resolution, motion, or charter that established the authority or commission.

2. The Fire Chief, or individual signing the application, has been designated as the signatory designee by the Chief Administrative Officer (CAO) of the local unit of government.

Proof of Signatory Delegation: The application must include signatory delegation – signed and dated by the Chief Administrative Officer (CAO) of the local unit of government, specifying the name of the individual who is authorized to apply for grant funds on their behalf. The signatory delegation statement must be uploaded with the application, through the Michigan eSignature Solution, to be considered for an award.

Applicants applying on behalf of an authority or commission must also submit the resolution, motion, or charter that established the authority or commission, along with their application.

Submitting Proof of Signatory Delegation: To upload the signatory delegation statement, you will need to use the 'GO TO DOCUMENTS' link included in the email you received after requesting an application – see example below. Proof of signatory delegation must be provided as soon as possible but no later than September 30, 2026. Applications not signed by the Chief Administrative Officer (CAO) that do not include proof of signatory delegation will be denied.

Example: Email sent from State of Michigan eSignature, treas-firegrant@michigan.gov:

Treasury FireGrants added you as a Signer to "Fire Equipment Grant Program Application".

Please review and complete "Fire Equipment Grant Program Application".

WARNING: If this email is forwarded any recipient will be able to sign the document(s) as the original recipient.

GO TO DOCUMENTS

Applicants are encouraged to upload all required documents at the time of application submission. However, you may use the 'GO TO DOCUMENTS' link above to return to the Michigan eSignature Solution (eSignature) to upload a CAO designation letter, resolution, motion, or charter (if applicable) until September 30, 2026. Applications and all required documents must be submitted to the Michigan Department of Treasury via eSignature no later than September 30, 2026. Late submissions will not be accepted.

Thank you,

Revenue Sharing and Grants Division
Michigan Department of Treasury
email: Treas-FireGrant@michigan.gov
phone: 517-335-7484

Grant Selection Process: The Michigan Department of Treasury (Treasury) will begin reviewing applications once the application period ends on September 30, 2026. The amount of time it will take for Treasury to review submitted applications and complete the selection process will depend on how many applications are received. Treasury anticipates announcing awards in the first quarter of 2027.

Fire Equipment Grant Program Application

Issued under Public Act 22 of 2025.

Pursuant to Section 991(2) of Public Act 22 of 2025, the Fire Equipment Grant Program is a grant program intended to assist local units of government (local government(s)) to purchase fire equipment, or fire gear for firefighters that are on-call, part-time, or volunteer. Local government includes cities, villages, townships, tribal governments, authorities, and commissions.

Any local government within the State of Michigan is eligible to apply. Local governments may apply for a grant award of up to $50,000, pursuant to 991(2) of Public Act 22 of 2025. Treasury may award an amount lower than requested.

An application and required documentation **must be submitted to the Michigan Department of Treasury (Treasury) via Michigan eSignature Solution no later than September 30, 2026,** for consideration.

PART 1: LOCAL GOVERNMENT INFORMATION

Local Government Name	Local Unit Code	SIGMA Vendor ID	SIGMA Address ID
Dexter Township	81-1040	Enter Text	Enter Text

Local Government Mailing Address	City	State	ZIP Code
6880 Dexter-Pinckney Road	Dexter	MI	48130

Contact Name	Contact Email Address
Lonnie Scott	supervisor@dextertownshipmi.gov

Contact Title	Contact Telephone Number	Extension
Township Supervisor	7344263767	Enter Text

Type of Local Government

- (●) City, Village, Township
- ( ) Tribal Government (Indian Tribes)
- ( ) Authority or Commission

Authority or Commission — Enter the name of the city, village, township, or county that established the Authority or Commission. The applicant must upload the resolution, motion, or charter that established the authority or commission.

Name of Establishing City, Village, Township or County

Enter Text

PART 2: FIRE DEPARTMENT SERVICES

Indicate the fire department or fire authority providing fire department services. If fire services are provided by multiple fire departments or fire authorities, upload completed copies of the below charts (for each fire department or fire authority) at the time of application submission.

Fire Department or Fire Authority Name

Dexter Area Fire Department

Provide the NERIS or NFIRS code associated with the Fire Department or Fire Authority listed above. Include the number of firefighters who are part-time, on-call, and volunteer, the number of full-time firefighters, along with the total number of firefighters for the fire department or fire authority listed above.

NERIS/NFIRS Code	A. Part-time, On-call, and Volunteer Firefighters	B. Full-time Firefighters	C. Total Firefighters (A + B)
08105	7	19	26

List the local units (cities, villages, townships, and Indian Tribes), receiving fire services from the fire department or fire authority listed above. Upload additional pages as needed.

	Local Unit Name	Local Unit Code		Local Unit Name	Local Unit Code
1.	City of Dexter	81-2017	4.	Enter Text	Enter Text
2.	Dexter Township	81-1040	5.	Enter Text	Enter Text
3.	Webster Township	81-1180	6.	Enter Text	Enter Text

Check the appropriate response:

The applicant directly employs or has direct authority, supervision or operational control of the firefighters who provide fire services on behalf of the Fire Department or Fire Authority listed above..... (●) Yes ( ) No

Continue on Page 2

PART 3: GRANT BUDGET REQUEST

Complete the Proposed Grant Budget table below for each item anticipated to be reimbursed by this grant request for purchases of Fire Equipment for all firefighters and Fire Gear for part-time, on-call, or volunteer firefighters.

NOTE: The Total Proposed Budget Amount must not exceed $50,000.

Fire Equipment (for all firefighters)	**Proposed Budget Amount**
Cardiac Monitors for Advanced Life Support	Enter Text
Extrication Equipment	Enter Text
Ventilation Equipment (e.g., fans, saws, chainsaws, rotary saws, axes, pike poles)	21,080.00
Other (specify): Thermal Imaging cameras and Instagrid battery powerbanks,	28,093.00
Fire Gear (for part-time, on-call, or volunteer firefighters only)	**Proposed Budget Amount**
Boots	Enter Text
Flashlights	Enter Text
Gloves (structural and/or extrication)	Enter Text
Helmets	Enter Text
Hoods	Enter Text
Personal Thermal Imaging Cameras	Enter Text
Radios, Batteries, Antennas	Enter Text
Safety Vest for Traffic Accidents	Enter Text
SCBA Masks	Enter Text
Turnout Coats and Pants	Enter Text
Other (specify): Enter Text	Enter Text
Total Proposed Budget Amount. Amount may not exceed $50,000	49,173.00

PART 4: CERTIFICATION

I hereby certify that to the best of my knowledge all statements and information provided in this application, including the responses in Part 2, and all supplemental information are true, complete and accurate.

I also hereby certify that I am authorized to submit requests on behalf of the local government as the Chief Administrative Officer (CAO), and to receive funds for the Fire Equipment Grant Program pursuant to Section 991(2) of Public Act 22 of 2025.

☑ Check here to confirm that you are eligible to certify this application as the CAO, per the requirements outlined in Part 4 of the instructions. If you are not the CAO, you must upload a statement, signed and dated by the CAO, authorizing signatory delegation.

Chief Administrative Officer Signature (as defined in MCL 141.422b) (or designee)	Date
Sign	
Printed Name of Chief Administrative Officer (as defined in MCL 141.422b) (or designee)	Title
Lonnie Scott	Dexter Township Supervisor

DISCLAIMER: This form is subject to audit by the Michigan Department of Treasury. All Fire Equipment Grant Program documentation must be retained by the local government for 7 years after the final grant payment has been issued by Treasury.

INSTRUCTIONS FOR FORM 5874
FIRE EQUIPMENT GRANT PROGRAM APPLICATION

GRANT PROGRAM OVERVIEW

The Fire Equipment Grant Program has been established under Public Act 22 of 2025 to provide funding for the purchase of fire equipment for all firefighters, including full-time, part-time, on-call or volunteer; and fire gear for on-call, part-time, or volunteer. As a one-time appropriation, the Michigan Department of Treasury (Treasury) was appropriated $8.0 million to provide grant program funding to local units of government (local governments). At least $4.0 million must be distributed to local governments with predominately on-call, part-time or volunteer fire departments. Grant awards are not to exceed $50,000 for a single local government and grants must be completed no later than September 30, 2030.

PRIORITIZATION: Funding will be prioritized for local governments that directly employ firefighters or have direct authority, supervision or operational control of firefighters. Award amounts will be prorated to ensure all local governments within this priority group receive funding. If additional funds remain, other local governments may be considered. However, based on anticipated demand, Treasury does not expect funding to be available beyond the priority group.

APPLICATION SUBMISSION: To file an application, local governments must submit the "Fire Equipment Grant Program Application" (Form 5874) using the Michigan eSignature Solution.

APPLICATION DEADLINE: Applications must be submitted no later than September 30, 2026.

AWARD NOTIFICATIONS AND DISTRIBUTIONS: Treasury will send award notifications to applicants once all applications have been reviewed. Funds shall be disbursed to awarded local governments by Treasury on a reimbursement basis. Reimbursement requests can be requested for fire equipment and fire gear purchases made on or after October 1, 2025, and must be submitted using the "Fire Equipment Grant Program Reimbursement Request" (Form 6040). All reimbursement requests must include supporting documentation.

DEFINITIONS: Treasury will administer the program using definitions as required by Public Act 22 of 2025:

A. "Fire Department" means a department, authority, or other governmental entity that safeguards life and property from damage from explosion, fire, or disaster and that provides fire suppression and other related services in this state, including any lawfully organized firefighting force in this state, 1941 PA 207, MCL 29.1.

B. "Firefighter" means a member of an organized fire department or public safety department who is responsible for, or is in a capacity that includes responsibility for, the extinguishment of fires, the directing of the extinguishment of fires, the directing or management of emergency response activities, fire safety prevention inspection, plans examination, fire investigation, hazardous materials response, technical rescue response, airport rescue response, airport rescue firefighting, fire service instruction, and the enforcement of the general fire laws of this state and the community where he or she serves, 1966 PA 291, MCL 29.362.

C. "Local Unit of Government" means a city, village, township, or tribal government or an authority or commission established by a county, village, city or township by resolution, motion, or charter.

D. "Predominately on-call, part-time or volunteer" means a fire department where more than 50% of the firefighters are part-time, volunteer, or paid on-call firefighters and registered as having more than 50% nonpaid or part-paid firefighters as described in the fire service directory established by MDLARA under the Fire Prevention Code, 1941 PA 207, MCL 29.1 to 29.33.

FIRE EQUIPMENT GRANT PROGRAM APPLICATION INSTRUCTIONS

Local governments must complete all fields of the Fire Equipment Grant Program Application (Form 5874). To be considered for a grant award, applications must be submitted using the Michigan eSignature Solution no later than September 30, 2026.

PART 1: LOCAL GOVERNMENT INFORMATION

- **Local Government Name:** Enter the name of the Local Government applying for grant funding.
- **Local Unit Code:** Enter the local unit code. Find local unit codes on Treasury's website at **www.michigan.gov/revenuesharing**. (Select "Fire Equipment Grant Program" under the section titled "Cities, Villages, Townships.") Please enter the local unit code without dashes or spaces. Commissions must enter the local unit code of the city, village, township, or county that established the commission.
- **SIGMA Vendor ID:** Enter the local government's SIGMA Vendor ID. Find more information on SIGMA Vendor Self Service (VSS) at **https://sigma.michigan.gov/PRDVSS1X1/Advantage4**.
- **SIGMA Address ID:** Enter the local government's SIGMA Address ID. Find more information on SIGMA Vendor Self Service (VSS) at **https://sigma.michigan.gov/PRDVSS1X1/Advantage4**.
- **Local Government Mailing Address:** Enter the street address or PO Box for the local government completing the application. Include suite or apartment number if applicable.
- **Contact Name:** Enter the first and last name of the primary point of contact that will be responsible for the grant and all reporting requirements.
- **Contact Email Address:** Enter the email address of the primary point of contact that will be responsible for the grant.
- **Contact Title:** Enter the title of the primary point of contact that will be responsible for the grant.
- **Contact Telephone Number:** Enter the telephone number of the primary point of contact that will be responsible for the grant.
- **Type of Local Government:** Indicate the applicant's type of government and follow the directions on the form.

  If the Applicant is an Authority or a Commission, enter the name of the city, village, township or county that established the Authority or Commission. The Resolution, Motion, or Charter that established the Authority or Commission must be uploaded with the application.

PART 2: FIRE DEPARTMENT SERVICES

The applicant must indicate the fire department or fire authority providing fire department services and complete the charts to indicate the following:

- NERIS/NFIRS code of the Fire Department or Fire Authority listed in Part 2
- Number of Part-time, On-call, and Volunteer Firefighters
- Number of Full-time Firefighters
- Number of Total Firefighters
- Name(s) and Local Unit Code(s) for the local units (cities, villages, townships and Indian Tribes) receiving fire services from the fire department or fire authority listed in Part 2.

The applicant must select Yes or No to certify whether they directly employ or have direct authority, supervision, or operational control of the firefighters who provide fire services on behalf of the Fire Department or Fire Authority listed in Part 2.

If services are provided by multiple fire departments or fire authorities, the applicant must complete and upload additional copies of Part 2 for submission at the time of application.

PART 3: GRANT BUDGET REQUEST

The applicant must complete the chart in the Grant Budget Request, indicating the anticipated amount to be reimbursed by the grant for the purchases of fire equipment for all firefighters, or fire gear purchased for part-time, on-call, or volunteer firefighters.

The proposed budget may include eligible expenses that have been incurred since October 1, 2025. The Total Proposed Budget Amount must be included, not to exceed $50,000.

PART 4: CERTIFICATION

The Chief Administrative Officer (CAO), or their signatory designee, must sign and date the Fire Equipment Grant Program Application, Form 5874. MCL 141.422b defines CAO to mean any of the following:

- The manager of a village or, if a village does not employ a manager, the president of the village.
- The city manager of a city or, if a city does not employ a city manager, the mayor of the city.
- The manager of a township or, if the township does not employ a manager, the supervisor of the township.
- The elected county executive or appointed county manager of a county; or if the county has not adopted an optional unified form of county government, the controller of the county appointed pursuant to section 13b of 1851 PA 156, MCL 46.13b; or if the county has not appointed a controller, an individual designated by the county board of commissioners of the county.
- The official granted general administrative control of an authority or organization of government established by law that may expend funds of the authority or organization.

In instances where the CAO has delegated signatory authority to another individual, the CAO must sign and date a statement authorizing the individual to sign on their behalf. This statement must be uploaded with the application; failure to do so may result in a denial for grant funding.

CONTACT INFORMATION

Treas-FireGrant@michigan.gov

517-335-7484

Budget Narrative

The Dexter Area Fire Department is requesting funding to purchase equipment that improves firefighter safety, operational effectiveness, and emergency scene sustainability while reducing dependence on gasoline-powered equipment.

Funding will be used to purchase:

- Two battery-powered ventilation fans @ $6,000 each = **$12,000**
- Eight fan batteries @ $1,135 each = **$9,080**
- Four Instagrid portable battery power systems @ $4,750 each = **$19,000**
- Seven SeekPro thermal imaging cameras @ $1,299 each = **$9,093**

Total Grant Request: $49,173

This equipment will allow the Department to eliminate its remaining gasoline-powered ventilation fans and significantly reduce reliance on gasoline-powered generators and fuel carried on apparatus. Battery-powered ventilation fans provide fume-free operation when removing smoke, carbon monoxide, and other hazardous atmospheres from buildings while also reducing noise exposure for firefighters. The Instagrid power systems will provide extended operating time for ventilation fans, scene lighting, and other electrical equipment without requiring generators or gasoline.

The thermal imaging cameras will improve firefighter safety and effectiveness by allowing personnel to identify heat sources through smoke, locate hidden fire extension in walls and ceilings, detect hazards in low-visibility environments, and assist in locating trapped occupants during search and rescue operations.

The proposed equipment directly supports firefighter health and safety, reduces operational hazards associated with flammable fuels and engine exhaust, and advances the Department's transition toward safer and more reliable battery-powered technology.

REVENUE AND EXPENDITURE REPORT FOR DEXTER TOWNSHIP

Balance As Of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 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	0.00	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	8,735.17	3,284.46	217,718.83	3.86
101-000-476.000	LICENSES & PERMITS	15,000.00	3,845.00	810.00	11,155.00	25.63
101-000-477.000	CABLE TV FRANCHISE	48,900.00	21,675.76	10,789.92	27,224.24	44.33
101-000-490.000	PLANNING REVENUES	2,000.00	700.00	350.00	1,300.00	35.00
101-000-490.001	ZBA REVENUES	2,500.00	2,250.00	0.00	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	937.20	359.70	(83.20)	109.74
101-000-665.000	INTEREST INCOME	70,000.00	21,639.10	0.00	48,360.90	30.91
101-000-667.002	FIRE SUB STATION	2,500.00	772.50	772.50	1,727.50	30.90
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	314,226.85	16,366.58	1,232,520.15	20.32
Revenues		1,546,747.00	314,226.85	16,366.58	1,232,520.15	20.32
Account Category: Expenditures						
Department: 257 ASSESSOR						
101-257-717.000	PER DIEMS	1,350.00	150.00	150.00	1,200.00	11.11
101-257-801.001	CONTRACTED SERVICE WAGES	73,011.00	24,520.10	6,450.17	48,490.90	33.58
Total Dept 257 - ASSESSOR		74,361.00	24,670.10	6,600.17	49,690.90	33.18
Department: 261 GENERAL GOVERNMENT						
101-261-706.005	RECORDING SECRETARY	1,000.00	1,086.25	107.25	(86.25)	108.63
101-261-706.010	OFFICE MANAGER WAGES	76,500.00	32,365.31	5,884.60	44,134.69	42.31
101-261-706.011	ASSISTANT WAGES	55,270.00	17,401.59	2,361.91	37,868.41	31.48
101-261-706.101	TRUSTEE SALARY	30,200.00	12,583.20	0.00	17,616.80	41.67
101-261-706.171	SUPERVISOR SALARY	46,500.00	19,375.00	0.00	27,125.00	41.67
101-261-706.215	CLERK SALARY	46,500.00	19,375.00	0.00	27,125.00	41.67
101-261-706.253	TREASURER SALARY	46,500.00	19,375.00	0.00	27,125.00	41.67
101-261-707.215	DEPUTY CLERK WAGES	41,396.00	14,731.92	3,185.28	26,664.08	35.59
101-261-707.253	DEPUTY TREASURER WAGES	20,698.00	2,412.19	895.86	18,285.81	11.65
101-261-715.000	HEALTH INSURANCE	60,000.00	24,074.54	12,248.12	35,925.46	40.12
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	14,728.51	2,174.88	18,221.49	44.70
101-261-725.002	RETIREMENT PLAN	5,000.00	3,089.22	0.00	1,910.78	61.78
101-261-727.001	SUPPLIES	12,500.00	5,619.69	188.37	6,880.31	44.96
101-261-727.002	POSTAGE	15,000.00	6,637.94	3,985.36	8,362.06	44.25
101-261-728.000	TELEPHONE	9,000.00	3,749.34	761.38	5,250.66	41.66
101-261-801.012	ACCOUNTING & FINANCE	25,800.00	10,500.00	2,100.00	15,300.00	40.70
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 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 261 GENERAL GOVERNMENT						
101-261-860.000	TRAVEL & TRANSPORTATION	3,850.00	48.10	37.30	3,801.90	1.25
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	1,425.93	0.00	3,074.07	31.69
101-261-957.001	DUES	12,000.00	9,931.90	0.00	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	6,164.33	834.53	53,835.67	10.27
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	228,977.02	34,764.84	488,836.98	31.90
Department: 262 ELECTION						
101-262-706.002	ELECTION WORKER WAGES	14,000.00	4,553.00	4,478.00	9,447.00	32.52
101-262-706.004	ELECTION MANAGEMENT	12,000.00	4,877.46	2,704.17	7,122.54	40.65
101-262-727.001	SUPPLIES	13,000.00	4,042.22	1,142.23	8,957.78	31.09
101-262-727.002	POSTAGE	8,000.00	3.50	0.00	7,996.50	0.04
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	0.00	2,010.00	28.21
Total Dept 262 - ELECTION		53,500.00	14,266.18	8,324.40	39,233.82	26.67
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	7,037.00	0.00	8,963.00	43.98
101-265-810.000	JANITORIAL	12,000.00	4,200.00	1,000.00	7,800.00	35.00
101-265-903.000	MAINTENANCE	25,000.00	9,225.72	2,843.09	15,774.28	36.90
101-265-920.000	UTILITIES	10,500.00	3,335.15	29.11	7,164.85	31.76
Total Dept 265 - BUILDING & GROUNDS		64,000.00	23,864.02	3,872.20	40,135.98	37.29
Department: 441 PUBLIC WORKS						
101-441-717.004	WWRA PER DIEM	1,800.00	300.00	0.00	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	0.00	41,572.14	11.17
Department: 701 PLANNING & ZONING ADMINISTRATION						
101-701-706.001	SALARY & WAGES	90,000.00	38,018.52	6,912.46	51,981.48	42.24
101-701-706.005	RECORDING SECRETARY	4,500.00	2,752.75	357.50	1,747.25	61.17
101-701-717.002	PLANNING COMMISSION PER DIEM	5,000.00	3,400.00	1,025.00	1,600.00	68.00
101-701-717.003	ZONING BOARD OF APPEALS PER DIEM	3,000.00	1,125.00	0.00	1,875.00	37.50
101-701-717.005	MASTER PLAN BOARD PER DIEMS	2,750.00	1,207.30	325.00	1,542.70	43.90
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	9,031.00	0.00	14,969.00	37.63
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	17,884.80	0.00	8,115.20	68.79
101-701-860.000	TRAVEL & TRANSPORTATION	1,500.00	559.88	231.84	940.12	37.33
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	3,306.46	705.00	1,193.54	73.48

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 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	91,415.71	9,556.80	126,334.29	41.98
Department: 770 COMMUNITY ENGAGEMENT						
101-770-900.000	PRINTING/PUBLISHING	17,500.00	2,449.06	0.00	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	375.00	375.00	19,625.00	1.88
	Total Dept 770 - COMMUNITY ENGAGEMENT	128,000.00	2,824.06	375.00	125,175.94	2.21
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	431,744.95	63,493.41	1,061,380.05	28.92
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		1,546,747.00	314,226.85	16,366.58	1,232,520.15	20.32
TOTAL EXPENDITURES		1,493,125.00	431,744.95	63,493.41	1,061,380.05	28.92
NET OF REVENUES & EXPENDITURES:		53,622.00	(117,518.10)	(47,126.83)	171,140.10	
BEG. FUND BALANCE		3,305,324.04	3,305,324.04			
FUND BALANCE ADJUSTMENTS			(24,313.91)			
NET OF REVENUES/EXPENDITURES - 25-26		(77,706.82)	(77,706.82)			
END FUND BALANCE		3,281,239.22	3,085,785.21			

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 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	7,436.98	0.00	12,563.02	37.18
	Total Dept 000	1,397,532.00	7,436.98	0.00	1,390,095.02	0.53
	Revenues	1,397,532.00	7,436.98	0.00	1,390,095.02	0.53
Account Category: Expenditures						
Department: 336 FIRE						
206-336-717.000	PER DIEMS	1,200.00	450.00	0.00	750.00	37.50
206-336-801.002	CONTRACTED SERVICES	1,494,860.00	738,603.09	370,929.64	756,256.91	49.41
	Total Dept 336 - FIRE	1,496,060.00	739,053.09	370,929.64	757,006.91	49.40
	Expenditures	1,496,060.00	739,053.09	370,929.64	757,006.91	49.40
Fund 206 - FIRE FUND:						
TOTAL REVENUES		1,397,532.00	7,436.98	0.00	1,390,095.02	0.53
TOTAL EXPENDITURES		1,496,060.00	739,053.09	370,929.64	757,006.91	49.40
NET OF REVENUES & EXPENDITURES:		(98,528.00)	(731,616.11)	(370,929.64)	633,088.11	
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	822,249.83			

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 207 POLICE FUND						
Account Category: Revenues						
Department: 000						
207-000-665.000	INTEREST INCOME	29,267.00	7,452.43	0.00	21,814.57	25.46
	Total Dept 000	29,267.00	7,452.43	0.00	21,814.57	25.46
	Revenues	29,267.00	7,452.43	0.00	21,814.57	25.46
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	159,147.85	0.00	573,797.15	21.71
	Total Dept 301 - POLICE	757,945.00	159,147.85	0.00	598,797.15	21.00
	Expenditures	757,945.00	159,147.85	0.00	598,797.15	21.00
Fund 207 - POLICE FUND:						
TOTAL REVENUES		29,267.00	7,452.43	0.00	21,814.57	25.46
TOTAL EXPENDITURES		757,945.00	159,147.85	0.00	598,797.15	21.00
NET OF REVENUES & EXPENDITURES:		(728,678.00)	(151,695.42)	0.00	(576,982.58)	
BEG. FUND BALANCE		1,642,215.23	1,642,215.23			
FUND BALANCE ADJUSTMENTS			(177.75)			
NET OF REVENUES/EXPENDITURES - 25-26		435,053.56	435,053.56			
END FUND BALANCE		1,348,590.79	1,925,395.62			

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 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	2,018.76	0.00	5,831.24	25.72
	Total Dept 000	250,395.00	2,018.76	0.00	248,376.24	0.81
	Revenues	250,395.00	2,018.76	0.00	248,376.24	0.81
Account Category: Expenditures						
Department: 261 GENERAL GOVERNMENT						
245-261-706.005	RECORDING SECRETARY	1,470.00	950.95	171.60	519.05	64.69
245-261-717.000	PER DIEMS	4,500.00	2,275.00	475.00	2,225.00	50.56
245-261-801.002	CONTRACTED SERVICES	56,500.00	18,513.85	1,050.00	37,986.15	32.77
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	25,904.80	1,696.60	41,565.20	38.39
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	25,904.80	1,696.60	541,565.20	4.56
Fund 245 - OPEN SPACE LAND INITIATIVE:						
TOTAL REVENUES		250,395.00	2,018.76	0.00	248,376.24	0.81
TOTAL EXPENDITURES		567,470.00	25,904.80	1,696.60	541,565.20	4.56
NET OF REVENUES & EXPENDITURES:		(317,075.00)	(23,886.04)	(1,696.60)	(293,188.96)	
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	1,169,887.32			

REVENUE AND EXPENDITURE REPORT FOR DEXTER TOWNSHIP

Balance As Of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 401 CAPITAL PROJECT FUND						
Account Category: Revenues						
Department: 000						
401-000-665.000	INTEREST INCOME	74.00	30.66	0.00	43.34	41.43
401-000-699.101	TRANSFER IN	433,400.00	0.00	0.00	433,400.00	0.00
Total Dept 000		433,474.00	30.66	0.00	433,443.34	0.01
Revenues		433,474.00	30.66	0.00	433,443.34	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	0.00	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	9,090.00	4,600.00	10,910.00	45.45
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	102,312.68	4,600.00	505,861.32	16.82
Expenditures		608,174.00	102,312.68	4,600.00	505,861.32	16.82
Fund 401 - CAPITAL PROJECT FUND:						
TOTAL REVENUES		433,474.00	30.66	0.00	433,443.34	0.01
TOTAL EXPENDITURES		608,174.00	102,312.68	4,600.00	505,861.32	16.82
NET OF REVENUES & EXPENDITURES:		(174,700.00)	(102,282.02)	(4,600.00)	(72,417.98)	
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	711,070.88			

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 701 GENERAL AGENCY FUND						
Account Category: Revenues						
Department: 000						
701-000-665.000	INTEREST INCOME	0.00	1.84	0.00	(1.84)	100.00
Total Dept 000		0.00	1.84	0.00	(1.84)	100.00
Revenues		0.00	1.84	0.00	(1.84)	100.00
Fund 701 - GENERAL AGENCY FUND:						
TOTAL REVENUES		0.00	1.84	0.00	(1.84)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		0.00	1.84	0.00	(1.84)	
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)	(2,291.68)			
Report Totals:						
TOTAL REVENUES - ALL FUNDS		3,657,415.00	331,167.52	16,366.58	3,326,247.48	9.05
TOTAL EXPENDITURES - ALL FUNDS		4,922,774.00	1,458,163.37	440,719.65	3,464,610.63	29.62
NET OF REVENUES & EXPENDITURES:		(1,265,359.00)	(1,126,995.85)	(424,353.07)	(138,363.15)	
BEG. FUND BALANCE - ALL FUNDS		8,027,859.70	8,027,859.70			
FUND BALANCE ADJUSTMENTS - ALL FUNDS			(24,491.66)			
NET OF REVENUES/EXPENDITURES - 25-26		835,724.99	835,724.99			
END FUND BALANCE - ALL FUNDS		7,598,225.69	7,712,097.18			

CHECK DISBURSEMENT REPORT FOR DEXTER TOWNSHIP

CHECK DATE 08/01/2026 - 08/31/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/04/2026	PMTS	26974	CINTAS	SUPPLIES	727.001	261	45.89
08/04/2026	PMTS	26976	GREAT OUTDOORS	LAWN CARE	803.000	265	141.67
				LAWN CARE	803.000	265	178.67
	Check PMTS 26976 Total for Fund 101 GENERAL FUND						320.34
08/04/2026	PMTS	26977	KINGS III OF AMERICA LLC	TELEPHONE	728.000	261	49.91
08/04/2026	PMTS	26978	SANGOMA	TELEPHONE	728.000	261	531.47
08/04/2026	PMTS	26979	STEELE HEATING & COOLING INC.	MAINTENANCE	903.000	265	200.00
08/04/2026	PMTS	26981	FULTANK LLC	JANITORIAL	810.000	265	1,000.00
08/04/2026	PMTS	26982	ORCHARD, HILTZ & MCLIMENT, INC.	ENGINEERING	801.004	701	460.00
08/04/2026	PMTS	26983	HAINES ACCOUNTING	ACCOUNTING & FINANCE	801.012	261	2,100.00
08/04/2026	PMTS	26984	SPECTRUM PRINTERS INC	SUPPLIES	727.001	262	434.86
08/04/2026	PMTS	26986	THE SUN TIMES MEDIA GROUP LLC	PRINTING/PUBLISHING	900.000	701	135.00
08/18/2026	PMTS	26990	BODMAN ATTORNEY & COUNSELORS	ATTORNEY	802.000	701	336.00
				ATTORNEY	802.000	701	140.00
				ATTORNEY	802.000	701	196.00
				ATTORNEY	802.000	701	308.00
	Check PMTS 26990 Total for Fund 101 GENERAL FUND						980.00
08/18/2026	PMTS	26991	CARLISLE WORTMAN	ENGINEERING	801.004	701	3,150.00
08/18/2026	PMTS	26992	D HALE TREE SERVICE	MAINTENANCE	903.000	265	1,865.09
08/18/2026	PMTS	26993#	FNBO	ADOBE	981.002	261	178.01
				CANVA	981.002	261	15.00
				BREVO MONTHLY	981.002	261	69.00
				OFFICE SUPPLIES	727.001	261	261.97
				SUPPLIES	727.001	262	392.25
				POSTAGE	727.002	262	3.50
				MAINTENANCE	903.000	265	2,355.44
	Check PMTS 26993 Total for Fund 101 GENERAL FUND						3,275.17
08/18/2026	PMTS	26994	FOSTER SWIFT COLLINS AND SMITH PC	ATTORNEY	802.000	701	10,159.80
08/18/2026	PMTS	26995	GREAT OUTDOORS	LAWN CARE	803.000	265	350.00
				LAWN CARE	803.000	265	260.00
				LAWN CARE	803.000	265	642.00
				LAWN CARE	803.000	265	455.00
				LAWN CARE	803.000	265	312.00
	Check PMTS 26995 Total for Fund 101 GENERAL FUND						2,019.00
08/18/2026	PMTS	26997	MULTI-LAKE SEWER AUTHORITY	DUE TO OTHER AGENCY	214.999	000	4,810.79
08/18/2026	PMTS	26998	NICHOLAS C STAMBOULELLIS	WAGES PAYABLE	237.001	000	138.52
08/18/2026	PMTS	26999	ORCHARD, HILTZ & MCLIMENT, INC.	ENGINEERING	801.004	701	2,707.00
				ENGINEERING	801.004	701	350.00
	Check PMTS 26999 Total for Fund 101 GENERAL FUND						3,057.00

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/18/2026	PMTS	27000	PITNEY BOWES CREDIT CORPORATION	POSTAGE	727.002	261	3,985.36
08/18/2026	PMTS	27001	PORTAGE-BASE SEWER AUTHORITY	DUE TO OTHER AGENCY	214.999	000	5,447.43
08/18/2026	PMTS	27002	THE SUN TIMES MEDIA GROUP LLC	PRINTING/PUBLISHING	900.000	701	235.00
				PRINTING/PUBLISHING	900.000	701	235.00
				PRINTING/PUBLISHING	900.000	701	235.00
	Check PMTS 27002 Total for Fund 101 GENERAL FUND						705.00
08/18/2026	PMTS	27003	EQUALIZATION & PROP DESCRIPTION DP	I.T. SERVICES	981.002	261	1,148.55
08/04/2026	PMTS	476(E)	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH INSURANCE	715.000	261	6,142.62
08/10/2026	PMTS	479(E)#	EMPOWER	MERS PAYABLE	237.000	000	206.61
				RETIREMENT PLAN	725.002	261	413.16
	Check PMTS 479(E) Total for Fund 101 GENERAL FUND						619.77
08/03/2026	PMTS	481(E)	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH INSURANCE	715.000	261	6,142.62
08/03/2026	PMTS	482(E)	CHARTER COMMUNICATIONS	TELEPHONE	728.000	261	180.00
08/03/2026	PMTS	483(E)	DTE ENERGY	ELECTRIC SERVICES (04/30/26)-(05/29/26)	920.000	265	768.36
				UTILITIES	920.000	265	68.90
	Check PMTS 483(E) Total for Fund 101 GENERAL FUND						837.26
08/14/2026	PMTS	484(E)	PAYCHEX, INC	I.T. SERVICES	981.002	261	450.68
08/14/2026	PMTS	485(E)*#	PAYCHEX PAYROLL	DEPUTY CLERK WAGES	707.215	261	1,592.64
				DEPUTY TREASURER WAGES	707.253	261	729.96
				OFFICE MANAGER WAGES - SAMATHA EDWARDS	706.010	261	2,942.30
				OFFICE ASSISTANT WAGES - MICHELLE FEAZEL	706.011	261	1,191.74
				HEALTH INSURANCE STIPEND - FEAZEL	715.000	261	37.50
				OFFICE ASSISTANT WAGES - BETH BERGERON	706.011	261	0.00
				HEALTH INSURANCE - ENTER AS A NEGATIVE	715.000	261	(112.12)
				DPZ - FLETCHER	706.001	701	3,456.23
				BOT CLERICAL WAGES - REC SEC MILLER	706.005	261	107.25
				ZBA / PC CLERICAL WAGES - REC SEC MILLER	706.005	701	357.50
				PLANNING COMMISSION PER DIEM	717.002	701	475.00
				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	4,478.00
				ELECTION MANAGEMENT	706.004	262	2,704.17
				FICA/MED MATCH	725.000	261	1,399.16
				MERS PAYABLE - ENTER AS A NEGATIVE	237.000	000	(205.51)
				PER DIEMS - BOR	717.000	257	150.00
	Check PMTS 485(E) Total for Fund 101 GENERAL FUND						19,303.82
08/28/2026	PMTS	486(E)	PAYCHEX, INC	I.T. SERVICES	981.002	261	383.85
08/28/2026	PMTS	487(E)*#	PAYCHEX PAYROLL	DEPUTY CLERK WAGES	707.215	261	1,592.64
				DEPUTY TREASURER WAGES	707.253	261	165.90
				OFFICE MANAGER WAGES - SAMATHA EDWARDS	706.010	261	2,942.30
				OFFICE ASSISTANT WAGES - MICHELLE FEAZEL	706.011	261	1,170.17
				HEALTH INSURANCE STIPEND - FEAZEL	715.000	261	37.50
				HEALTH INSURANCE - ENTER AS A NEGATIVE	715.000	261	0.00
				DPZ - FLETCHER	706.001	701	3,456.23

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				ZBA / PC CLERICAL WAGES - REC SEC MILLER	706.005	701	0.00
				PLANNING COMMISSION PER DIEM	717.002	701	550.00
				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	0.00
				FICA/MED MATCH	725.000	261	775.72
				MERS PAYABLE - ENTER AS A NEGATIVE	237.000	000	(190.16)
				MASTER PLAN BOARD PER DIEMS	717.005	701	325.00
	Check PMTS 487(E) Total for Fund 101 GENERAL FUND						10,825.30
Total For Fund: 101							90,905.10

CHECK DISBURSEMENT REPORT FOR DEXTER TOWNSHIP

CHECK DATE 08/01/2026 - 08/31/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 206 FIRE FUND							
08/04/2026	PMTS	26985	DEXTER AREA FIRE DEPARTMENT	CONTRACTED SERVICES	801.002	336	370,929.64
08/14/2026	PMTS	485(E)*#	PAYCHEX PAYROLL	DAFD PER DIEMS	717.000	336	0.00
08/28/2026	PMTS	487(E)*#	PAYCHEX PAYROLL	DAFD PER DIEMS	717.000	336	0.00
Total For Fund: 206							370,929.64

CHECK DISBURSEMENT REPORT FOR DEXTER TOWNSHIP

CHECK DATE 08/01/2026 - 08/31/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 207 POLICE FUND							
08/18/2026	PMTS	27004	WASHTENAW COUNTY TREASURER OFFICE	7.75 OUT OF 8 POSITIONS	801.002	301	53,066.70
Total For Fund: 207							53,066.70

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 245 OPEN SPACE LAND INITIATIVE							
08/04/2026	PMTS	26988	TREEMORE ECOLOGY AND LAND SERVICES	CONTRACTED SERVICES	801.002	261	2,922.70
08/18/2026	PMTS	26989	GERALD ALCOCK COMPANY, L.L.C.	CONTRACTED SERVICES	801.002	261	1,050.00
08/18/2026	PMTS	26996	MILLER CANFIELD PADDOCK STONE PLC	CONTRACTED SERVICES	801.002	261	2,205.00
08/14/2026	PMTS	485(E)*#	PAYCHEX PAYROLL	LAND PRESERVATION - SECRETARY	706.005	261	171.60
				LAND PRESERVATION - PER DIEMS	717.000	261	475.00
	Check PMTS 485(E) Total for Fund 245 OPEN SPACE LAND INITIATIVE						646.60
08/28/2026	PMTS	487(E)*#	PAYCHEX PAYROLL	LAND PRESERVATION - SECRETARY	706.005	261	0.00
				LAND PRESERVATION - PER DIEMS	717.000	261	0.00
	Check PMTS 487(E) Total for Fund 245 OPEN SPACE LAND INITIATIVE						0.00
Total For Fund: 245							6,824.30

CHECK DISBURSEMENT REPORT FOR DEXTER TOWNSHIP

CHECK DATE 08/01/2026 - 08/31/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 703 TAX COLLECTION FUND							
08/14/2026	TAX	6689	DEXTER TOWNSHIP	UNDISTRIBUTED TAX COLLECTIONS	274.000	000	3,284.46
08/14/2026	TAX	6690	STATEOF MICHIGAN	UNDISTRIBUTED TAX COLLECTIONS	274.000	000	126.42
08/14/2026	TAX	6691	WASHTENAW COUNTY	UNDISTRIBUTED TAX COLLECTIONS	274.000	000	191,027.78
08/14/2026	TAX	6692	WASHTENAW COUNTY TREASURER	UNDISTRIBUTED TAX COLLECTIONS	274.000	000	137,412.12
Total For Fund: 703							331,850.78
Report Total:							853,576.52

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

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

Dexter Township Resolution # 26-714

A RESOLUTION RECOGNIZING DEMENTIA AWARENESS AND SUPPORTING THE DEMENTIA FRIENDLY INITIATIVE

WHEREAS, dementia is a broad category of brain diseases that causes long-term and often gradual decline in the ability to think and remember, to the extent that it is great enough to affect a person's daily functioning; and

WHEREAS, the most common type of dementia is Alzheimer's disease, with millions of people in the United States living with Alzheimer's, and the number of individuals affected expected to increase significantly in the coming decades unless effective treatments and a cure are found; and

WHEREAS, Alzheimer's disease is one of the leading causes of death in the United States; and

WHEREAS, millions of Americans provide unpaid care for people living with Alzheimer's disease and other forms of dementia, providing billions of hours of unpaid care each year; and

WHEREAS, the costs associated with caring for individuals living with Alzheimer's disease and other dementias place a significant financial burden on families, caregivers, communities, and the nation; and

WHEREAS, local communities, professionals, caregivers, families, volunteers, and residents play an important role in supporting individuals living with dementia and their caregivers; and

WHEREAS, the Dementia Friendly initiative and the Alzheimer's Association work to raise awareness, provide education and resources, promote understanding, and encourage communities to become more supportive and inclusive of people living with dementia; and

WHEREAS, Dexter Township recognizes the importance of supporting those living with dementia, as well as the family members, caregivers, friends, and professionals who provide care and support; and

WHEREAS, Dexter Township is committed to promoting awareness, understanding, respect, and inclusion for individuals living with dementia and to encouraging a community environment in which people living with dementia can remain active and engaged in their communities; and

WHEREAS, Dexter Township recognizes the value of dementia-friendly education and training for Township officials, employees, volunteers, and members of the community who may interact with individuals living with dementia or their caregivers;

NOW, THEREFORE, BE IT RESOLVED, that the Dexter Township Board of Trustees, on behalf of the residents of Dexter Township, hereby recognizes the importance of dementia awareness and supports the Dementia Friendly initiative and efforts to improve the quality of life for individuals living with dementia and their caregivers; and

BE IT FURTHER RESOLVED, that Dexter Township encourages its residents, businesses, organizations, community groups, and public agencies to increase awareness and understanding of dementia and to support individuals and families affected by Alzheimer's disease and other dementias; and

BE IT FURTHER RESOLVED, that Dexter Township encourages dementia-friendly training and education for Township staff, officials, volunteers, and community members as appropriate; and

BE IT FINALLY RESOLVED, that Dexter Township recognizes and commends the individuals, families, caregivers, professionals, organizations, and community members who work to support those affected by dementia and who are committed to raising awareness, promoting inclusion, and seeking improved treatments and a cure.

Resolution offered by:

Resolution seconded by:

Roll call vote:

Trustees:

Yeas:

Nays:

Abstain:

Absent:

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

The Supervisor declared the resolution, adopted.

CERTIFICATE

The undersigned, being the duly elected and acting Clerk of the Township of Dexter hereby certifies that the foregoing resolution was adopted at a regular meeting of the Dexter Township Board at which a quorum was present on the 15th day of September, 2026, and that the members voted thereon as hereinbefore set forth.

_____

Michelle Stamboulellis, Clerk

"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

TO: Dexter Township Board

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

DATE: September 15, 2026

SUBJECT: Bed and Breakfast Ordinance Amendment - Events Section (Section 17.04(K)(6))

Summary:

The Board is scheduled to vote on the proposed Bed and Breakfast zoning ordinance amendment on September 15, 2026. The amendment, developed with Staff, Carlisle/Wortman Associates, and the Planning Commission over the past several months, updates the definitions in Section 2.02 and the operational standards in Section 17.04(K) to distinguish bed and breakfasts from short-term rentals and to strengthen owner-occupancy, inspection, and application requirements.

During discussion on August 18, 2026, a couple of Board Members raised concerns that the Events subsection, as drafted, was too restrictive. As written, Section 17.04(K)(6) limits use of the premises to only those registered as overnight guests:

> *"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."*

The Board's concern was that this language would prohibit an overnight guest from hosting a birthday party, baby shower, anniversaries, or similar gathering that includes attendees who are not staying overnight.

Options for Revised Language:

Below are three approaches the Board could consider. Each is intended to preserve the underlying goal of the section which is preventing bed and breakfasts from operating as event venues while also allowing a registered guest to host a modest gathering that includes non-overnight attendees.

Option A: Keep the Language as is or Remove Events Subsection Entirely

Keep Section 17.04(K)(6) as is and guests can book an event facility if they want a private gathering **or** delete the subsection entirely and renumber remaining subsections. Bed and breakfasts would remain subject to the Township nuisance, noise, and parking standards, as well as the remaining B&B requirements.

The following neighboring communities do not comment or contemplate events when regulating Bed & Breakfasts:

1. City of Dexter (Sec. 14.14)

2. City of Chelsea (Sec. 4.03)
3. Webster Township (Sec. 12.20)
4. Lima Township (Sec. 5.9)
5. Putnam Township (Sec. 340-111)

The current language of "limited to guests" may be difficult to enforce in practice, since it requires staff to police attendance and hosting arrangements that are not otherwise observable or documented. Under the approach to delete the event subsection, bed and breakfasts would continue to be subject to the Township's general nuisance, noise, and parking regulations, and to the other standards already in Section 17.04(K) (owner-occupancy, appearance, trash, etc.), without a use-specific events rule to administer.

Proposed Ordinance Language: 6) Delete subsection (6) Events in its entirety. Renumber the remaining subsections so there is no gap in the list: current (7) Trash Facilities becomes (6); (8) Guest Rooms becomes (7); (9) Occupancy becomes (8); (10) Kitchen Facilities becomes (9); (11) Application becomes (10); (12) Inspection becomes (11); and (13) Sanitary Sewer and Septic System becomes (12). No text within those subsections would change; only the leading number **or** the other option is to leave the proposed language as is.

Staff will note that some neighboring communities (Hamburg – Sec. 36-170.22 & Northfield Township – Sec. 36-711) allow for events such as weddings, receptions, luncheons, etc. at B&Bs. These types of events must be reviewed during the special land use process and have specific constraints (parking, hours of operation, noise, property size, setbacks etc.). Please note that Dexter Township already has a special event facility ordinance which allows for larger private events.

Option B: Allow Incidental Gatherings with Conditions

Allow small private gatherings associated with an overnight guest's stay, while establishing regulations intended to prevent the property from operating as an event venue.

Proposed Ordinance Language: 6) Gatherings: Private gatherings may be held in connection with the stay of a registered overnight guest, provided that the gathering is incidental to the bed and breakfast use and is not the primary purpose for which the premises are rented. Private gatherings shall not be considered the following: special event facility, special event, banquet hall, or private club. The total number of persons attending the gathering, including overnight guests and non-overnight attendees, shall not exceed twenty 20 persons at any one time. No more than two (2) such gatherings involving non-overnight attendees shall occur during any calendar month. The bed and breakfast shall not be advertised, marketed, or rented for the primary purpose of hosting a wedding, reception, party, or other event. All gatherings shall comply with applicable parking, noise, occupancy, and other requirements of this Ordinance. The Planning Commission may establish additional reasonable conditions regarding gatherings as part of the Special Land Use approval based upon the size and characteristics of the property and potential impacts on adjacent properties.

Option C: Allow Small Gatherings, but Expressly Prohibit Event-Venue Use

This approach focuses less on regulating the frequency of gatherings and more on distinguishing ordinary social gatherings from a commercial or public event venue.

Proposed Ordinance Language: 6) Gatherings and Events: Small private gatherings, such as birthday parties, family gatherings, showers, anniversaries, or similar social gatherings, may be held in connection with the stay of a registered overnight guest, provided that the gathering is incidental to the bed and

breakfast use and does not exceed twenty (20) persons at any one time. Weddings, wedding receptions, reunions, fundraisers, corporate events, and other gatherings that are organized, advertised, or conducted as a commercial or public event venue use are prohibited.

Drafting Considerations

- **Attendance limit:** A numeric cap is easier to administer than relying solely on a subjective determination of whether a gathering has an impact on adjacent properties.
- **Frequency limit:** A frequency standard can prevent a property from effectively operating as an event venue through repeated gatherings, even where each individual gathering technically complies.
- **Overnight-guest requirement:** Requiring the gathering to be connected to a registered overnight guest is the primary guardrail against the B&B being rented solely as an event venue.
- **Parking:** If outside attendees are permitted, the Board may wish to require all attendee parking to be accommodated on-site in accordance with Section 18.04.
- **Special Land Use conditions:** Because bed and breakfasts are proposed to be reviewed as a Special Land Use, the Planning Commission could establish additional reasonable conditions addressing attendance, hours, parking, noise, frequency, and other site-specific impacts.

Recommendation

The Board may wish to first determine whether it wants an event-specific regulation at all. Removing the subsection entirely is a defensible option and avoids creating a provision that requires staff to monitor or interpret the nature and frequency of private gatherings. If the Board wants to allow small gatherings while maintaining a clear distinction between bed and breakfast and an event venue, Option B & C could provide an appropriate framework.

Respectfully Submitted,

Fletcher Reyher

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

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

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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
AGENDA ITEM REQUEST

MEETING OF: **Township Board of Trustees September 15, 2026**

Title: **Roof Installation – FY27 Capital Fund Budget Amendment**

Date: 8/25/2026

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

The roof was originally scheduled for replacement in 2028 per the Capital Improvement Plan. However, staff is recommending expediting the replacement due to the potential of the upcoming solar panel project, as replacing the roof prior to the installation of solar panels will help ensure the roof is in suitable condition for the anticipated lifespan of the solar installation. Additionally, the existing roof is more than 25 years old and is in need of replacement. Following the additional $50,000 expenditure, the projected remaining Capital Fund balance would be $578,000.

Does this item have fiscal impact?	**Yes _X_**	**No __**
If yes, what is the net cost	$50,000	
Is the item included in the Township's approved annual budget?	**Yes __**	**No X___**

Staff/Supervisor Comments: There is sufficient fund balance available to support the amendment.

Submitted by: Samantha Edwards, Office Administrator

Suggested Action: Motion to approve FY27 Capital Fund budget amendment in the amount of $50,000 for the roof installation.

DEXTER TOWNSHIP

Dexter Township
Sustainability Resolution Discussion

Office Administrator Samantha Edwards and Trustee Karen Sikkenga
September 10, 2026

Dexter Township's Environmental Stewardship Committee has been charged with establishing a road map with specific action steps to enhance our environmental sustainability strategic plan goal. The UMich Graham Institute's Sustainable Towns program brings together local government partners and student teams to collaborate on sustainability assessments. The program uses the Michigan Green Communities framework to help communities embed environmental sustainability into their operations, policies and programs. Six students will work with us to establish a baseline and determine doable future action steps. Next semester, these students will complete one or two of these action steps.

The Michigan Green Communities Challenge is an assessment tool comprised of nine environmental stewardship categories, such as "Sustainable Land Use," "Protecting and Conserving Water Resources," and "Responsibly Managing Materials." Each of these has several action items. The students will work with Dexter Township to determine which action steps are already completed and which are desirable and feasible, and will propose a roadmap for future action steps. The complete assessment tool is attached.

The students will meet with Dexter Township representatives weekly during the semester. In December, they will provide a draft report for our review, amendment, and approval. All necessary student coursework, training, and mentorship will be provided by the U-M Program in the Environment (PitE) class on Sustainable Towns and the Graham Sustainability Institute. Participating municipalities are asked to approve a Resolution of Support for the program.

As an example of student work, students created an Environmental Sustainability web site for the City of Tecumseh: https://www.mytecumseh.org/residents/sustainability.php. Here is a screenshot of the home page:

The Environmental Sustainability Committee and its members will be able to participate in the students' activities if desired, including attending weekly meetings with the students and reviewing student work. The Committee is completing a scheduling poll now to find a time for its first meeting, likely in late September. This program expands our capacity to pursue environmental sustainability goals, and lightens the load for our staff and Trustees.

Meanwhile, other environmental sustainability efforts are moving forward, including the prairie installation and installation of solar panels.

SAMPLE - fill in underlined portions

Township Board/Village Council/City Council Name

Jurisdiction Name

A RESOLUTION TO PARTICIPATE IN THE UNIVERSITY OF MICHIGAN SUSTAINABLE TOWNS PROGRAM

WHEREAS, the Jurisdiction Name wishes to further develop its sustainability goals and efforts to improve the quality of life for its residents and visitors.

WHEREAS, the Jurisdiction Name wishes to engage with the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) Catalyst Communities Initiative and Michigan Green Communities (MGC) Challenge, which provide education, training, planning and technical resources to local governments as they work toward their sustainability goals.

WHEREAS, the University of Michigan Graham Sustainability Institute and Program in the Environment (PitE) has worked with EGLE to create the Sustainable Towns program to help local governments develop and amplify community sustainability efforts.

WHEREAS, Jurisdiction Name is hereby making a commitment to participate in the Sustainable Towns program, engaging with University of Michigan students, the Graham Sustainability Institute, and PitE to further develop and refine our sustainability efforts for future participation in EGLE's Catalyst Communities Initiative and MGC Challenge.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1. The Jurisdiction Name is willing to participate in the Sustainable Towns program in its entirety, including increased interaction and partnership with the Graham Sustainability Institute and PitE.
2. It is the intention of the Jurisdiction Name to utilize best practices and projects developed during the program to participate in the MGC Challenge and expand our sustainability efforts.
3. Jurisdiction Name staff are hereby authorized to proceed toward implementation of the recommendations necessary to receive MGC Challenge certification.

AYES:
NAYES:
ABSENT:

MOTION APPROVED.

PASSED AND ADOPTED as a resolution of the Township Board/Village Council/City Council Name, at its regularly scheduled meeting held on Date.

Signed by relevant individuals, including their titles

Sept

Initial Team Meeting

Team introductions and expectation setting

Oct-Nov

Weekly Team Meetings

Students break down the MGC Challenge action items to assess what you've already accomplished and what could be a near term project

Early Dec

Student Presentations

Students present their research on the top 1-3 projects that could be accomplished during the next semester

Dec - Jan

Review Work Plans

LGPs review and prioritize work plans to ensure they meet their needs

Feb-March

Weekly Team Meetings

Project check-in meetings to advise and expedite student work

April

Final Presentation & MGC Challenge Submission

Students present their projects and prepare your MGC Challenge application

Last updated/reviewed: December 2025

MICHIGAN GREEN COMMUNITIES CHALLENGE

Action Items and Metrics

www.migreencommunities.com

MICHIGAN GREEN COMMUNITIES

Energy Efficiency & Renewable Energy
Benchmark & Track
1. Conduct energy audits on municipal/county facilities.
2. Adopt decarbonization targets for municipal/county operations and facilities.
3. Track energy use for all municipal/county buildings using ENERGY STAR Portfolio Manager, or similar tool.
Fund Energy Efficiency & Renewable Energy
4. Implement an internal revolving loan fund, or similar financing tool, for municipal/county energy projects. *
5. Implement a public financing or grant program to support community energy efficiency and renewable energy projects. *
6. Ensure equitable access to any/all energy efficiency and renewable energy financing and grant program(s). *
Renewable Energy Deployment
7. Update Capital Improvements Plan (CIP) or Asset Management Plans to include current or future municipal/county renewable energy project(s).
8. Adopt policies and/or ordinances that support renewable energy projects on private property (e.g., solar/wind ordinance, renewable energy overlay zones, expedited permitting).
9. Implement at least one new renewable energy project (e.g., solar thermal, solar photovoltaic, geothermal, wind, district heating/cooling systems, biodigesters, biomass, or energy storage system) on public buildings/property in the last year.
Energy Efficiency Improvements
10. Develop a plan to upgrade/retrofit municipal/county buildings to improve energy efficiency.
11. Upgrade/retrofit at least one municipal/county building in the last year to increase energy efficiency.
12. Complete upgrades/retrofits of all municipal/county buildings to increase energy efficiency and help meet decarbonization targets.
13. Develop a plan to upgrade/retrofit publicly owned affordable housing to improve energy efficiency.*
14. Upgrade/retrofit at least one publicly owned affordable housing structure to improve energy efficiency. *

Efficient Street Lighting
15. Create an inventory of municipal/county-owned street lighting. If there is no publicly owned lighting, work with owners of lighting to develop an inventory if one does not already exist.*
16. Develop a plan to replace municipal/county traffic signals, street lighting, and/or parking illumination with energy efficient lighting technologies (e.g., LEDs and other technologies of equal or greater efficiency). If there is no publicly owned lighting, work with owners of signals, lighting, and/or illumination to develop plan to replace them with energy efficiency technologies.*
17. Replace most municipal/county owned traffic signals, street lighting, and/or parking illumination with energy efficient lighting technologies (e.g., LEDs and other technologies of equal or greater efficiency). If there is no publicly owned lighting, work with owners of signals, lighting, and/or illumination to replace them with energy efficient technologies.*
Community Energy Use
18. Work with local utility providers to ensure that energy and water bills include household energy and water use statistics over time.
19. Develop community wide programs that promote energy efficiency among homeowners, landlords, and businesses.
20. Provide (or partner with other community organizations to provide) programs for low-income homeowners and/or renters and privately-owned affordable housing owners to make energy efficiency improvements to their properties.
21. Create and offer residents and/or businesses an opportunity to participate in a community renewable energy project (e.g., community solar park). *
Fleet Management
22. Adopt and enforce an anti-idling policy for the municipal/county vehicle fleet.
23. Audit the inventory and energy intensity of the municipal/county vehicle fleet and set a decarbonization target for the fleet.
24. Meet the decarbonization target set for the municipal/county vehicle fleet.

MICHIGAN GREEN COMMUNITIES

Responsibly Managing Materials

Benchmark & Track

1. Perform an annual community wide recycling, organics (yard and/or food waste), and solid waste audit which includes quantities and information on materials content. If your municipality's data is included in and broken out in the county-level data, this can be marked as complete.
2. Set a community waste diversion goal.
3. Complete the Municipal Measurement Program database or similar tool annually.

Support the Circular Economy & Eliminate Toxics

4. Develop or adopt a municipal/county sustainable purchasing policy that eliminates toxics, increases the use of recycled content, and builds or supports the low-carbon circular economy.

Recycling

5. Develop or update a community recycling, organics, and waste management plan that includes scrap, bulky waste, electronics, hard-to-recycle materials, and other miscellaneous wastes. Municipalities that partner with their county-level government on these efforts can mark this as complete.
6. Provide access to information about community recycling programs through the municipal/county website, local media, social media, or other outreach mechanisms.
7. Collect traditional recycle materials from single family homes:
   - for communities over 5,000 people, provide/allow for single hauler (municipal/county, contract, or franchise) curbside collection of traditional materials. Recycling program should be opt-out.
   - for communities under 5,000 people, provide convenient recycling drop-off centers for traditional and non-traditional materials.
8. Provide and/or require collection of traditional recycling materials at all multi-family housing, commercial properties, and public spaces/parks, as applicable.

Non-Traditional Waste

9. For communities of all sizes, provide comprehensive drop-off center for collection of non-traditional materials (such as household hazardous waste, electronics, polystyrene foam, textiles, agricultural waste) OR offer at least two dedicated collection events per year.

Composting

10. For communities of all sizes, provide regular information and resources on how to compost at home and/or businesses.
11. For communities over 5,000 people, provide on-site organics (food and/or yard waste) collection for single-family residents (at a minimum) and collection at drop-off site(s). *

Food Waste Reduction
12. Implement policies and/or programs within and across municipal/county government to reduce food waste, donate surplus food, compost and/or better manage food scraps.
13. Estimate local baseline level of food waste or update your local baseline if there are any major changes to the community that would affect food waste generation (e.g. new health care institutions, restaurants, housing, etc.). Resources available include the EPA's Excess Food Opportunities Map and the NRDC Food Waste Toolkit.
14. Evaluate your community's waste system to identify opportunities to boost food waste prevention, food donation, and food scrap recycling efforts.
15. Develop a food waste reduction strategy with food waste reduction targets or include a strategy in an existing community-wide plan.
16. Increase public awareness and provide concrete strategies for how households can prevent food waste, donate food, and compost food scraps.
17. Increase awareness and provide concrete strategies for how businesses and institutions can prevent food waste, donate food, and compost food scraps.

MICHIGAN GREEN COMMUNITIES

Sustainable Land Use & Economic Development
Smart Growth
1. Incorporate smart growth principles in community planning, policies, and zoning ordinances.
2. Audit zoning, subdivision, and related development codes to remove barriers to sustainable land use (e.g., barriers to increased density, farmland preservation, etc.).
3. Adopt zoning ordinances that allow for infill housing development.
Resource Protection
4. Implement low-impact development practices, habitat protection, and native species preservation on public properties/lands.
5. Update ordinances to include specific sustainability measures such as natural features protection, wetlands preservation, green building practices, or other relevant resource protections.
6. Acquire or provide support for private purchase or stewardship (e.g., deed restriction) of ecologically valuable parcels and habitat in your community, with the intent to preserve those lands.
Economic Development Tools
7. Update economic development incentive policies to encourage green buildings, green infrastructure, low-impact design, and/or density.
8. Participate in the MEDC Redevelopment Ready Community program.
Brownfields
9. Conduct a community wide brownfield audit of public- and privately-owned properties. *
10. Use brownfield clean-up and redevelopment processes to further community sustainability goals. *
11. Redevelop or remediate at least one brownfield site. *
Green Jobs
12. Train relevant municipal/county staff (e.g., public works, grounds and building maintenance) in principles of sustainability.
13. Implement a green jobs initiative with your regional/local economic development agency, downtown development authority, corridor improvement authority, and/or local businesses.
14. Prioritize economic development incentives/programs (financial and/or non-financial) to support the attraction and retention of green industries. *

Local Sourcing
15. Adopt a policy for the municipal/county purchase of local goods and services as practicable.
16. Implement a “buy local” campaign that educates residents about the social, economic, and environmental impacts of buying local.
Agriculture & Food Systems
17. Update zoning ordinances to allow, or remove barriers to, individuals and community groups to grow and sell food, enhancing their ability to be food self-sufficient.
18. Update zoning ordinances to meet the needs of small farm and food producers, processors, and other food businesses.
19. Create a community farmland preservation plan and/or promote farmland preservation programs. *
20. Allow for farmers market(s) or other farm-to-pantry/foodbank programs to enhance access to local food sources.
21. Adopt a local food product purchasing policy for the municipality/county and/or promote institutional buying of local food products and goods by anchor institutions.
22. Encourage sustainable farming practices (e.g. encourage through education or other programming, partnering with larger ag operations or other sustainable farming partners, etc.).

MICHIGAN GREEN COMMUNITIES

Improving Health Outcomes
Integrate Health Considerations into Policies & Programs
1. Municipal/county staff have attended a Health in All Policies (HIAP) training.
2. Adopt a Health in All Policies (HIAP) approach to municipal/county programs, projects, and decision making.
3. Implement a Health in All Policies (HIAP) approach when evaluating public and private development projects.
Benchmark & Track
4. Work with county health departments/municipalities to monitor and report on environmental health conditions in your community.
5. Conduct health impact assessments as part of local policy making and project approval, and in conjunction with the local health department.
Healthy Indoor Environments
6. Evaluate municipal/county facilities for potential health risks (preferably in conjunction with energy and water audits) such as lead exposure, indoor air quality, mold, or other potential contaminant exposures.
7. Upgrade municipal/county buildings to address identified health risks.
8. Evaluate publicly owned affordable housing for potential health risks (preferably in conjunction with energy and water audits) such as lead exposure, indoor air quality, mold, and other potential contaminant exposures. *
9. Create and implement a plan to remediate/mitigate potential health risks in publicly owned affordable housing. *
Improve the Community Health Environment
10. Adopt a community wide anti-idling policy.
11. Implement a neighborhood tree canopy program to improve air quality and reduce heat impacts.
12. Provide incentives, support programs, and/or educational resources for green roofs on commercial and residential buildings to improve air quality and reduce heat impacts.

MICHIGAN GREEN COMMUNITIES

Protecting & Conserving Water Resources
Municipal/County Water Conservation
1. Track local water use for all municipal/county buildings using ENERGY STAR Portfolio Manager, or similar tool.
2. Develop a plan to upgrade/retrofit municipal/county buildings to conserve water.
3. Upgrade/retrofit at least one municipal/county building in the last year to reduce water use.
4. Adopt an asset management plan for municipal/county water systems.
5. Improve municipal/county water and wastewater treatment plant efficiency. *
Nonpoint Source Protections
6. Implement nonpoint source pollution prevention measures in all municipal/county construction projects.
7. Adopt policies that support or incentivize nonpoint source pollution control in private development and construction projects.
8. Update zoning ordinances to require measures for controlling nonpoint source pollution.
Low Impact Development
9. Implement low impact development techniques in all municipal/county construction projects.
10. Adopt a policy or ordinance that encourages or incentivizes green infrastructure and low impact design in private development and construction projects.
11. Update zoning ordinances to require low impact design techniques in all new and redevelopment projects.
Flooding & Stormwater Mitigation
12. Set a limit for the total amount of imperviousness in the community in the master plan OR in the sustainability plan.
13. Adopt a stormwater ordinance to properly manage stormwater runoff.
14. Provide incentives and/or educational resources for property owners to decrease and/or disconnect impervious surfaces.
15. Implement a municipal/county green infrastructure project.
Managing for Fluctuating Shoreline Water Levels
16. Establish minimum shoreland setback standards along lakes and rivers. *
17. Conduct seawall inspections in coastal & waterfront communities. *

Septic System Impacts
18. Partner with your local health department to evaluate the condition of septic systems in your community using water quality testing in lakes, rivers, and streams. *
19. Implement a local or regional education and outreach campaign on the need to maintain septic systems and/or replace failing septic systems. *
20. Install sewer systems in areas with septic systems in high-density areas, when possible. OR work with local health department and state programs to connect residents with financing and resources to help them to replace failing systems. *

MICHIGAN GREEN COMMUNITIES

Support Clean & Inclusive Mobility
Non-Motorized Transportation
1. Adopt a non-motorized transportation plan that includes a Complete Streets policy/ordinance.
2. Incorporate non-motorized transportation elements into new municipal/county infrastructure projects, as relevant.
3. Adopt policies or provide incentives for developers to incorporate non-motorized transportation features into private development and construction projects.
Clean Motorized Vehicles
4. Assess needs and develop a plan for deployment of public electric vehicle (EV) charging infrastructure.
5. Install universally accessible public EV charging infrastructure in convenient locations.
6. Adopt policies that require EV infrastructure or EV-ready infrastructure in any new private development or significant redevelopment project.
7. Create incentives and/or provide educational resources for existing commercial and/or residential property owners to add EV infrastructure to existing parking facilities.
Urban, Suburban, & Rural Public Transportation
8. In urban and suburban communities, promote and encourage public transit use and/or incentivize municipal/county staff use of public transportation. *
9. Work with regional partners to expand options and access to public and shared transportation (e.g. dial-a-ride services). *

MICHIGAN GREEN COMMUNITIES

Inspire & Mobilize Residents
Communicate Best Practices
1. Create a local sustainability action website/webpage and/or social media page.
2. Implement a community outreach/education campaign around sustainability initiatives.
Meaningful Community Engagement
3. Conduct focus groups, community surveys, and/or other community activities to acquire and share information on local sustainability initiatives.
4. Proactively engage traditionally underserved populations in your community in sustainability planning/initiatives.
Inspire Action
5. Establish a "green" volunteer corps who can help plan and implement sustainability projects.
6. Provide awards or incentives to residents, organizations, or businesses who take significant steps to improve the sustainability and/or resiliency of the community.

MICHIGAN GREEN COMMUNITIES

Michigan Green Communities Challenge Metrics

		Question/Metric	Units of Measurement
	1	What is your current population?	# of people
GHG Emissions	2	When did your community complete a **baseline** GHG inventory for municipal/county operations?	year
GHG Emissions	3	When did your community complete a **baseline** community wide GHG inventory?	year
GHG Emissions	4	How many total metric tons of CO2e were being emitted in your **baseline** GHG inventory for municipal/county operations?	Metric Tons CO2e (MTCO2e)
GHG Emissions	5	How many total metric tons of CO2e were being emitted in your **baseline** GHG inventory for the entire community?	Metric Tons CO2e (MTCO2e)
GHG Emissions	6	Percent (%) reduction in GHG emissions from municipal/county operations in your most recent GHG inventory as compared to your baseline year data supplied above.	% reduction in MTCO2e from baseline supplied in survey
GHG Emissions	7	Percent (%) reduction in community wide GHG emissions in your most recent GHG inventory as compared to your baseline year data supplied above.	% reduction in CO2e from baseline supplied in survey
	8	Percent (%) of energy supplied by renewable sources in municipal/county operations this calendar year.	% of annual kWh
Nonmotorized Transportation	9	Miles of sidewalks.	# miles
Nonmotorized Transportation	10	Miles of dedicated/protected bike lanes/routes and nonmotorized trails.	# miles
Nonmotorized Transportation	11	Miles of shared bike routes (e.g., roads with 'sharrows').	# miles
Nonmotorized Transportation	12	Total road miles. (Centerline miles, not lane miles.)	# miles
Water Use	13	Water use in municipal/county operations in the previous calendar year.	CCF (hundred cubic feet)
Water Use	14	Percent (%) reduction in water use from municipal/county operations in the current calendar year.	% Reduction in water use from previous year
Water Use	15	Community-wide water use per capita. (Consult your local water utility provider. May not be discernable if your county/municipality does not have a public water utility.)	CCF (hundred cubic feet) per capita
	16	Percent (%) of county/municipal vehicle fleet that are EV/clean fuel vehicles. (Includes public safety fleet and light-, medium-, and heavy-duty vehicles. See list of clean/alternative fuels here. Not applicable if county/municipality has no vehicles.)	% of total fleet

	17	Number of publicly accessible EV charging stations (any level).	# of EV charging stations
	18	Number of cooling centers/resilience hubs. (See definition of resilience hubs. May include spaces that have plans to provide emergency services like public schools, libraries, etc.)	# of cooling centers/resilience hubs
	19	Tree canopy cover. (Information on i-Tree Canopy tool.)	% of total community land area (acres)
	20	Public transit use. (Consult your local transit authority for total annual ridership. Not applicable if there are no public transit options in your community. Dial-a-ride services count as public transit.)	# of total annual riders
	21	Percent (%) of total community land area (acres) that is impervious surface.	% of total community land area (acres)
Land Use	22	Total acres of public greenspace/parks. (Not applicable if there are no public greenspaces or parks.)	# acres
	23	Total acres of agricultural, rural, or natural resource land that are **permanently** protected.	# acres
	24	Total acres of agricultural and natural resource land. (Use zoning to determine. Complete baseline survey.)	# acres

Dexter Township Discussion

Roof Replacement Bids

Supervisor Scott

An RFP was issued to several local companies for the replacement of the roof in July, with contractors asked to provide bids for both a traditional shingle roof and a metal roof. The need for a new roof was identified during discussions about the proposed solar panel project, as the roof's condition would need to be addressed before moving forward with solar installation. The current roof has been in place since 2001, and given its age and the planned solar project, it is recommended to replace it now rather than waiting until the 2028 replacement date suggested in the 2023 Capital Reserve Study.

Three bids for a shingle roof were received and one bid was received for a metal roof. The metal roof quote was significantly higher than the shingle roof bids. The Board will review the bids and select a contractor in October, and additional information will be provided.

"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 – Roof Project

Introduction:

Dexter Township is soliciting proposals from qualified contractors to replace the existing roof on the Township Hall building located at 6880 Dexter-Pinckney Road. The Township seeks a contractor with demonstrated experience in commercial roofing projects who can provide a high-quality roof and complete the work in a professional and timely manner.

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

The project consists of the removal and replacement of the existing roof at the Township Hall. The selected contractor shall furnish all labor, materials, equipment, supervision, and related services necessary to complete the project. Contractors will need to perform a site inspection and include their proposal for all work necessary to replace the current roof.

Scope of Work:

The selected contractor shall provide all labor, materials, equipment, and services necessary to complete the project including but not limited to:

- Removal and proper disposal of existing roof materials.
- Inspection of the existing roof structure.
- Installation of a new roof in accordance with applicable building codes.
- Installation or replacement of flashing, vents, and related roofing components as necessary.
- Site cleanup and debris removal throughout the project and upon completion.

Contractors shall identify and recommend repairs or improvements discovered during their site visit.

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.

Contractor Responsibilities:

The Contractor shall:

- Provide all labor, materials, tools, equipment, and supervision necessary to complete the work.
- Obtain and comply with all required permits and approvals.
- Comply with all applicable laws, regulations, and safety requirements.
- Coordinate project scheduling with Township staff.
- Maintain insurance coverage required by law and provide proof of insurance.

Contractor Qualifications:

Contractors shall demonstrate qualifications and experience relevant to the project including:

- Experience completing similar commercial projects.
- Appropriate licensing and insurance.
- Knowledge of building codes and industry standards.
- Ability to complete the project within the proposed schedule.

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.

- **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, size, location, and brief 2-3 sentence project description.

- **Warranty Information:** Information regarding manufacturer warranty.

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

Proposal Deadline:

Proposals are due by 4:30pm on September 7, 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 Roofing Project” Staff anticipates presenting a recommendation to the Township Board at their September 15, 2026 Board of Trustees meeting.

Pre-Proposal Questions and 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

Contractors must perform a site visit prior to submitting a proposal.

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.

BURKE'S ROOFING
P.O. Box 532
Hamburg, Michigan 48139
(810) 231-3809 - Hamburg
(734) 662-5556 – Ann Arbor

PROPOSAL

Name: Michelle	Phone: 734-426-3767	Date: 6/26/26
Street: 6880 Dexter Pinckney Rd	Job Location	
City & Zip: Dexterb48130	Job Phone	

We hereby propose to furnish materials and labor necessary for the completion of:

- Protect Landscaping
- Tear off old roof
- Replace wood: $65.00 per sheet If needed
- Install Ridge vent 200'
- Two roll Ice Shield bottom eave 6'
- Ice Shield all wall & valley
- 15 lb. Synthetic
- 1.5 Drip Edge Heavy Duty: Match
- Replace Pipe flashing: size 3 and # 4
- Shingle: Year = LIFETIME Brand: GAF Color: Open Algae Resistance
- Reflash & Ice Shield skylights: N/A
- Chimney: Remove old flashing & Counter flashing – Ice Shield and new Step flash – Grind into brick & Counter flash: B
- One day roofing job
- Ten-year labor warranty
- LIFETIME Shingle warranty
- We pull permits
- Trash removal
- Clean gutters and magnet grounds

Job will be started and finished in 1 day

Additional

WE PROPOSE: hereby to furnish materials and labor – complete accordance with the above specifications, for the sum of:

*1/3 Deposit Down
* Paid in full upon completion

$ 35.000

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specification submitted, per standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Tim Burke

Note: This Proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of acceptance: _____

Signature _____

BURKE'S ROOFING
P.O. Box 532
Hamburg, Michigan 48139
(810) 231-3809 - Hamburg
(734) 662-5556 – Ann Arbor

PROPOSAL

Name: Michelle Feazel	Phone: 734-426-3767	Date: 7/8/26
Street: 6880 Dexter Pinckney rd	**Contact:**	
City & Zip: Dexter 48130	Job	

We hereby propose to furnish the materials and labor necessary for the completion of:

- Tear off roof
- Replace damage wood 65,00 per sheet
- Ice shield complete roof high temp
- Install standing seam metal roof
- Install new pipe flashing
- Install Ridge vent
- Reflash all valleys and walls
- Remove all trash
- Life time warranty on metal roofs
- 25 year leak warranty
-
-
-
-
-
-
- Complete
-

Additional

WE PROPOSE: hereby to furnish materials and labor – complete accordance with the above specifications, for the sum of:

*1/3 Deposit Down
* Paid in full upon completion

$ 138,000

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specification submitted, per standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Tim Burke

Note: This Proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of acceptance:

Signature _____

ARMSTRONG ENTERPRISES, INC.
11185 COUNTRY LN – PINCKNEY, MI 48169
734-878-2306 / 800-558-2306 / 734-878-2631-Fax
WWW.ARMSTRONGENT.COM

9/6/26

ROOFING QUOTE

Dexter Township Hall 6880 Dexter Pinckney Rd

Work area: Shingle roof

*Install exterior building protection and ground cover, as necessary.

*Remove one layer of existing roof materials and inspect deck.

*Install Ice & Water Shield **6 feet** up eaves edges, 3' on Valley's and roof penetrations.

*Install synthetic underlayment over all remaining exposed wood deck.

*Install **1 ½"** pre-finished aluminum drip edge metal at perimeter of roof deck. ***Color:*** _____

*Install **CERTAINTEED LANDMARK** with nails. Color: _____

*Install new neoprene stack pipe flashing and all necessary flashings as needed.

*Install new roof ridge vents.

*Remove debris from work site using dump trailer.

Quote $31,000.00

Provide manufacturers' warranty on roofing & TEN-YEAR workmanship roof warranty.

All taxes and permit are included in this proposal.

Note: Minor wood deck replacement if required is $2.25 square foot used for ½" OSB.

IN BUSINESS OVER 39 YEARS

EMAIL: armstrongroof@gmail.com

Visit us online *WWW.ARMSTRONGENT.COM* where you can view our **Customer Reviews**

Proposal may be withdrawn in 30 days if not accepted.

PROJECT AGREEMENT

Contact(s):	Dexter Township (734) 426-3767 officemanager@dextertownshipmi.gov	**Inspection Date:** **Quotation Date:** **Inspector:**	August 24, 2026 August 25, 2026 Steve D (734) 218-5934 steved@gotoroofing.com
Job Site:	6880 Dexter-Pinckney Rd Dexter, MI 48130		

Project Scope:

1. **PREPARE AND PROTECT** property for construction project. Please be sure to remove yard decorations and fragile landscaping items prior to installation date.
2. Remove **ALL** roofing material to wood decking and remove and replace any rotten/damaged wood decking
3. The **FIRST 2 SHEETS** of replacement sheathing (4'x8' sheets), or **25 FEET LINEAR BOARD DECKING**, are included in this agreement, thereafter there is a charge of $55/sheet, or $7/linear foot
4. Install premium, **T-STYLE** drip edge along all eaves and rakes
   - *(Color: _____)*
5. Install **ICE & WATER** shield at eaves, **MINIMUM 6 FEET**, flashings, **VALLEYS**, and where needed to **EXCEED** building code requirements *(ice guard does not stop the formation of ice on roofs)*
6. Install **SYNTHETIC UNDERLAYMENT** on remainder of roof
7. Install **STARTER SHINGLES**, part of multiple layer **HIGH WIND** system, on all outside edges of roof
8. Install **LIFETIME, OWENS CORNING, TruDefinition Duration** architectural shingles
   - *(Color: _____)*
9. Use galvanized **HIGH WIND** nails to secure shingles
10. Install **HEAVY DUTY METAL VENT STACK BOOTS** with **RUBBER COLLARS** to all stack pipes
11. Install **MESH UNDER RIDGE VENTS TO DETER BATS**
12. Install **BAFFLED RIDGE VENTS** to allow for proper exhaust ventilation
    - *Require to blocking off of gable vents from inside, this will be performed during installation by GoTo Roofing*
13. **FLASH** and **COUNTER FLASH** all chimneys, walls and roof penetrations as needed
14. All permits pulled by GoTo Roofing, **NOT A SUBCONTRACTOR**
15. Thorough clean-up with **MAGNETIC SWEEP** and proper disposal of all debris
16. *Homeowner understands that due to the nature of construction, the extent of damage may not be fully known until after the installation has been initiated and the greater scope of the problem(s) becomes evident, which may impact pricing*

TOTAL: ***$ 37,286*** *Payment Method: Cash/Check / Credit Card / Financing*

PRICING INCLUDES ALL DISCOUNTS AND COUPONS. FINANCING AND CREDIT CARD PAYMENTS WILL INCUR A 4% FEE.
BALANCE IS DUE AT THE TIME OF COMPLETION. ANY REMAINING BALANCE UNPAID AFTER 14 DAYS FROM COMPLETION WILL INCUR A 10% LATE FEE.
NO MANUFACTURER WARRANTY WILL BE REGISTERED, NOR WILL GOTO ROOFING'S NO-LEAK GUARANTEE TAKE EFFECT, UNTIL BALANCE IS PAID IN FULL.
A $40.00 SERVICE CHARGE WILL BE ADDED TO THE FINAL BALANCE FOR ANY PAYMENT RETURNED DUE TO INSUFFICIENT FUNDS.

SIGNATURE: _____ **DATE:** _____

NOTICE OF RIGHT TO CANCEL: YOU, THE BUYER, MAY CANCEL THIS TRANSACTION ANY TIME PRIOR TO 5PM ON THE THIRD BUSINESS DAY FROM THE DATE OF THIS TRANSACTION. SEE THE BACK OF THIS AGREEMENT FOR THE NOTICE OF CANCELLATION FORM AND EXPLANATION OF THIS RIGHT.

TERMS AND CONDITIONS

ENTIRE AGREEMENT –This document states the entire agreement between the owner and contractor. NO REPRESENTATIONS, PROMISES OR WARRANTIES, EXPRESSED OR IMPLIED, HAVE BEEN MADE BY THE OWNER(S) EXCEPT THOSE OF WHICH ARE STATED IN THIS CONTRACT. This agreement cannot be changed through any conversations between the owner, estimator or contractor. Any changes must be in writing, signed and paid for by the owner. GoTo Roofing Inc (GTR), or its manufacturer's may, at its sole discretion, upgrade a product to similar or higher quality without notice.

CANCELLATION - The buyer may rescind or cancel this contract, no later than 5pm on the third business day from the date of this transaction, by giving written notice of rescission to the contractor (or his agent at his place of business) or by sending a certified letter via United States Post Service, but if owner rescinds after 5pm of the third business day following this transaction, the owner is still entitled to offer defenses in mitigation of damages and to pursue any rights of action or defenses that arise out of the transaction.

RESULTANT DAMAGES - The contractor, GTR, assumes no liability for any resulting damages to premises or materials located on the premises, nor shall the contractor be liable for any damage to trees, shrubs, flowers, grass, concrete, or driveways, unless directly caused by GTR negligence. The replacement of joists or decking is based on the wood's integrity, not appearance or mold growth. There will be a charge for this labor and material. We will attach satellite dishes to the best of our ability, but customer is responsible for all costs to restore service. In the unlikely event of ceiling damage on the interior due to contractor's negligence, GTR will patch that area of the home and paint that area only. GTR assumes no liability for nail pops, cracks, or objects falling from the drywall, unless this was caused by our negligence. GTR assumes no liability for gaps created from going from multiple layers down to one. GTR assumes no liability for removing previously used tar, cement, or other material in order to properly flash any wall, chimney, or like. GTR assumes no liability for heating/cooling or electrical pipes or collars. GTR will do its best to seal these, but always recommends having these replaced by a licensed electrician and/or heating and cooling contractor. GTR assumes no liability for any existing skylights and always recommends replacement during roof replacement.

TIME FOR PERFORMANCE – It is understood by all parties that time is of the essence for this project, and all work contracted for shall be performed as soon as scheduling, materials, and weather conditions permit. Contractor shall not be liable for delays caused by weather conditions, in obtaining materials, permits, or other causes beyond its control. Owner agrees to make available to GTR electrical service and running water.

STIPULATED DAMAGES – If the owner cancels, rescinds, or otherwise terminates this contract after the expiration of the applicable cancellation period provided in this contract, the contractor will incur costs in preparation, damages and lost profits. The parties agree that if the following formula is a reasonable estimate of the actual damages that the contractor will incur if the owner does not allow the contractor to perform this contract. If the owner breaches this contract, the owner agrees to pay liquidated damages, which include 1/3 of the contract price and contractor's actual cost for any custom ordered materials.

DISPUTE RESOLUTION

Notice – Except as to actions for the payment of the contract sum, it is an express condition precedent to resorting to any outside dispute resolution process, for the owner to notify the contractor, in writing, of any areas of concern that have not been satisfactorily resolved. After giving such written notice, owner and contractor shall attempt to resolve the issue in good faith.

Mediation - Prior to filing an arbitration demand, the owner and contractor shall first attempt to resolve the dispute using a mediation service.

Arbitration - Any disagreement arising out of this agreement or any other agreement document or from the breach thereof, shall be submitted to binding arbitration and judgement upon the award rendered, may be entered in the court of the forum, state or federal, having jurisdiction. The venue of the arbitration shall be in the Ann Arbor, Michigan area. The arbitration shall be conducted pursuant to the construction industry rules of the American Arbitration Associations prevailing at the time proceedings are initiated. The arbitrators shall be a panel of three – one selected by contractor, one selected by owner and a third selected by the first two arbitrators.

BEYOND OUR CONTROL - contractor shall not be responsible for any code violations existing at the time of this contract. Many homes are not square and also have rafters that are not equal. The appearance of dips and bows have nothing to do with the roof installation. It is not GTR's responsibility to remove anything that may dam up or stop the downward flow of water. Gutters are designed to divert water. During heavy downpours, a percentage of rainwater will not be caught by the gutter system. This overflow is expected and standard.

MOLD - GTR accepts no liability whatsoever (past, present, or future) involving any type of mold in your structure, regardless of structure having been previously treated by GTR or any other company. Furthermore, GTR does not replace wood due to surface mold unless requested prior to installation.

COMPLETION - Job is complete and all terms of this contract are complete when the last shingle is installed.

ASSIGNMENT - Homeowner and all signers of this contract shall assume all costs incurred in the collection of this debt, including but not limited to attorney fees, 12% interest on total contract price, and court costs.

APPROVAL - All contracts must be approved by management before any work is performed. Management reserves the right to terminate this contract for any reason whatsoever with zero penalty. If terminated by management, any deposits made by the homeowner would be returned within 10 business days.

GUARANTEE - GTR guarantees that its work will be free from defects in workmanship for ten years from the date that the contractor's work is substantially complete. Contractor shall repair or replace any defective work at the contractor's option. Repair or replacement shall be owner's exclusive remedy and in no event shall contractor be liable for any consequential or incidental damages. Contractor shall pass on to owner whatever warranties are made by the manufacturers of such products that were used on the owner's home. Contractor makes no guarantee of any kind, expressed or implied, other than as expressly set forth in this paragraph and all guarantees of any kind, whether of merchantability, fitness for particular purpose, habitation or otherwise, are expressly disclaimed by the contractor and excluded from this contract. Furthermore, contractor makes no representations, guarantees, covenants, or agreements of any kind, expressed or implied, for any trees, bushes, vegetation, or other natural growth that may be present on the property, whether before or after the signing of this contract. Owner understands and agrees that trees, bushes, vegetation, or other natural growth may be destroyed, removed, or altered in the course of construction, and that those remaining after construction is complete may have been damaged during construction. Third party warranties are in no way affiliated with GTR.

NOTICE OF RIGHT TO CANCEL

I (WE) _____ PHONE_____STATE__MICHIGAN____

ADDRESS_____CITY_____DATE OF TRANSACTION_____

You may cancel this transaction without penalty or obligation within THREE BUSINESS DAYS from the above date. If you cancel, any property traded in, any payments made by you under this contract or sales, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, any and all security interest arising out of this transaction will be cancelled.
If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received any goods delivered to you under this contract or sale, or you may, if you wish to comply with the instructions of the seller regarding the return shipment of the goods at the homeowner's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 calendar days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make available to the seller, or if you agree to return the goods to the seller and fail to do so, you remain liable for the performance of all obligations under the contract.

To cancel this transaction, certify mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to GoTo Roofing inc, 6250 Jackson Rd, Ann Arbor MI, 48103.

BUYERS SIGNATURES_____DATE_____

Dexter Township Discussion

Additional STR Ban Enforcement

Trustee Nolte

During the past few months, I have asked questions on the enforcement of STRs operating within the Township. In August while walking through an open house, on a lake front property on Portage, the person informed me of changes that would occur to the house once a sale is made. These home improvements had not been made since the property is "only" being used for short-term-rental at this time.

Upon further investigation and conversations: the house is advertised on VRBO, an anonymous complaint had been filed on the property prior. I was informed we are not enforcing anonymous complaints and lack resources to enforce our ordinance.

I believe the Board of Trustees needs to discuss and form an action plan to:

- Support our intent / reasons on allowing anonymous reports
- Build resources to assist our DPZ department for enforcement
- Develop a fine structure – fee structure must assist in cost recovery of violators and have impact on halting the illegal STR behavior.

We engaged our residents, listened to their wishes, spent many man hours developing our ordinance and I believe we need to honor that process and enforce the STR ordinance.

Dexter Township Discussion

Discussion of Snow and Ice Maintenance Vendor for 2026-2027

Supervisor Scott

At the April 2026 Board meeting, the BOT selected a lawn care company for the upcoming season. However, a snow removal company was not selected at that time. A decision will need to be made at the October Board meeting regarding hiring a company to provide snow removal services at Dexter Township Hall and Fire Station #2. Bids and additional information will be shared with the BOT at the next meeting.

"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

TO: Dexter Township Board

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

DATE: September 15, 2026

SUBJECT: P26-PC-003 Mikkelson Conditional Rezoning

Summary:

On August 25, 2026, the Dexter Township Planning Commission held a public hearing to consider the conditional rezoning request of 3101 N. Lima Center Road, Dexter, MI 48130, Parcel D-04-33-400-027, from RC, Recreation Conservation to RR, Rural Residential.

The Planning Commission by unanimous vote forwarded petition No. (P26-PC-003) to the Township Board with a **FAVORABLE RECOMMENDATION** for the following reasons:

The voluntary conditions offered by the applicant, as memorialized in the draft zoning agreement reviewed by Township Counsel, were found to adequately mitigate potential impacts,

Next Steps:

- **Township Board Review:** The Township Board may adopt, not adopt, or return a conditional zoning map amendment to the Planning Commission. Review shall be conducted at a regular or special meeting called for that purpose.
- **Actions:** The Township Board shall adopt a conditional zoning map amendment as forwarded by the Planning Commission or shall return it to the Planning Commission for further attention, including a list of specific objections. The Township Board may make minor grammatical corrections that do not change the meaning of the zoning map amendment.
- **Adoption:** A conditional zoning map amendment shall be in the form of an ordinance and shall require the affirmative vote of at least four (4) members of the Township Board.

Please come to the September 15, 2026, BOT Meeting ready to discuss the Conditional Rezoning Request, and the Planning Commission Recommendation.

Attached Materials:

- P26-PC-003 Mikkelson Conditional Rezoning Application Materials.
- August 25, 2026, Planning Commission Staff Report for P26-PC-003 Mikkelson Conditional Rezoning.

- Draft Zoning Agreement.
- Draft Ordinance and Zoning Map.
- Public Notice Sign Inspection.
- Newspaper Clipping of Legal Notice.
- Legal Notice to Newspaper and Residents / mailing buffer aerial.

Respectfully Submitted,

Fletcher Reyher

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

"A Community For All Seasons"

DEXTER TOWNSHIP

PLANNING COMMISSION

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

Conditional Rezoning Application
For
Dexter Township, Michigan

August 25, 2026

Applicant(s): Bill & Shawn Mikkelson

Petition Number: P26-PC-003 – Mikkelson

Property Location: 3101 N. Lima Center Road, Dexter, MI 48130, Parcel D-04-33-400-027

Zoning: Recreation Conservation (RC)

Project Description: Conditional Rezoning from Recreation Conservation (RC), to Rural Residential (RR).

Plan Date: June 02, 2026

(P26-PC-003) Mikkelson petitions for a **Conditional Zoning Map Amendment of a portion of one (1) tract of land.** Proposed zoning change is from Recreation Conservation (RC) to Rural Residential (RR). Property is located at 3101 N. Lima Center Road, Section 33 of Dexter Township (D-04-33-400-027).

Conditional Zoning Map Amendment Process:

Article 30 of the Dexter Township Zoning Ordinance authorizes conditional zoning as an alternative to a traditional zoning map amendment. Unlike a conventional rezoning, conditional zoning allows an applicant to voluntarily offer conditions that become binding through a recorded Zoning Agreement. Those conditions must be more restrictive than, or equal to, the standards of the proposed zoning district and must relate to the use and development of the property.

The Planning Commission's role is to conduct a public hearing and evaluate the request using the decision criteria established in Section 30.04 of the Zoning Ordinance, including:

- Consistency with the Dexter Township Master Plan;
- Compatibility of the proposed zoning district with the physical characteristics of the property;
- Compatibility with surrounding zoning and land uses;
- Availability of adequate public infrastructure and services; and
- Whether the proposed conditions adequately mitigate potential impacts associated with the rezoning.

Following the public hearing, the Planning Commission shall forward the request to the Township Board with either a favorable or unfavorable recommendation, including the reasons supporting that recommendation. The Planning Commission can't ask for or impose conditions that are not volunteered by the applicant.

The Township Board is the final decision-making body and, if approved, the conditional rezoning shall not become effective until the Zoning Agreement has been executed and recorded with the Washtenaw County Register of Deeds. A Zoning Agreement is a voluntary, legally binding contract between a property owner or developer and a local government entity. The owner agrees to specific limits or rules on how they use their land, and in return, the city or town agrees to rezone the property.

In this case, the applicant has voluntarily proposed conditions that permanently discontinue the campground operation and limit future use of the property to residential purposes. These conditions directly address the primary land use concern associated with the request by ensuring the property transitions from a seasonal commercial recreational use to low-density residential use consistent with the proposed Rural Residential District.

Voluntary Conditions offered by Applicants (See Appendix A for Additional Information):

1. On or before the effective date of this Agreement, the seasonal campground known as Fischer's RV Park shall permanently cease operations.
2. Following the effective date of this Agreement, the property shall not be used as a campground, RV park, or for any similar commercial recreational use.
3. The property shall thereafter be developed and used only for single-family residences as the principal use and otherwise in accordance with the Rural Residential (RR) District and the conditions contained in this Agreement.
4. Any conversion of the existing bathhouse/restroom building to a dwelling shall comply with all applicable Township ordinances and shall require approval from the Washtenaw County Health Department, if applicable.
5. The Owner agrees that any parcels created as a result of the proposed land division associated with this Conditional Zoning Map Amendment shall comply with all applicable Rural Residential (RR) District standards, including minimum lot area, minimum lot width, and required setbacks, as applicable.
6. Each parcel created through the proposed land division shall have lawful access to N. Lima Center Road through individual driveways, shared driveways, or legally established access easements, subject to review and approval by the applicable governmental agencies.

Project Narrative:

The applicant petitions for a conditional zoning map amendment of a portion of one (1) tract of land. Proposed zoning change is from Recreation Conservation (RC) to Rural Residential (RR). The area for the proposed zoning change has a single-family house and three (3) accessory buildings. Two (2) accessory buildings are barns used as storage, and one (1) is used as an outhouse / restroom for campground purposes. The applicant intends to split this area into two (2) separate lots, and to adjust the property boundary of 3045 N. Lima Center Road, Dexter, MI 48130, Parcel D-04-33-400-026. This will be approved administratively by the Director of Planning and Zoning. See ***Appendix B*** for more information on the proposed splits and boundary line adjustments, and ***Appendix C*** land division standards. This is supplemental information and should be used while making the determination of whether to approve or deny the conditional rezoning.

The subject property has been zoned Recreation Conservation (RC) since 1979. 3045 N. Lima Center Road or "Parcel B," was rezoned from Recreation Conservation (RC), to Rural Residential (RR) in 2016 via Resolution #16-465 and split into "Parcel B." At that time, "Parcel B" had a Future Land Use Designation of "Private Recreation / Conservation in the 2011 Master Plan. "Parcel B" is currently Zoned Rural Residential (RR), and the applicant wants to adjust existing property boundaries as part of this request. An Aerial of the subject properties are shown on the next page.

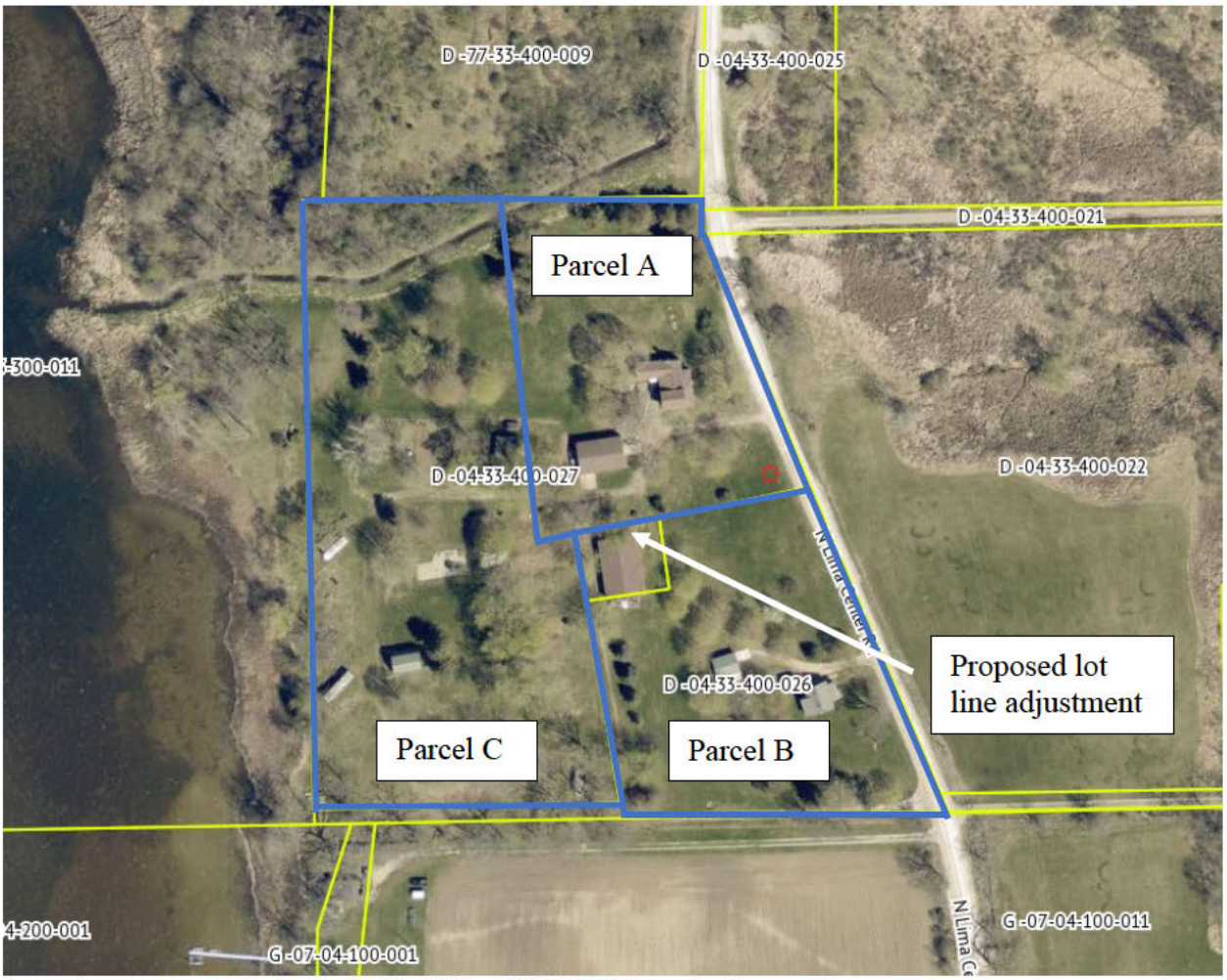
The subject property for the proposed conditional zoning map amendment includes a seasonal campground (Fischer's RV Park) accessed by an internal access road (Fischer's Court) at 3045 N. Lima Center Road. Approval of the rezoning would render the existing campground a legally nonconforming use because campgrounds are not permitted within the Rural Residential District. While the Zoning Ordinance does not prohibit the creation of a legally nonconforming use through a zoning map amendment, the campground would thereafter be subject to Sec. 24.04, including limitations on expansion, enlargement, and intensification. The applicant has chosen to pursue a conditional rezoning with the condition of ending the campground.

Without a zoning map amendment, it would not be possible to split this property because the minimum lot area in Recreation Conservation (RC) Districts is 5 acres; the overall property has a lot area of 6.120 acres. Rezoning from RC to RR would however allow the two (2) splits to occur.

Aerial of Subject Property:

Source: Connectexplorer Eagleview (April – May 2026)

Aerial Image and Survey:



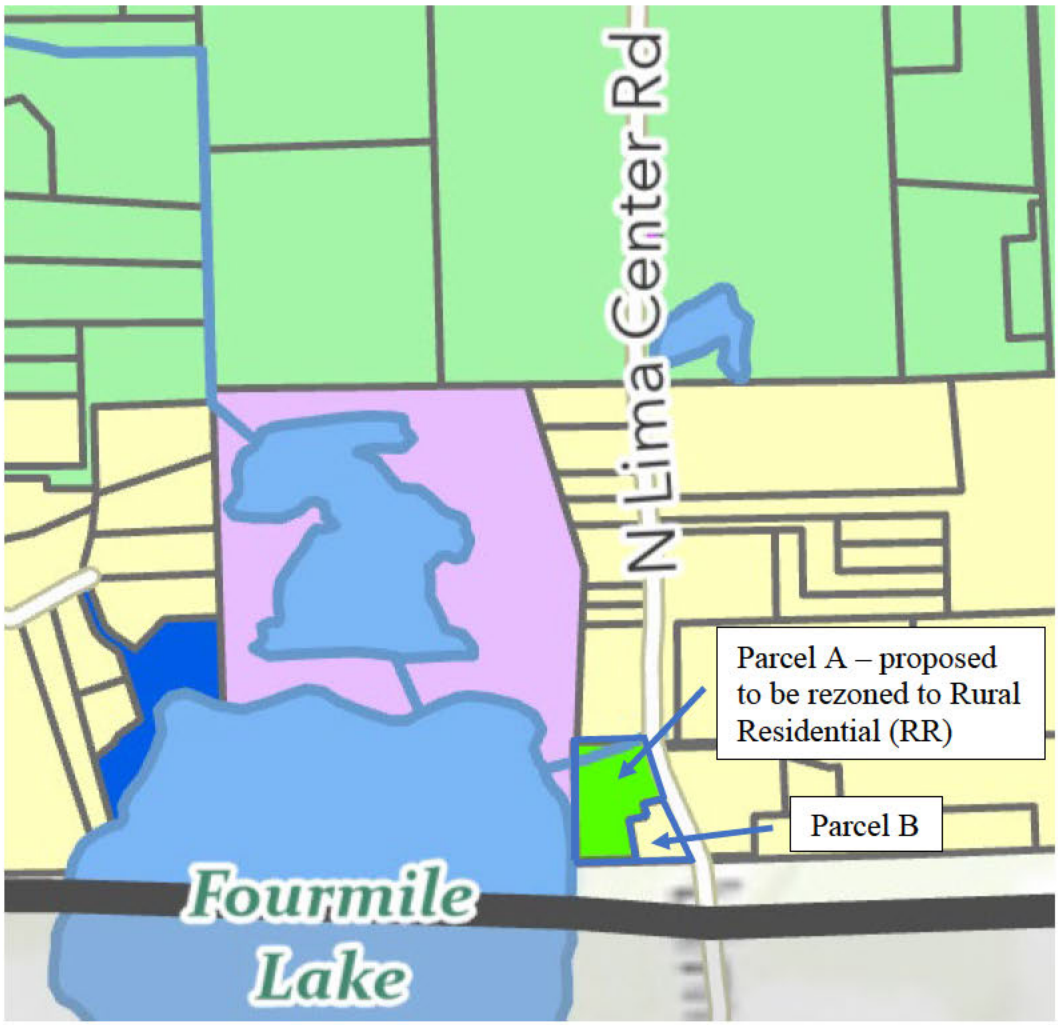
Source: Connectexplorer Eagleview (April – May 2026) with 06-02-2026 Survey Overlay

Surrounding Zoning, Land Use, and Future Land Use:

Existing Zoning:	Recreation Conservation (RC)
	The Recreation Conservation District is intended to provide opportunities for the preservation, creation, and enhancement of passive and active recreational areas and uses that are compatible with the natural character of the land. Measures to protect and enhance natural areas, resources, and amenities, unique habitats, and undeveloped areas are encouraged. Residential uses can be supported in this district where residential density is very low and requires limited alteration of the natural landscape. Expansion of this District is discouraged when more appropriate alternatives are available.
Existing Land Use:	Single-family home, seasonal campground, and campground accessory buildings
Future Land Use Map:	Neighborhood Commercial
	The intent of the Neighborhood Commercial Area is to provide limited commercial and light industrial uses within the Township. The General Commercial District is to provide opportunities that are compatible and consistent with the existing a preferred rural character of the Township. The District provides for retail, service, and office establishments that serve the day-to-day needs of Township residents and their visitors, for low-impact commercial uses in close proximity to residential uses, for mixed-use development that maximized benefits to the community, and for limited and appropriately scaled destination commercial uses that are consistent with the goals and objectives of the Master Plan.
Area:	Approximately 266,587 Square Feet, 6.120 -Acres

	North	***East***	***South***	***West***
Surrounding Zoning	*Rural Residential (RR)*	*Rural Residential (RR)*	*Recreation Conservation (Lima Township)*	*Public Institutional (PI) / Fourmile Lake*
Surrounding Land Uses	*Public Lands*	*Agricultural field, single-family house*	*Agricultural field, single-family house, seasonal campground*	*Public Lands / Fourmile Lake*
Future Land-Use Map	*Institutional / Preservation*	*Rural Residential*	*Rural Residential (Lima Township)*	*Public Recreation*

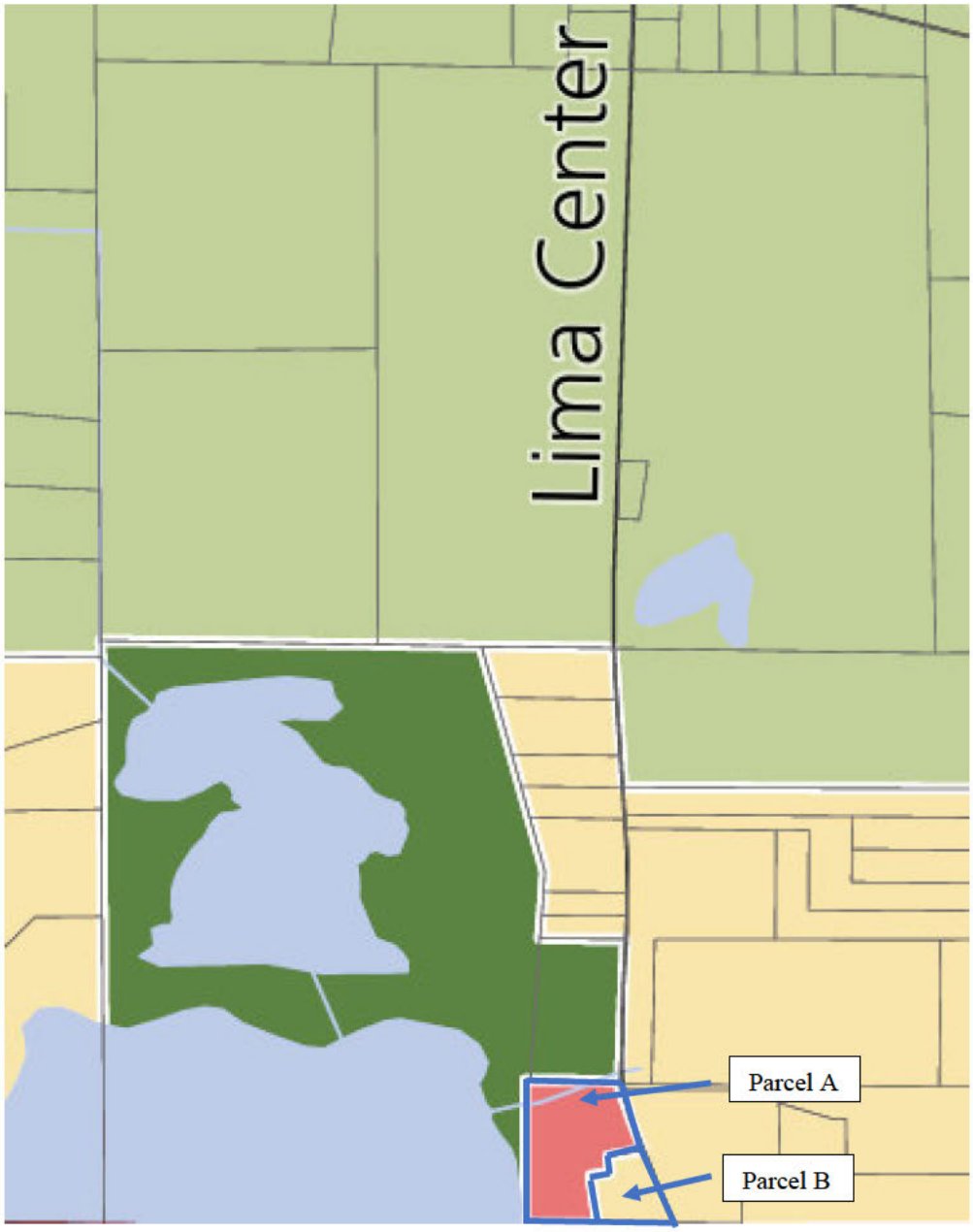
Current Zoning:



Zoning Districts

- Agricultural
- Recreation Conservation
- Commercial
- Common Use
- Public Recreation
- Public Institutional
- Rural Residential
- Lakes Residential
- Open Space Community

Future Land Use Map:



Future Land Use Designations

Agriculture Preservation	Institutional/Preservation
Rural Residential	Lake Residential
Conservation Subdivision	Neighborhood Commercial

Property-History:

The campground use of the property started sometime between 1960 and 1966 as indicated by Washtenaw County GIS Aerial Images. Staff were unable to locate original approval, but it is possible the campground was established prior to the adoption of the first Dexter Township Zoning Ordinance which occurred in 1961. The property has remained under current ownership since July 01, 2014.

- On June 03, 1988, Zoning Permit (88-1214-864) was issued to construct a 32 x 48 foot pole barn.
- On September 13, 1990, Zoning Permit 90-ZP-1525 was issued to rebuild a 40 x 60 foot barn that had collapsed.
- On August 31, 1992, Zoning Permit 92-ZP-1747 was issued to construct an 18 x 24 foot detached garage.
- On June 01, 1999, Waiver (99-W-019) was issued to enclose an existing porch.
- On June 22, 1999, Waiver (99-W-020) was issued to install dormers on an existing building.
- On May 17, 2016, Resolution #16-465 was adopted rezoning 3045 N. Lima Center Road from Recreation Conservation (RC) to Rural Residential (RR).

Applicable Land Use Standards:

Intent of Rural Residential District

The Rural Residential District is to provide opportunities for relatively low-density residential uses in a manner that maintains, enhances, and preserves open spaces, including farmlands, woodlands, and wetlands that contribute to the rural character of the Township. Opportunities to continue the limited agricultural operations should be encouraged. Woodlands, wetlands, and water courses should be preserved. It is also the intent of the district to provide opportunities for passive and active recreational uses that are compatible with the natural character of the land and surrounding uses.

Conditional zoning map amendments shall be reviewed as outlined Below:

Master Plan: The subject property's Future Land Use Map designation is Neighborhood Commercial. This creates an inconsistency with the proposed Rural Residential Rezoning. The Master Plan currently lists this site for limited commercial/light industrial use, while the applicant is requesting a designation that would end that outcome. Staff notes that Neighborhood Commercial has not materialized on this site to date, and that the property's actual development pattern with single-family residences and a seasonal campground now being discontinued has functioned as a partial low-density residential use for decades. While the proposed rezoning is inconsistent with the Future Land Use Map designation, the Planning Commission may consider whether significant changes in circumstances including the property's long-standing residential character, adjacent Rural Residential zoning, and the permanent discontinuation of campground operations justify a departure from the Future Land Use Map. Ultimately, the Commission must determine whether those voluntary conditions support approval despite the inconsistency.

Compatibility with Property: The property's physical characteristics such as road frontage along N. Lima Center Road, existing pattern of single-family residential structures, and proximity to Four Mile Lake are generally compatible with RR district uses. A wetland area exists in the northwest corner of the site, and the applicant has said that limiting the division to three parcels (rather than a possible fourth) is intended to help preserve this area. The conversion of the existing bathhouse/restroom structure (Parcel C) into a single-family residence also raises a site-specific question about septic adequacy. Prior to any conversion of the bathhouse to a dwelling, approval from the Washtenaw County Health Department will be required as outlined in Sec. 25.05 of the Township Zoning Ordinance.

Compatibility with Area: The surrounding area is characterized by Rural Residential Zoning and low-density residential/agricultural uses to the north, east, and south, with Public Recreational/Fourmile Lake to the south and west. The applicant has confirmed the RV park property's operations will be permanently discontinued as part of this request as the owners are retiring from that business which removes the commercial use that has distinguished this property from its residential neighbors. Although approval would create a legally nonconforming campground use until operations cease, the proposed rezoning is also associated with the permanent retirement of campground operations, thereby reducing the intensity of activity historically associated with the site.

Infrastructure and Services: The proposed rezoning and resulting three-parcel configuration would not introduce new structures beyond the conversion of an existing building and is not expected to meaningfully increase demand for police or fire services. Access to proposed Parcel C is achieved via a narrow (40-foot) frontage strip carved from Parcel B's frontage, reducing Parcel B's road frontage by 35.37 feet. Staff does not anticipate that the requested rezoning / land division will exceed the Township's capacity to provide public infrastructure or services, nor adversely affect public health, safety, or welfare.

Conditional Rezoning Recommendation:

Staff recommends **APPROVAL** of the Condition Rezoning from RC, Recreation Conservation to RR, Rural Residential at 3101 N. Lima Center Road, Section 33 of Dexter Township (D-04-33-400-027). The proposed conditions will require the cessation of all campground operations and future recreational activities on the site, require the lots to comply with Rural Residential (RR) zoning regulations, and require the bathhouse to be renovated in accordance with applicable building codes.

While the proposed rezoning does not align with the Future Land Use Map's Neighborhood Commercial designation, Rural Residential Zoning would be more compatible with the surrounding area than the range and intensity of uses that could be permitted by right if the property were rezoned to a commercial district.

Appendix A: Draft Zoning Agreement

DRAFT ZONING AGREEMENT
CONDITIONAL ZONING MAP AMENDMENT
DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

THIS ZONING AGREEMENT is made this ____ day of _____ 20___, by and between: Bill Mikkelson and Shawn Mikkelson, whose address is 3101 N. Lima Center Road, Dexter, MI 48130, hereinafter referred to as "Owner," and Dexter Township, a Michigan general law township, whose address is 6880 Dexter-Pinckney Road, Dexter, MI 48130, hereinafter referred to as "Township."

WITNESSETH:

(1) The purpose of this Agreement is to establish the voluntary conditions offered by the Owner in support of a Conditional Zoning Map Amendment pursuant to Article 30 of the Dexter Township Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

(2) The property that is subject to this Declaration is located in Dexter Township, Washtenaw County, Michigan and is described as follows:

(3) **3101 Lima Center Road, Dexter, MI 48130, Parcel D-04-33-400-027 or DE 33-7A-1B PCL " B " COM AT NE COR SEC 4, T2S-R4E, TH N 89-28-38 W 1586.16 FT, TH N 00-27-49 E 16.50 FT TO A POB, TH CONT N 00-27-49 E 650.41 FT, TH S 88-58-03 E 429.85 FT, TH S 02-43-27 W 20.55 FT, TH S 20-53-20 E 312.73 FT, TH S 79-35-09 W 168.65 FT, TH S 06-44-23 E 76.12 FT, TH S 83-15-37 W 89.85 FT, TH S 08-28-34 E 218.73 FT, TH N 89-28-38 W 331.66 FT TO THE POB. PT OF SE 1/4 SEC 33, T1S-R4E, 6.12 AC. SPLIT ON 11/08/2016 FROM D -04-33-400-023;** The Owner declares that they are the fee owner of the property, have the authority to enter into this Agreement, and voluntarily offer the conditions contained herein as consideration for the requested Conditional Zoning Map Amendment from Recreation Conservation (RC) to Rural Residential (RR);

(4) The Dexter Township Planning Commission held a duly noticed public hearing for **P26-PC-003** on August 25, 2026, and forwarded the request to the Dexter Township Board of Trustees with a recommendation of _____.

(5) The Township Board _____ the Conditional Zoning Map Amendment by Ordinance No. ___ on _____, subject to this agreement.

(6) The Owner voluntarily offers the following conditions, which are relied upon by the Township in approving the Conditional Zoning Map Amendment:

(A) On or before the effective date of this Agreement, the seasonal campground known as Fischer's RV Park shall permanently cease operations.

(B) Following the effective date of this Agreement, the property shall not be used as a campground, RV park, or for any similar commercial recreational use.

(C) The property shall thereafter be developed and used only for single-family residences as the principal use and otherwise in accordance with the Rural Residential (RR) District and the conditions contained in this Agreement.

(D) Any conversion of the existing bathhouse/restroom building to a dwelling shall comply with all applicable Township ordinances and shall require approval from the Washtenaw County Health Department, if applicable.

(E) The Owner agrees that any parcels created as a result of the proposed land division associated with this Conditional Zoning Map Amendment shall comply with all applicable Rural Residential (RR) District standards, including minimum lot area, minimum lot width, and required setbacks, as applicable;

(F) Each parcel created through the proposed land division shall have lawful access to N. Lima Center Road through individual driveways, shared driveways, or legally established access easements, subject to review and approval by the applicable governmental agencies;

NOW THEREFORE, IT IS DECLARED AND AGREED by the Owners and the Township that:

(1) This Agreement has been voluntarily proposed by the Owner, and the Township has relied upon the conditions contained herein in approving the Conditional Zoning Map Amendment;

(2) This Agreement is authorized by the Michigan Zoning Enabling Act, the Dexter Township Zoning Ordinance, and all other applicable state and federal laws;

(3) The Property shall only be developed and used for single-family dwellings as the principal use, in accordance with this Agreement;

(4) Nothing contained herein authorizes any use or development not otherwise permitted within the Rural Residential (RR) District or by this Agreement;

(5) This Agreement shall run with the land and shall be binding upon the Owner, the Township, and their respective heirs, successors, assigns, receivers, and transferees;

(6) This Agreement shall not become effective until it has been recorded with the Washtenaw County Register of Deeds;

(7) If the Conditional Zoning Map Amendment becomes void pursuant to Article 30 of the Dexter Township Zoning Ordinance, or if this Agreement is revoked following the procedures established therein, the Property shall revert to the Recreation Conservation (RC) District;

(8) This Agreement may only be amended by mutual consent of the Owner, the Planning Commission, and the Township Board following the procedures established by Article 30;

(9) Failure to comply with this Agreement shall constitute a violation of the Dexter Township Zoning Ordinance and may result in enforcement action, including reversion of the Property to its original zoning classification;

(10) If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect;

(11) This Agreement shall be governed by the laws of the State of Michigan, and venue for any action shall lie in Washtenaw County, Michigan;

[Remainder of page intentionally left blank – signatures on following page]

IN WITNESS WHEREOF, the Owners and Township have executed this Zoning Agreement and have caused their hands and seals to be affixed hereto on the dates noted below.

OWNER:

_____
Bill Mikkelson

_____
Shawn Mikkelson

STATE OF MICHIGAN)
COUNTY OF WASHTENAW) ss

The foregoing instrument was acknowledged before me this _____ day of _____20___, by Bill Mikkelson and Shawn Mikkelson.

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

TOWNSHIP:
Dexter Township
A Michigan general law township
BY: _____
Lonnie Scott
Its: Supervisor

STATE OF MICHIGAN)
COUNTY OF WASHTENAW) ss

The foregoing instrument was acknowledged before me this ____ day of _____ 20___, by Lonnie Scott, Dexter Township Supervisor, on behalf of the Township.

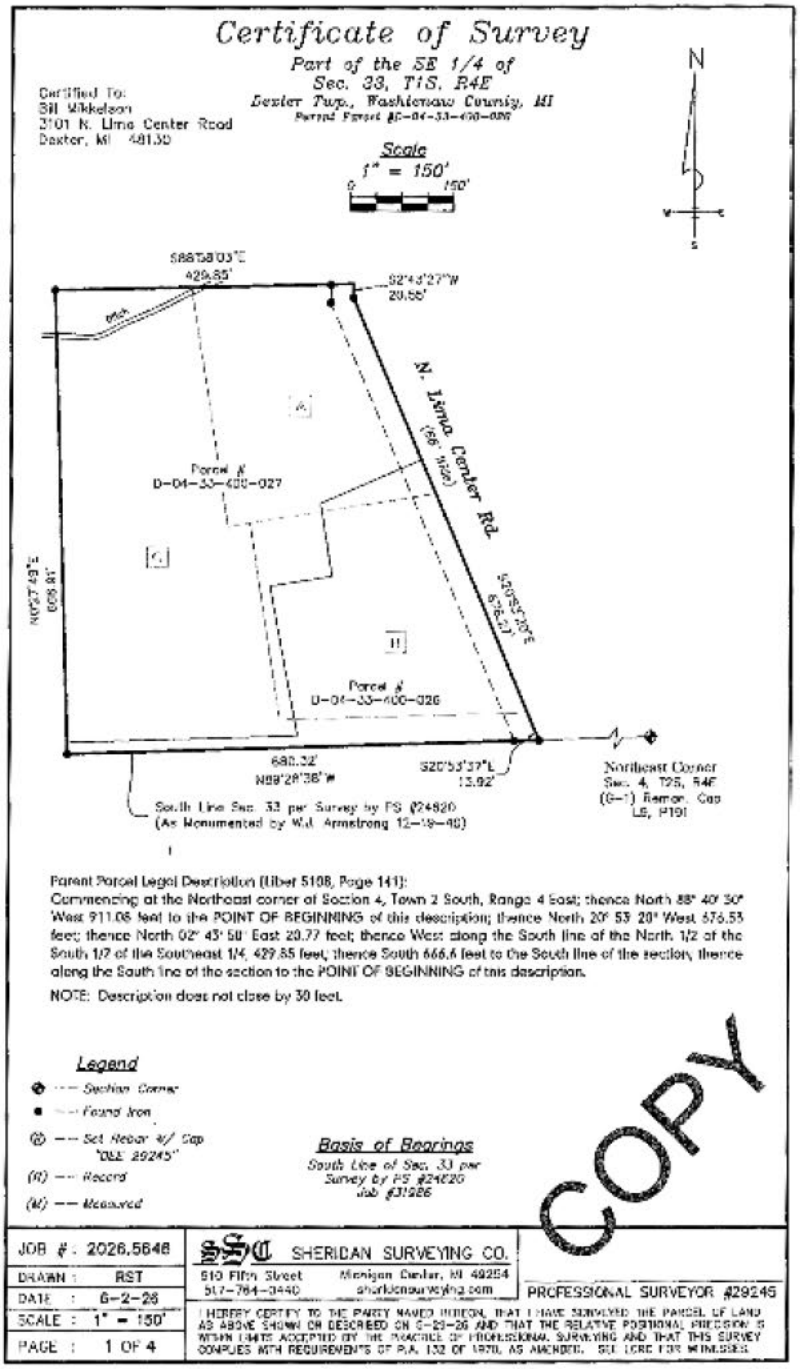
_____
_____, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County, Michigan
My commission expires: _____.

Drafted by and when recorded return to:
Fletcher Reyher, AICP
Dexter Township Director of Planning and Zoning
6880 Dexter-Pinckney Road
Dexter, MI 48130
Telephone: 734 426.3767
dpz@dextertownshipmi.gov

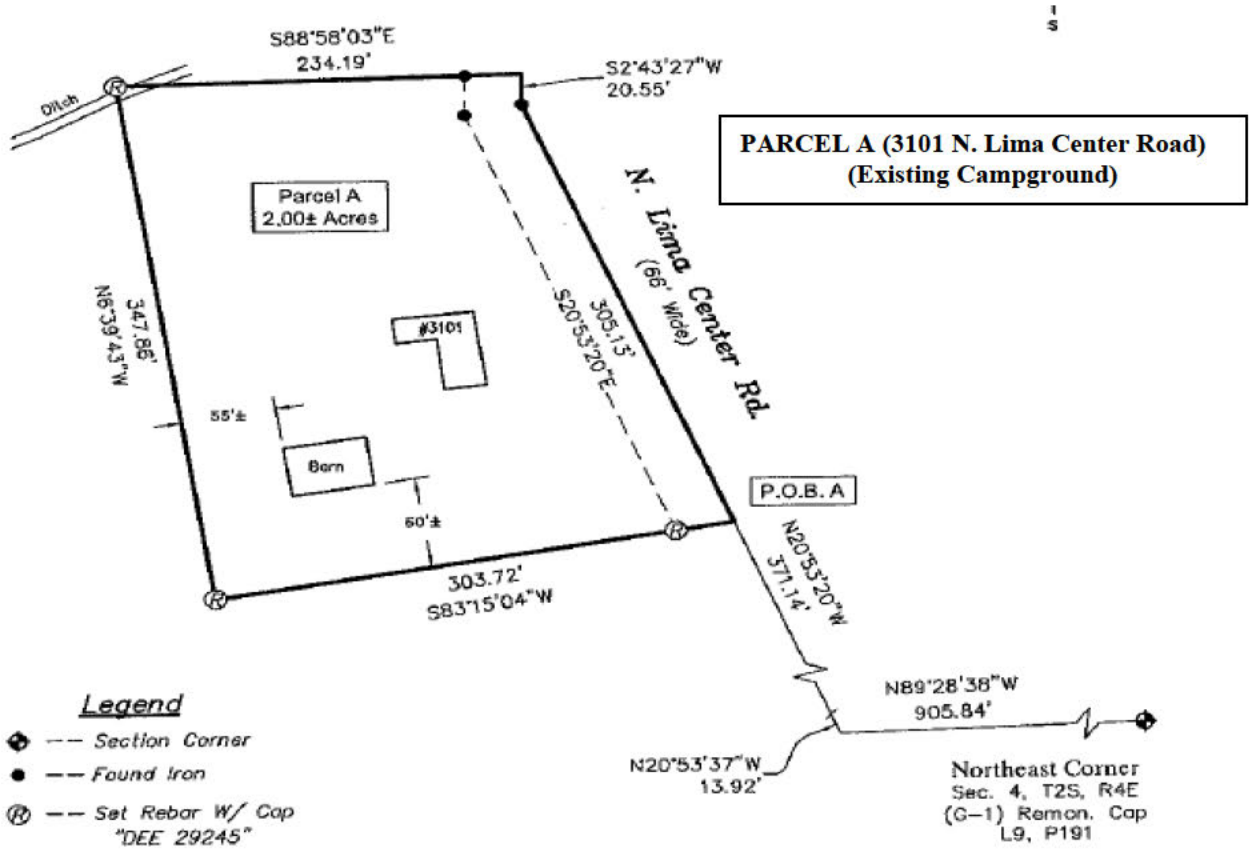
90784:00001:202958940-1

Appendix B: Proposed Land Splits

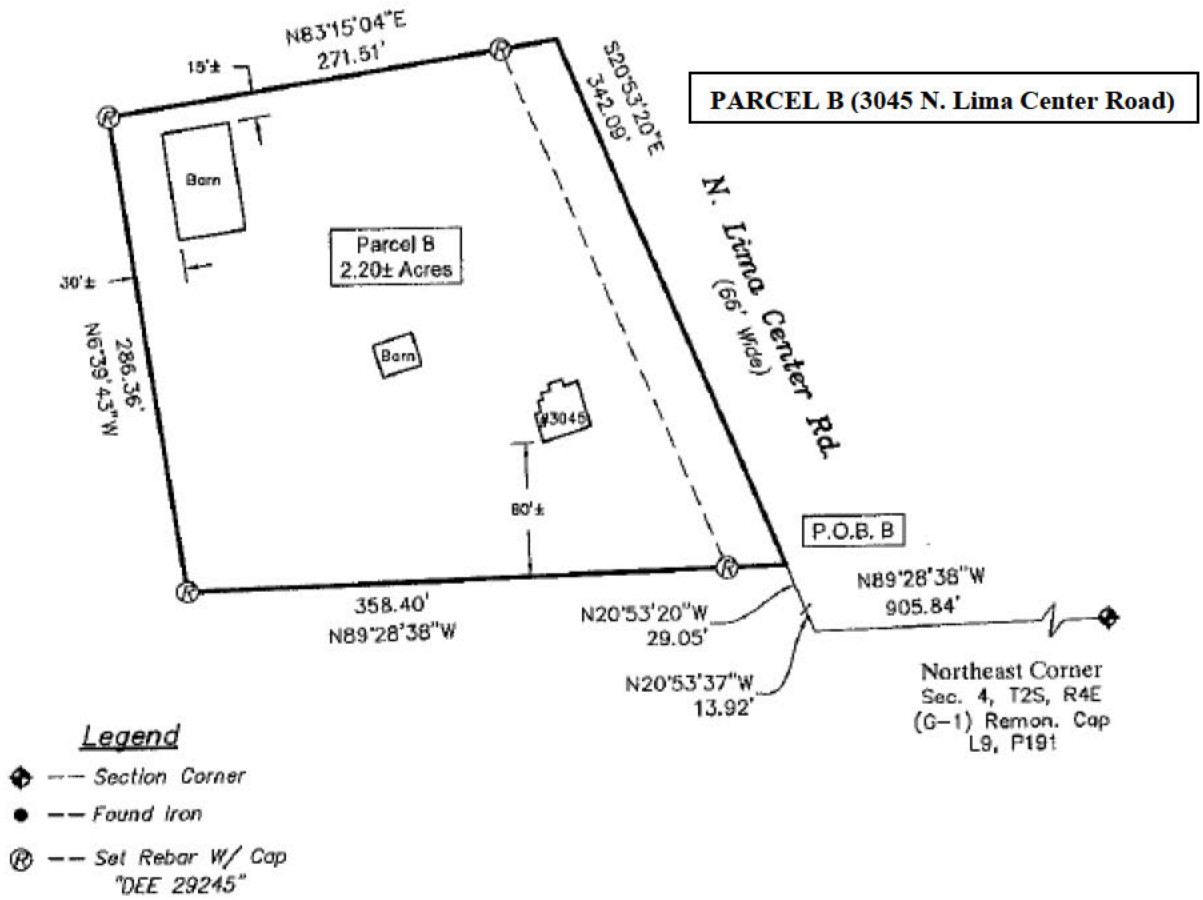
Appendix A shows the current lot with the proposed splits and boundary adjustments. It shows how each lot complies with the rural residential zoning standards for lot width, area, and setbacks which is one (1) of the conditions for approval.



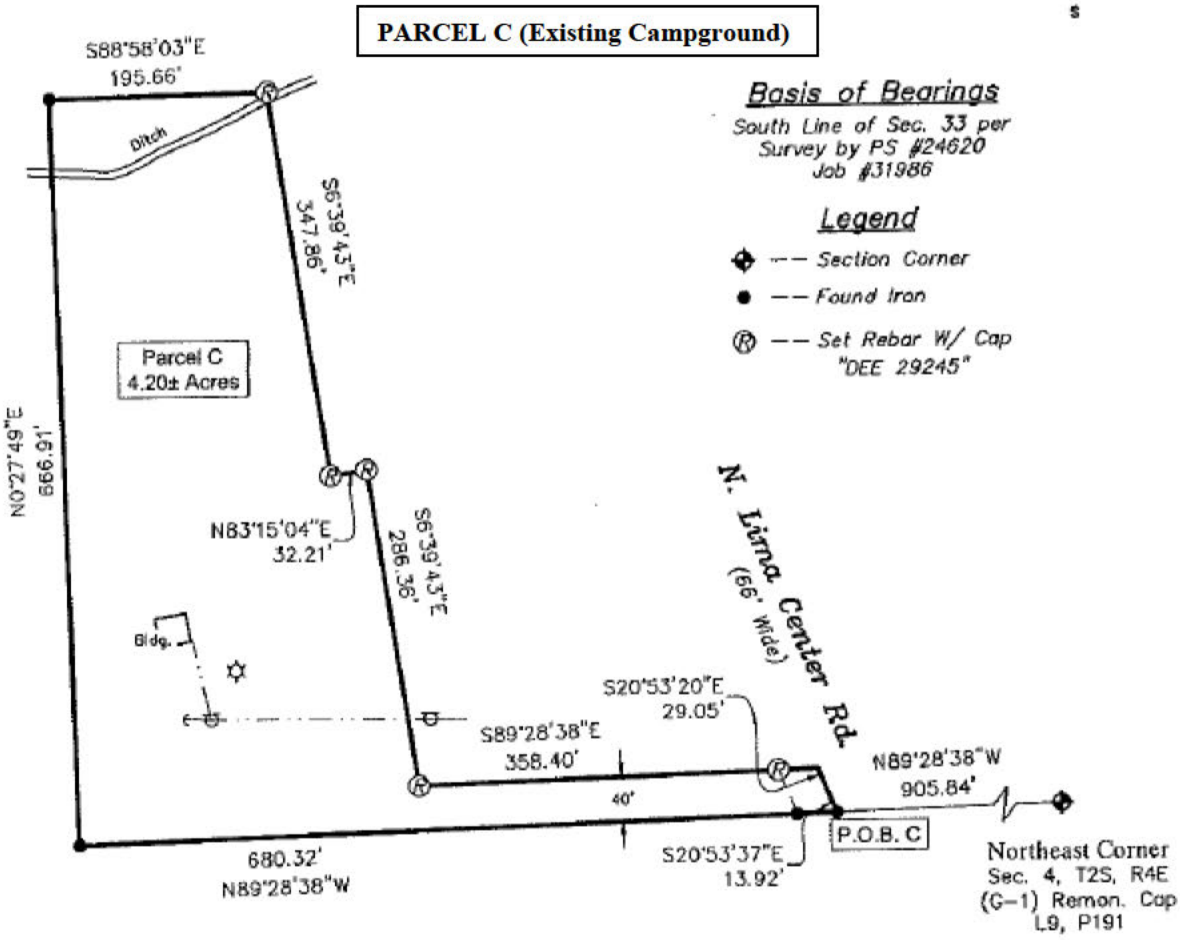
"Parcel A," has a frontage of 305.13 feet along N. Lima Center and a lot area of 2.0 acres. "Parcel A" would capture the existing single-family home at 3101 N. Lima Center Road and the existing barn / accessory building closest to the house. "Parcel A" is serviced by an existing driveway off of N. Lima Center Road. No new driveway / curb cut would be required as part of this land division proposal.



"Parcel B," has a frontage of 342.09 feet along N. Lima Center Road and a lot area of 2.20 acres. "Parcel B" is currently 3045 N. Lima Center Road. The proposal includes a boundary adjustment that would capture the barn / accessory building northwest of the existing single-family home, and reduce the existing frontage of the property by 35.37 feet to allow permanent access to "Parcel C." "Parcel B" would be reduced in size by .08 acres as part of the proposal.



"Parcel C," has a frontage of 40 feet along N. Lima Center Road and a lot area of 4.20 acres. "Parcel C" would capture the existing bathhouse / restroom facility used by the campground. The applicants stated in the application that they wish to convert the bathhouse structure into a single-family home, and to cease campground operations transitioning the property to low-density residential. The applicant has included construction drawings detailing to conversion of the bath house into a single-family dwelling.



Appendix C: Land Division Standards

Staff have included a Zoning Analysis for the proposed land division below. The information below is based on the subject parcel in question being rezoned from RC, Recreation Conservation to RR, Rural Residential. Please note the land division as proposed in the Conditional Rezoning Application would not be permitted.

PART 1: PROPERTY LOCATION

The subject property 3101 N. Lima Center Road (Parcel D-04-33-400-027) is located off N. Lima Center Road adjacent to Fourmile Lake at the Dexter Township / Lima Township Border.

PART 2: APPLICATION PROPOSAL

The requested land division will result in;

- 3101 N. Lima Center Road or Parcel D-04-33-400-027 (Original) 6.08-Acres
- **Parcel A (Proposed) 2-Acres**
- **Parcel B (Proposed) 2.20-Acres**
- **Parcel C (Proposed) 4.20-Acres**

PART 3: HISTORY OF THE PROPERTY & ITS APPLICATIONS

The property was last split on 10/18/2016. The property is zoned RC, Recreation Conservation, but is proposed to be rezoned to RR, Rural Residential and is considered general Township.

PART 4: APPLICATION & REVIEW MATERIALS

Accompanying this review are the following materials for the proposed land combination:

- Completed Land Division Application, which is signed and dated August 02, 2026.
- Completed Conditional Rezoning Application which is signed and dated June 30, 2026.

PART 5: LAND DIVISION/TRANSFER STANDARDS

The following are the requirements of Section VII (Standards for Approval of Land Divisions) of Dexter Township Ordinance #27 (Land Division Transfer Ordinance). Text of this ordinance is underlined; comments are *italicized*.

LAND DIVISION/TRANSFER STANDARDS

The following are the requirements of Section VII (Standards for Approval of Land Divisions) of Dexter Township Ordinance #27 (Land Division Transfer Ordinance). Text of this ordinance is underlined; comments are *italicized*.

SECTION VII

1. STANDARDS OF APPROVAL OF LAND DIVISIONS. A proposed land division shall be approved if the following criteria are met:

A. All the parcels to be created by the proposed land division(s) fully comply with the applicable lot (parcel), yard and area requirements of the applicable zoning ordinance, including, but not limited to, minimum lot (parcel) frontage/width, minimum road frontage, minimum lot (parcel) area, minimum lot width to depth ratio, and maximum lot (parcel) coverage and minimum setbacks for existing buildings/ structures.

With the proposed boundary adjustment and land division, all applicable parcels will meet the

dimensional requirements of the RR, Rural Residential Zoning District.

	Required by the Zoning Ordinance §6.02	**Parcel A**	**Parcel B**	**Parcel C**
Minimum Lot Area *(exclusive of water, wetlands, and road right-of-way/easement)*	***2 Acre***	2 Acres	2.20 Acres	4.20 Acres
Minimum Lot Width/Road Frontage	***150 feet***	305.13 Feet	342.09 Feet	674.22 Feet
Minimum Front Yard Setback (Principal Building)	***50 feet***	+/- 50 Feet	+/- 50 Feet	+/- 400 Feet
Minimum Front Yard Setback (Accessory Building)	***50 Feet***	+/- 200 Feet	+/- 240 Feet	+/- 400 Feet
Minimum Side Yard Setback Principal Building (North)	***15 feet***	+/- 160 Feet	+/- 200 Feet	+/- 320 Feet
Minimum Side Yard Setback Principal Building (South)	***15 Feet***	+/- 120 Feet	+/- 80 Feet	+/- 120 Feet
Minimum Side Yard Setback Accessory Building (North)	***10 Feet***	+/- 250 Feet	+/- 160 Feet	+/- 320 Feet
Minimum Side Yard Setback Accessory Building (South)	***10 Feet***	+/- 60 Feet	+/- 120 Feet	+/- 120 Feet
Minimum Waterbody Yard Setback	***50 feet***	+/- 150 Feet	N/A	N/A
Minimum Lot Width-to-Depth Ratio	***≥1:4 (i.e. ≥0.25)***	Yes	Yes	Yes
Maximum Lot Coverage	***30%***	N/A	N/A	N/A

B. The proposed land division(s) complies with all requirements of the State Land Division Act and this Ordinance.

There are several standards outlined in the State Land Division act.

§108(1) Number of Splits. Two (2)

§109(1)(a) Legal Description. ***The Township Engineer will review the legal descriptions to confirm accuracy if the rezoning is approved.***

§109(1)(b) Width-to-Depth. The proposed parcels meet the required width-to-depth ratio.

§109(1)(c) Lot Width. The proposed parcels are conforming.

§109(1)(d) Lot Area. The resulting parcels are conforming.

§109(1)(e) Access. All parcels have access to N. Lima Center Road.

§109(1)(f) The proposed land division will alter three (3) existing parcels.

§109(1)(g) Utilities. The proposed parcels have frontage along a public road.

§109(1)(h) Cemetery. The proposed boundary line adjustment will not isolate a cemetery.

C. Proof of approval by the Washtenaw County Road Commission of a driveway permit for each lot to be created by the proposed land division.

Existing Driveways are being utilized for all parcels altered.

D. Proof of a wetland permit issued by EGLE or Washtenaw County shall be provided for any proposed land division that involves, uses, includes, or impacts a regulated wetland or for any regulated wetlands activity.

According to the EGLE wetland layer on the Washtenaw County GIS website, the proposed land division and future improvements do not affect any regulated wetlands.

E. The required minimum lot area of each parcel to be created, such area to be contiguous and equivalent to the applicable zoning ordinance, shall be outside the boundary of any wetland, whether or not regulated. The boundaries of wetlands shall be determined by reference to the Dexter Township Wetland survey.

This is a difficult standard to review for compliance because there is no "Dexter Township Wetland survey." What we have historically used the EGLE Final Wetland Inventory Map. However, the EGLE includes a disclaimer that states that the inventories represent existing information that suggests the probability that a wetland may or may not exist in a given area. The inventories used by the EGLE consist of the following data:

1. *The National Wetland Inventory (NWI), conducted by the U.S. Fish and Wildlife Service through interpretation of topographic data and aerial photographs.*
2. *Land Cover, as mapped by the Michigan Department of Natural Resources' Michigan Resource Inventory System (MIRIS), through interpretation of aerial photographs.*

3. *Soils, as mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service.*

Based on available EGLE mapping, there are identified wetlands on the Northwest corner of 3101 N. Lima Center Road which run along the existing county drain. All proposed building footprints are outside this wetland and meet minimum setbacks. The presence of wetlands does not change the dimensional analysis of the proposed land division. The Township finds this standard satisfied.

F. The ratio of depth-to-width of any parcel created by the division does not exceed a four to one ratio exclusive of access roads, easements, or non-buildable parcels created under Section VIII of this Ordinance and parcels added to contiguous parcels that result in all involved parcels complying with said ratio.

The minimum width-to-depth ratio for the proposed parcels is ≥1:4 (i.e. ≥0.25).

G. All parcels created by a land division shall comply with a minimum road frontage, approvals, design, length, and construction standards of the Township Road Ordinance.

All parcels have access to N. Lima Center Road via existing Driveway.

PART 6: RECOMMENDATION

Staff recommends **APPROVAL** of Land Division (P26-LDA-004) Mikkelson if property is rezoned from RC, Recreation Conservation to RR, Rural Residential.

Respectfully Submitted,

Fletcher Reyher

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

Dexter Township
Planning & Zoning Department
6880 Dexter-Pinckey Road, Dexter, MI 48130
Phone: (734) 426-3767
Website: www.dextertownshipmi.gov

REZONING/ CONDITIONAL REZONING/ ORDINANCE TEXT AMENDMENT APPLICATION

08/12/2025

I. APPLICATION TYPE

- [ ] Rezoning*
- [ ] Ordinance Text Amendment
- [x] Conditional Rezoning*

II. PROJECT LOCATION (if applicable)

Address: 3101 N. Lima Center Rd. Dexter Mi. 48130
Parcel ID #: D-04- 33-400-02733
Current Zoning: Recreation Conservation Proposed Zoning (if rezoning): Rural Residental
Lot Number: 2, (3 total) Subdivision: 1, (2 Total)

- [x] Legal description (including tax code) is attached to this application

III. APPLICANT INFORMATION

Applicant Name: Bill Mikkelson, Shawn Mikkelson Phone: [redacted]
Applicant address: 3101 N. Lima Center Rd. City: Dexter State: MI Zip: 48130
Fax: Email: [redacted]
Is applicant the property owner?

- [x] YES
- [ ] NO**

**If applicant is not the owner of the property, please attach a letter of interest, written authorization from the property owner, and purchase agreement to this application

- [ ] Applicant has attached a letter of interest and written authorization

IV. FEES

Total: $1,000 **Breakdown of fee:** Non-refundable: $1,000

V. APPLICANT SIGNATURE

Applicant Signature	Print Name	Date
	Bill Mikkelson / Shawn Mikkelson	6/30/2026

***For rezoning applications only:**
Applicant agrees to post signage for public notice, adhering to the requirements detailed on the following page:

Applicant Signature	Print Name	Date
	Bill Mikkelson	6/30/2026

RECEIVED
JUL 8 2026

DEXTER TOWNSHIP
ESTABLISHED 1824

Dexter Township
Planning & Zoning Department
6880 Dexter-Pinckey Road, Dexter, MI
48130 Phone: (734) 426-3767
Website: www.dextertownshipmi.gov

OFFICE USE ONLY

Rezoning / Conditional Rezoning / Ordinance Text Amendment Application Checklist

- ☐ The application is filled out in its entirety and includes the signature of the applicant
- ☐ A legal description of the property, including the street address and tax code numbers of the subject property
- ☐ A written description of how the requested rezoning satisfies the requirements identified in Section 30.30
- ☐ Fees
- ☐ If applicant is not the property owner:
  - ☐ Attached statement of the applicant's interest in the subject property
  - ☐ Name and address of the record owners
  - ☐ Record owners' and other interested parties' signed consent to the petition
- ☐ A site analysis plan, the scale of which shall be no less than one inch = 200 feet and includes the following:
  - ☐ A title indicating the nature of the rezoning request, the applicant's name and the site address or general location
  - ☐ A legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north arrow
  - ☐ A boundary survey of the subject property
  - ☐ The location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels
  - ☐ The location, width and names of existing streets and public or private easements adjacent to the site
  - ☐ The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements
  - ☐ The location of existing natural features, including but not limited to the location of existing drainage courses, regulated floodplains or wetlands and other relevant information the Planning Commission has determined to be necessary and essential to making an informed recommendation to the Township Board
  - ☐ Existing and proposed zoning classification(s) of the site and adjacent parcels.

***Rezoning/ Conditional Rezoning Only (in addition to information above)**

- ☐ If a conditional rezoning, an owner of land may voluntarily offer written conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process. See Section 30.04 for more details.
- ☐ Applicant has agreed to post signage for public notice, adhering to the following guidelines:

The applicant for a conditional zoning map amendment shall post a public notice sign or signs, provided by the Township, clearly visible from each adjacent street, on the affected property or properties and shall mark the area in question, at least fifteen (15) days before the public hearing. The public notice sign(s) and marking shall be maintained in good condition until a final decision is made by the Township Board.

Land Division and Rezoning Request

Applicants

Bill & Shawn Mikkelson
3101 N. Lima Center Road
Dexter Township, Washtenaw County, Michigan
Phone: 734-368-3231
Email: fischersrvpark@yahoo.com

Property Information

Parcel 1

- Address: 3101 N. Lima Center Road
- Property ID: D-04-33-400-027
- Acreage: 6.12 acres
- Current Zoning: Recreation Conservation
- Existing Use: Licensed campground with 30 approved sites
- Existing Structures:
  - One single-family residence (current primary residence)
  - Two pole buildings
  - One restroom/shower facility ("bathhouse")

Parcel 2

- Address: 3045 N. Lima Center Road
- Property ID: D-04-33-400-026
- Acreage: 2.28 acres
- Current Zoning: Rural Residential
- Existing Structures:
  - One single-family residence
  - One pole building

Request Summary

The applicants respectfully request approval of a land division utilizing the one of two available splits on Parcel 1 and rezoning of Parcel 1 from Recreation Conservation to Rural Residential.

The proposed land division would result in three total parcels:

- Two parcels containing existing single-family residences
- One parcel containing the existing bathhouse to be renovated into a residence

Purpose and Justification

The purpose of this request is to allow the conversion of the existing bathhouse structure into a single-family residence and to transition the property from a campground to low-density residential use. This change represents a reduction in land-use intensity and supports long-term residential use consistent with the surrounding area.

Compatibility with Surrounding Land Uses

The surrounding area is predominantly Rural Residential. There are no visible residential neighbors to the north or east, a campground to the south, and Four Mile Lake to the west. The proposed residential use is consistent with existing land-use patterns in the immediate area.

Infrastructure and Environmental Considerations

The existing bathhouse has a fully functional septic system designed to support campground operations. The well servicing the structure is inspected annually by the Washtenaw County Health Department as required under campground regulations. Renovations to the bathhouse are architecturally designed to meet current building, health, and safety code requirements.

Access and Emergency Services

A fire access pull-off can be added if required by the Fire Marshal.

Survey and Lot Configuration

Drawings are provided for reference purposes only and are not exact or scaled. The drawings are intended to illustrate the desired parcel divisions and demonstrate the general layout of the proposed splits. Final parcel boundaries, access details, and configurations will be determined through the land division and survey process.

Commitment to Compliance

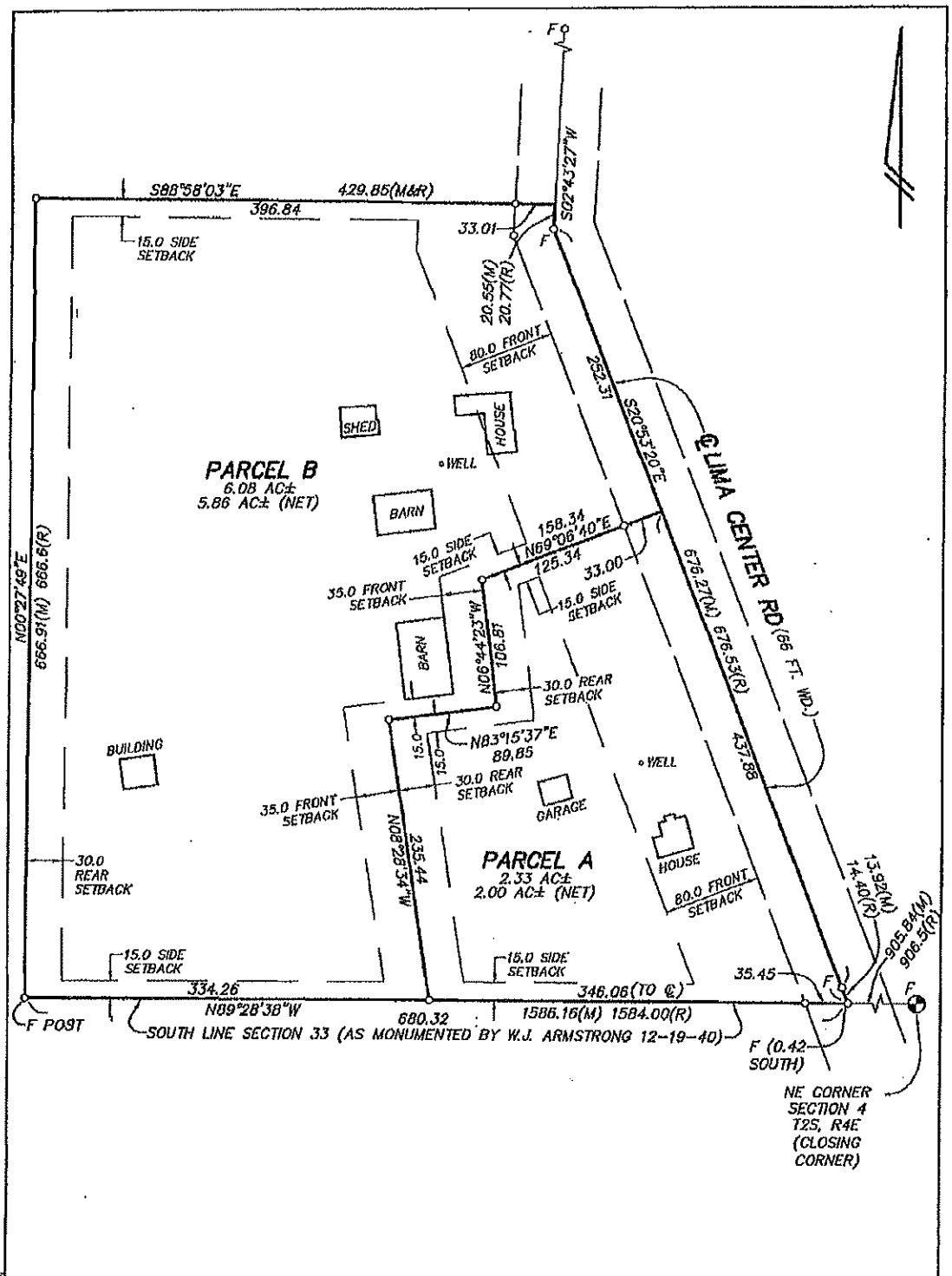
Upon approval of this request, campground operations will be formally discontinued. The property will transition to residential use only, and all future development and renovations will comply with applicable township, county, and state regulations.

Conclusion

This request seeks to align the subject property with surrounding residential zoning, reduce land-use intensity, and responsibly transition an existing developed property into long-term residential use. The applicants respectfully request approval and are available to provide any additional information as needed.

Sincerely,

Bill & Shawn Mikkelson
734-368-3231



SCALE: 1 INCH = 100 FEET

LEGEND F = FOUND IRON MARKER M = MEASURED
S = SET IRON MARKER R = RECORDED

PROFESSIONAL SURVEYOR NO. 24620

WASHTENAW ENGINEERING COMPANY

CIVIL ENGINEERS • PLANNERS
SURVEYORS • LANDSCAPE ARCHITECTS
3626 W. LIBERTY RD, SUITE 400
ANN ARBOR, MICHIGAN 48103
TEL. 734-761-8800 FAX. 734-761-8530
weco@wengco.com
www.washtenawengineering.com

CLIENT: BILL MIKKELSON

SECTION 33
TOWN 1 SOUTH • RANGE 4 EAST
DEXTER TOWNSHIP
WASHTENAW COUNTY • MICHIGAN

DATE 10-12-15	REV.
DRAWN DJH	JOB 31986
CHECK TLS	F.B. -
SHEET 1 OF 2	FILE NO. R-10182

STATE OF MICHIGAN
THOMAS L. SUTHERLAND No. 24620
LICENSED LAND SURVEYOR

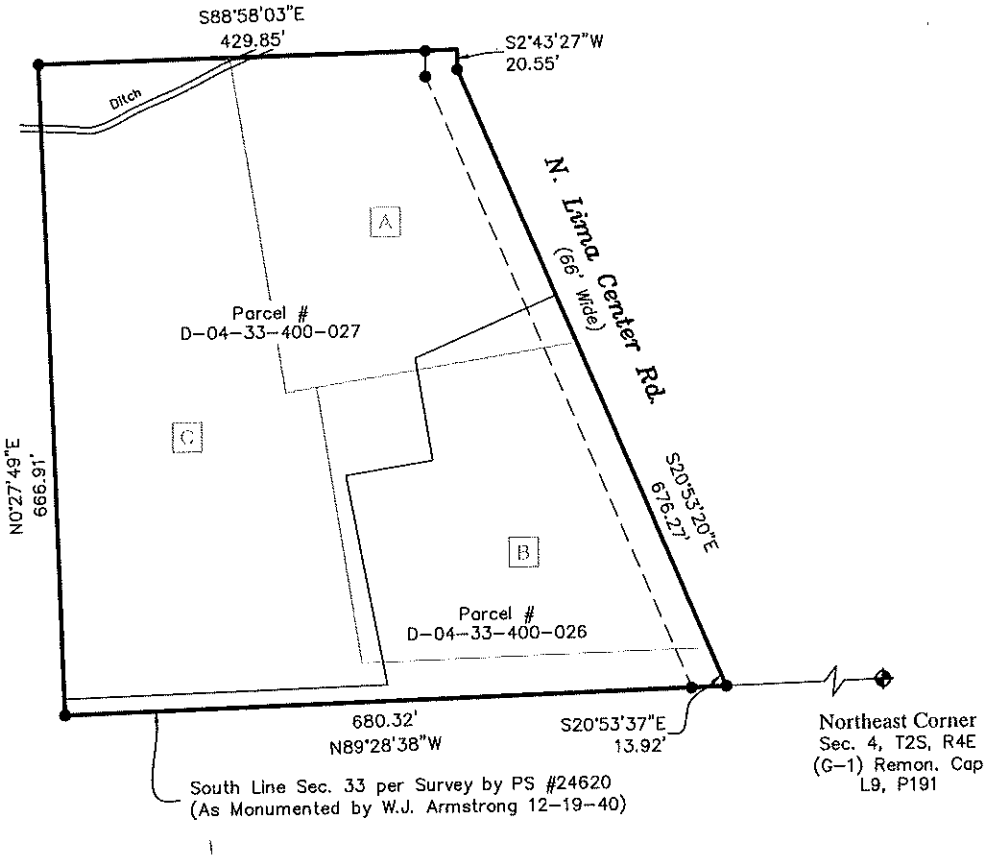
Mik Kelson

Certificate of Survey

Part of the SE 1/4 of
Sec. 33, T1S, R4E
Dexter Twp., Washtenaw County, MI
Parent Parcel #D-04-33-400-026

Certified To:
Bill Mikkelson
3101 N. Lima Center Road
Dexter, MI 48130

Scale
1" = 150'
0 150'



Parent Parcel Legal Description (Liber 5108, Page 141):
Commencing at the Northeast corner of Section 4, Town 2 South, Range 4 East; thence North 88° 40' 30" West 911.08 feet to the POINT OF BEGINNING of this description; thence North 20° 53' 20" West 676.53 feet; thence North 02° 43' 50" East 20.77 feet; thence West along the South line of the North 1/2 of the South 1/2 of the Southeast 1/4, 429.85 feet; thence South 666.6 feet to the South line of the section; thence along the South line of the section to the POINT OF BEGINNING of this description.

NOTE: Description does not close by 30 feet.

Legend

- ◆ -- *Section Corner*
- ● -- *Found Iron*
- Ⓡ -- *Set Rebar W/ Cap "DEE 29245"*
- (R) -- *Record*
- (M) -- *Measured*

Basis of Bearings
South Line of Sec. 33 per Survey by PS #24620 Job #31986

COPY

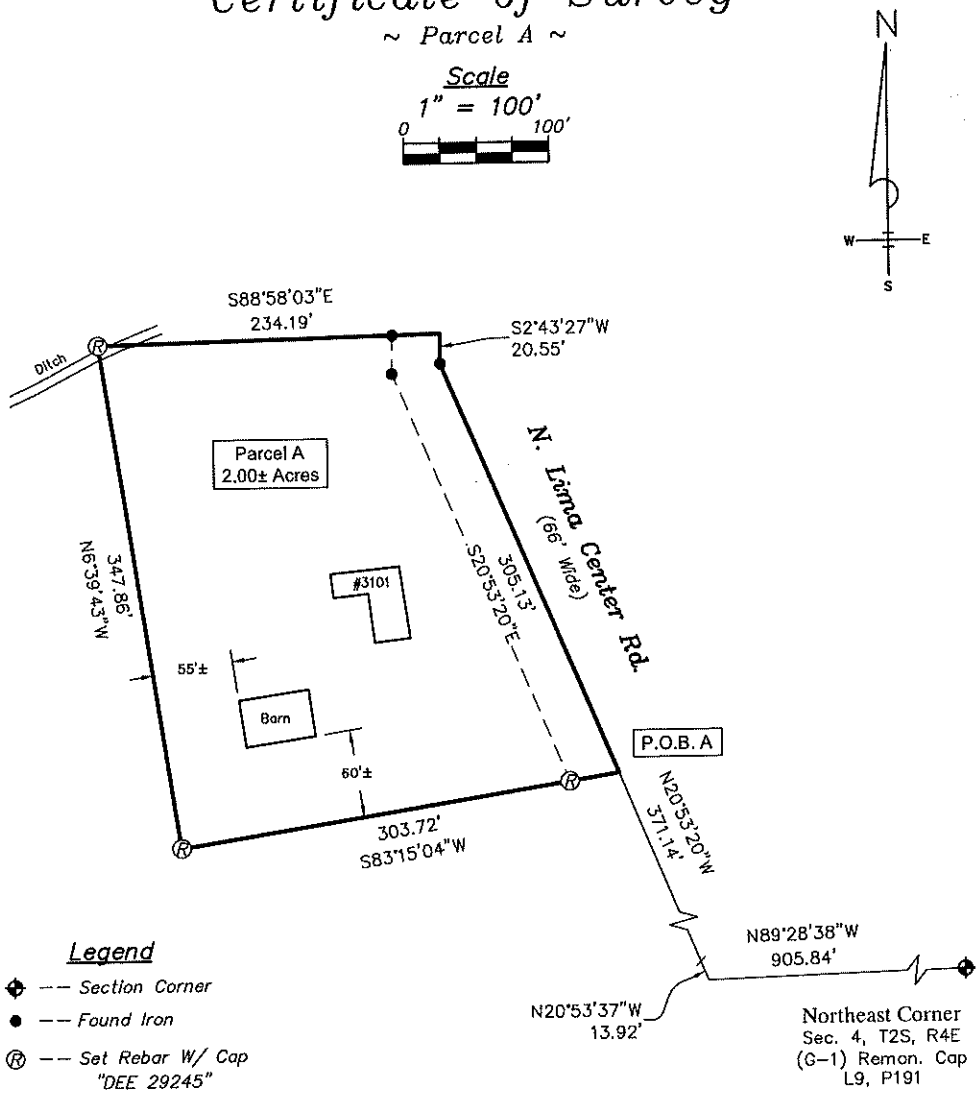
JOB # : 2026.5646	SHERIDAN SURVEYING CO.
DRAWN : RST	910 Fifth Street Michigan Center, MI 49254
DATE : 6-2-26	517-764-0440 sheridansurveying.com
SCALE : 1" = 150'	PROFESSIONAL SURVEYOR #29245
PAGE : 1 OF 4	

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 5-29-26 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED. SEE LCRC FOR WITNESSES.

Certificate of Survey

~ Parcel A ~

Scale
1" = 100'
0 100'



Legend

- -- Section Corner
- -- Found Iron
- -- Set Rebar W/ Cap "DEE 29245"

Parcel A - Description as Surveyed:

A parcel of land in the Southeast 1/4 of Section 33, Town 1 South, Range 4 East, Dexter Township, Washtenaw County, Michigan, more particularly described as:

Commencing at the Northeast Corner of Section 4, T2S, R4E (Lima Township), thence N89°28'38"W along the South Line of said Section 33, a distance of 905.84 feet; thence N20°53'37"W 13.92 feet; thence N20°53'20"W 371.14 feet to the Point of Beginning of this description; thence S83°15'04"W 303.72 feet; thence N06°39'43"W 347.86 feet; thence S88°58'03"E 234.19 feet; thence S02°43'27"W 20.55 feet; thence S20°53'20"E 305.13 feet to the Point of Beginning. Containing 2.00 acres, more or less.

Subject to the rights of the public to N. Lima Center Road. Also to all easements and restrictions, if any.

Basis of Bearings

South Line of Sec. 33 per Survey by PS #24620 Job #31986

COPY

JOB # :	2026.5646
DRAWN :	RST
DATE :	6-2-26
SCALE :	1" = 100'
PAGE :	2 OF 4

SHERIDAN SURVEYING CO.
910 Fifth Street
517-764-0440
Michigan Center, MI 49254
sheridansurveying.com

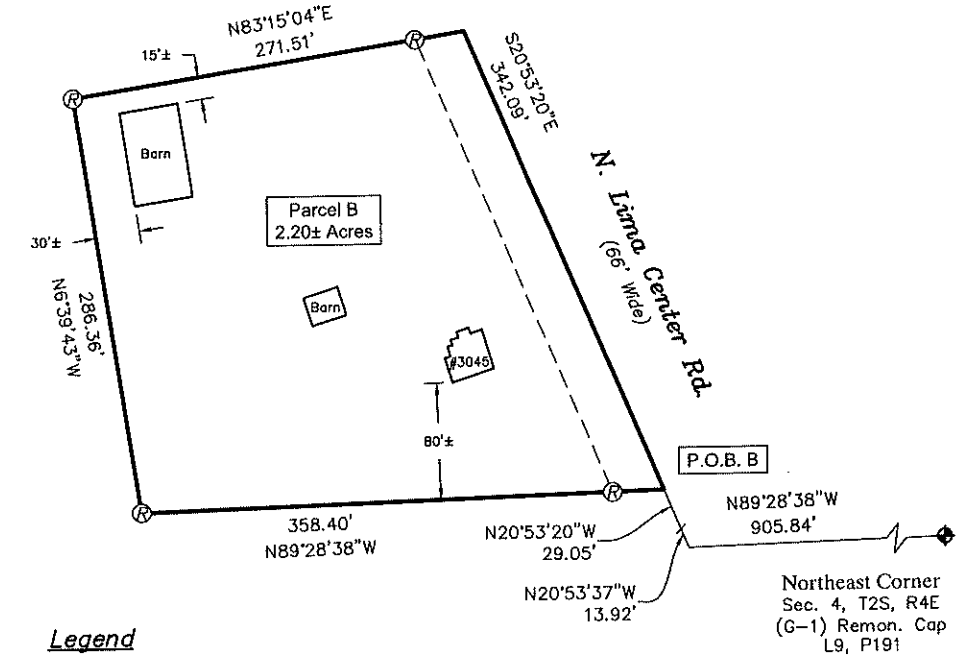
PROFESSIONAL SURVEYOR #29245

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 5-29-26 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED. SEE LCRC FOR WITNESSES.

Certificate of Survey

~ Parcel B ~

Scale
1" = 100'
0 100'



Legend

- ◆ -- Section Corner
- ● -- Found Iron
- Ⓡ -- Set Rebar W/ Cap "DEE 29245"

Parcel B - Description as Surveyed:

A parcel of land in the Southeast 1/4 of Section 33, Town 1 South, Range 4 East, Dexter Township, Washtenaw County, Michigan, more particularly described as:

Commencing at the Northeast Corner of Section 4, T2S, R4E (Lima Township), thence N89°28'38"W along the South Line of said Section 33, a distance of 905.84 feet; thence N20°53'37"W 13.92 feet; thence N20°53'20"W 29.05 feet to the Point of Beginning of this description; thence N89°28'38"W 358.40 feet; thence N06°39'43"W 286.36 feet; thence N83°15'04"E 271.51 feet; thence S20°53'20"E 342.09 feet to the Point of Beginning. Containing 2.20 acres, more or less.

Subject to the rights of the public to N. Lima Center Road. Also to all easements and restrictions, if any.

Basis of Bearings

South Line of Sec. 33 per Survey by PS #24620 Job #31986

COPY

JOB # :	2026.5646
DRAWN :	RST
DATE :	6-2-26
SCALE :	1" = 100'
PAGE :	3 OF 4

SHERIDAN SURVEYING CO.
910 Fifth Street Michigan Center, MI 49254
517-764-0440 sheridansurveying.com

PROFESSIONAL SURVEYOR #29245

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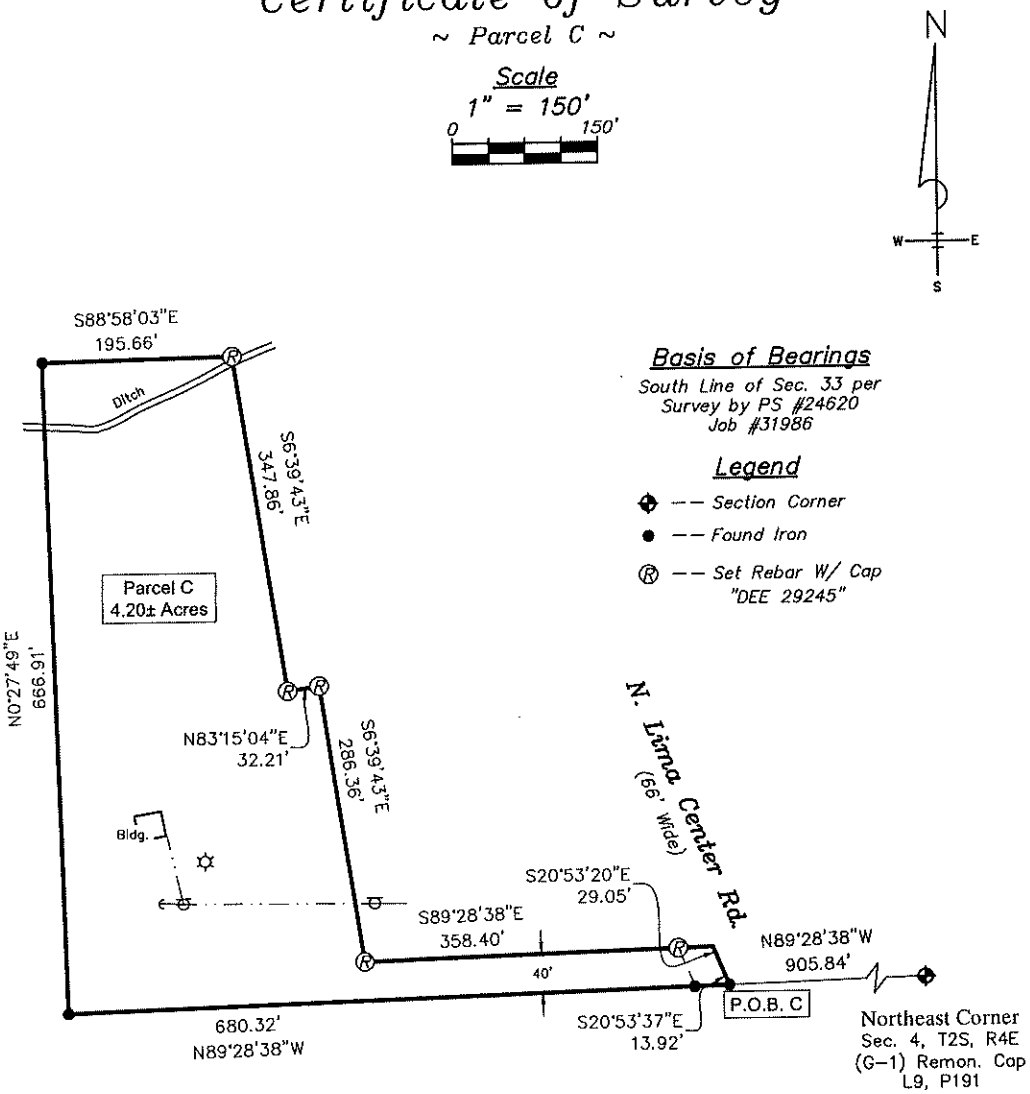
Certificate of Survey

~ Parcel C ~

Scale
1" = 150'
0 150'



Basis of Bearings

South Line of Sec. 33 per Survey by PS #24620 Job #31986

Legend

- Section Corner
- Found Iron
- Set Rebar W/ Cap "DEE 29245"

Parcel C - Description as Surveyed:

A parcel of land in the Southeast 1/4 of Section 33, Town 1 South, Range 4 East, Dexter Township, Washtenaw County, Michigan, more particularly described as:

Commencing at the Northeast Corner of Section 4, T2S, R4E (Lima Township), thence N89°28'38"W along the South Line of said Section 33, a distance of 905.84 feet to the Point of Beginning of this description; thence continuing N89°28'38"W along said South Line, 680.32 feet; thence N00°27'49"E 666.91 feet; thence S88°58'03"E 195.66 feet; thence S06°39'43"E 347.86 feet; thence N83°15'04"E 32.21 feet; thence S06°39'43"E 286.36 feet; thence S89°28'38"E 358.40 feet; thence S20°53'20"E 29.05 feet; thence S20°53'37"E 13.92 feet to the Point of Beginning. Containing 4.20 acres, more or less.

Subject to the rights of the public to N. Lima Center Road. Also to all easements and restrictions, if any.

COPY

JOB # :	2026.5646
DRAWN :	RST
DATE :	6-2-26
SCALE :	1" = 150'
PAGE :	4 OF 4

SSC SHERIDAN SURVEYING CO.
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517-764-0440 sheridansurveying.com

PROFESSIONAL SURVEYOR #29245

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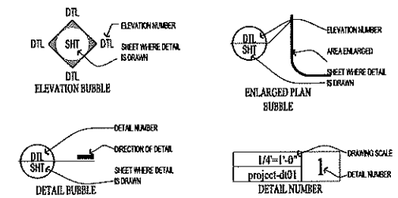
Mikkelson Residence

Renovation Design Package

3101 North Lima Center Road
Dexter, MI



Symbol Index | No Scale | Mikk-abbr | 13

Drawing Sheet Index

SHEET	TITLE	9.3.24 Owner Review	10.3.24 Owner Review	9.22.25 For Construction
A0.0	Sheet Index, Location Map, & Abvr	O	O	O
	Architectural			
A1.1	Demolition Plans	O	O	O
A2.1	Floor Plan	O	O	O
A3.1	Reflected Ceiling Plans	O	O	O
A4.1	Section	-	O	O
A4.2	Section	-	O	O
A5.1	Exterior Elevations	O	O	O
A5.2	Interior Elevations	-	O	O

Legend: O: Owner C: Contractor L: Landlord V: Vendor P: Permits (Building/Health Departments)

Sheet Index | No Scale | Detail I. D. | 1

R3design
REfresh REvitalize REorganize
www.r3designmi.com
Email: r3designmi@yahoo.com
Phone: 248.231.5245

Renovation
Mikkelson Residence
3101 North Lima Center Road
Dexter, MI 48130

Date	Revision/Issue
9.22.25	For Construction
10.3.24	Owner Review
9.3.24	Owner Review

Sheet Description
Sheet Index

Sheet
A0.0

General Demolition Notes:

1. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS, AND WITH APPLICABLE MECHANICAL AND ELECTRICAL CONTRACTORS. SALVAGED ITEMS AND ITEMS TO BE REUSED ON NEW WORK ARE INDICATED ON THE DOCUMENTS. ITEMS TO BE REUSED SHALL BE CLEANED AND STORED, AND PROTECTED FROM DAMAGE.

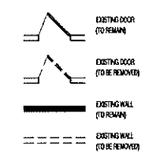
2. DEMOLITION PLANS DO NOT FULLY REPRESENT ALL DEMOLITION WORK REQUIRED TO INSTALL NEW WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, BUT ARE INTENDED TO SERVE AS GENERAL DEMOLITION GUIDELINES.

3. ALL WORK INDICATED WITH DASHED LINES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

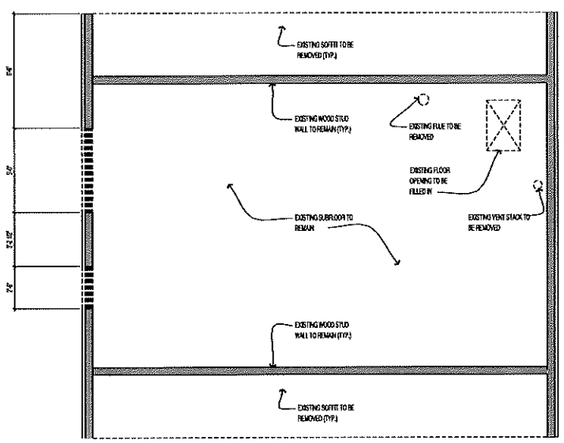
4. ALL WORK INDICATED WITH SOLID LINES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. WHERE ITEMS ARE REMOVED, PATCH SURFACES TO MATCH ADJACENT SURFACES TO OR TO RECEIVE NEW FINISHES WHERE SCHEDULED. PATCHING OF NEW OR EXISTING SURFACES SHALL EXTEND TO THE NEAREST NATURAL BREAK OR TERMINATION FOR A CLEAN, NATURAL, UNBLEMISHED APPEARANCE AT THE END OF CONSTRUCTION.

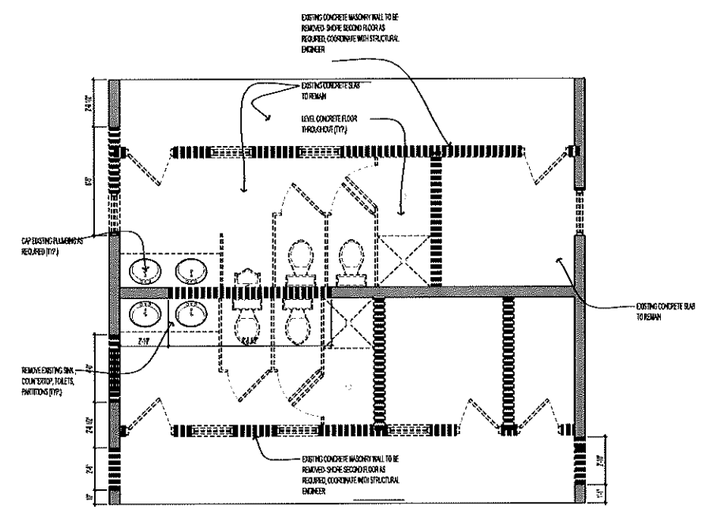
6. REMOVE OR REPLACE EXISTING WALLS AND CEILINGS LOCATED IN UNALTERED AREAS TO COMPLETE ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT. COORDINATE ALL WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.



General Demolition Notes / Legend | N.T.S. | Mikk demo-nts | 13



Second Floor Demolition Plan | 1/4"=1'-0" | Mikk pl02 | 3



First Floor Demolition Plan | 1/4"=1'-0" | Mikk pl01 | 1

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www.r3designmi.com
Email: r3designmi@yahoo.com
Phone: 248.231.5245

Renovation

Mikkelson Residence

3101 North Lima Center Road
Dexter, MI 48130

Date	Revision/Issue
9.22.25	For Construction
10.3.24	Owner Review
9.3.24	Owner Review

Reference North

Sheet Description

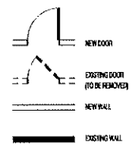
Demolition Floor Plans

Sheet

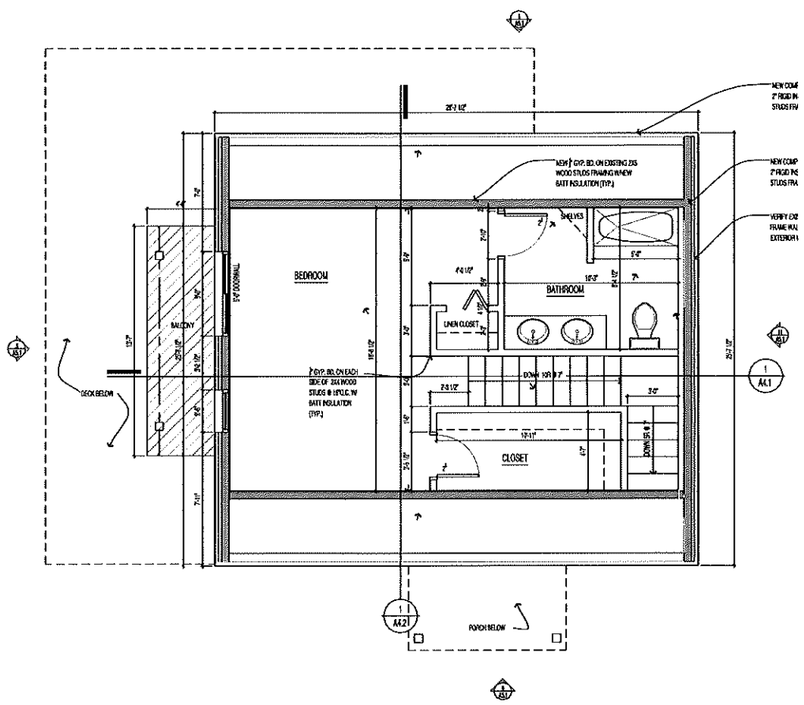
A1.1

General Floor Plan Notes:

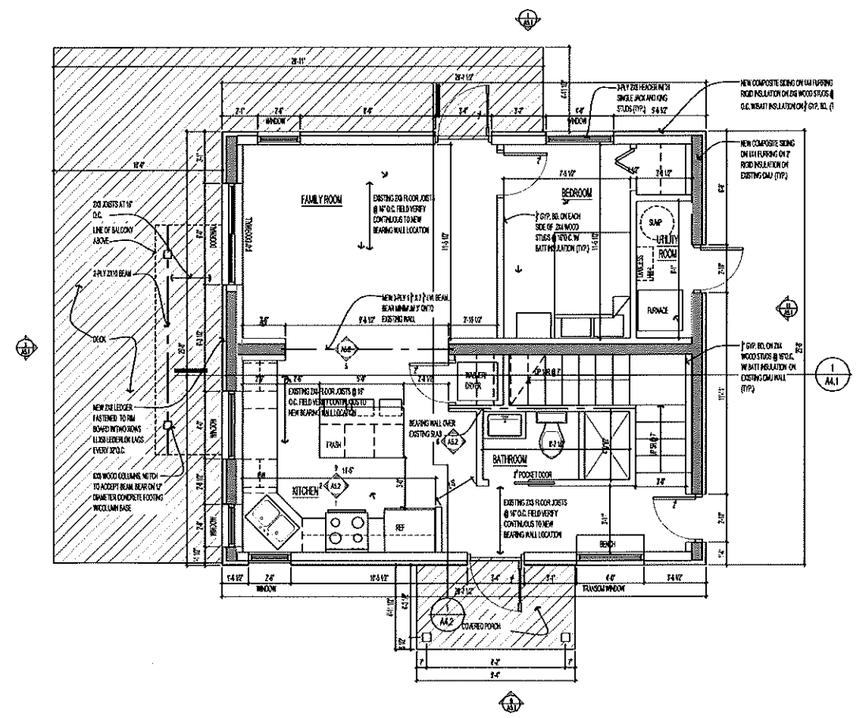
1. PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
2. ALL DIMENSIONS NOTED ARE FROM INTERIOR FACE TO INTERIOR FACE.
3. G.C. TO PATCH AND REPAIR AS REQUIRED AT ALL ADJACENT SURFACES BETWEEN NEW AND EXISTING WORK.
4. REFER TO DEMOLITION PLANS FOR WINDOWS AND DOORS TO BE REMOVED
5. NEW WALL CONSTRUCTION IS 2X4 WOOD STUDS @ 16"O.C. WITH ½" GYP. BD. FINISH ON INTERIOR AND SIDING ON EXTERIOR TO MATCH EXISTING SIDING W/BATT INSULATION.
6. FRAMING, FOUNDATION AND STRUCTURAL DESIGN TO BE PROVIDED BY STRUCTURAL ENGINEER AND GENERAL CONTRACTOR.



General Floor Plan Notes | N.T.S. | Mikk_flr-nts | 13



Second Floor Plan | 1/4"=1'-0" | Mikk_plt02 | 3



First Floor Plan | 1/4"=1'-0" | Mikk_plt01 | 1

R3design

REfresh REvitalize REorganize

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Email: r3designmi@yahoo.com
Phone: 248.231.5245

Renovation

Mikkelson Residence

3101 North Lima Center Road
Dexter, MI 48130

Date	Revision/Issue
9.22.25	For Construction
10.3.24	Owner Review
9.3.24	Owner Review
8.19.24	Owner Review

Reference North

Sheet Description

Floor Plans

Sheet

A2.1

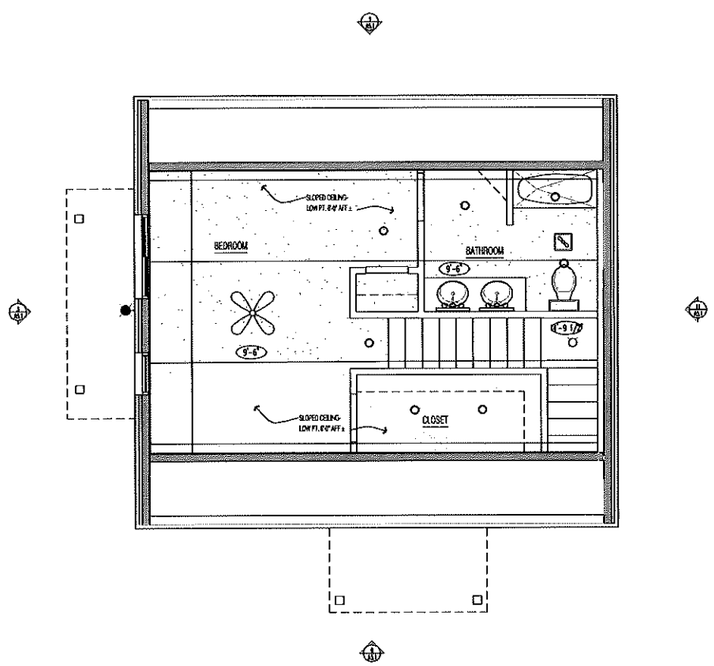
GENERAL NOTES

1. ALL DIMENSIONS FOR LIGHT FIXTURES TO BE VERIFIED IN FIELD WITH EXISTING JOIST CONDITIONS.
2. LIGHTS TO BE CENTERED BETWEEN JOISTS.
3. VERIFY FINAL LIGHTING LOCATIONS WITH OWNER PRIOR TO ROUGH IN.
4. PROVIDE WATERPROOF FIXTURE IN SHOWER AREAS.

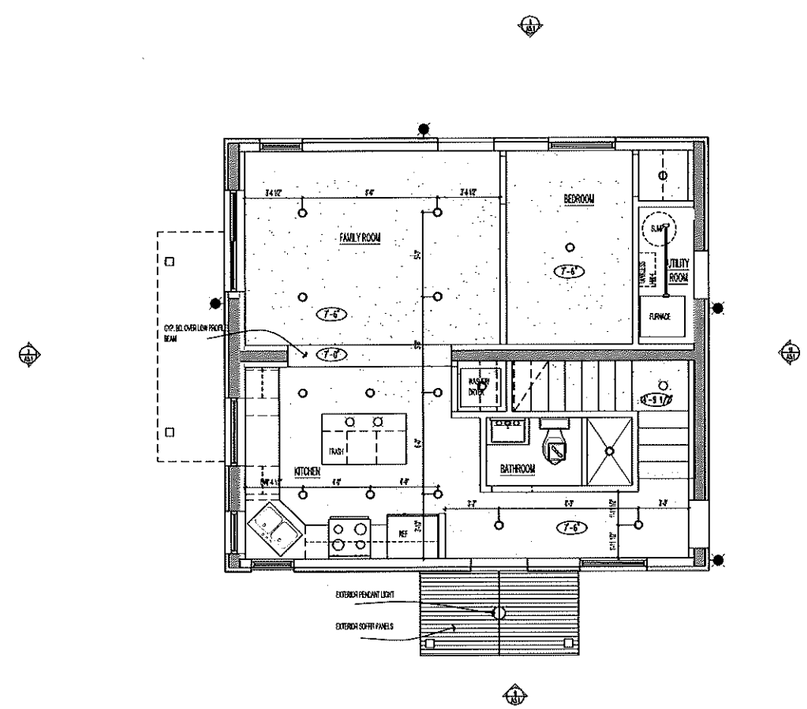
LEGEND

- VANITY LIGHT AT BATHROOM
- LOW PROFILE RECESSED CAN CENTERED IN EXISTING JOIST SPACE
- PENDANT LIGHT AT BAR HEIGHT COUNTER
- EXTERIOR PENDANT LIGHT AT PORCH
- EXH. EXHAUST FAN- BATHROOM
- 8'-0" CEILING HEIGHT
- NEW GYP. BD. CEILING
- NEW CEILING FAN

Reflected Ceiling Plan Legend and Notes | N.T.S. | Mikk flr-nls | 13



Second Floor Plan | 1/4"=1'-0" | Mikk pl02 | 3



First Floor Plan | 1/4"=1'-0" | Mikk pl01 | 1

R3design

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Dexter, MI 48130

Date	Revision/Issue
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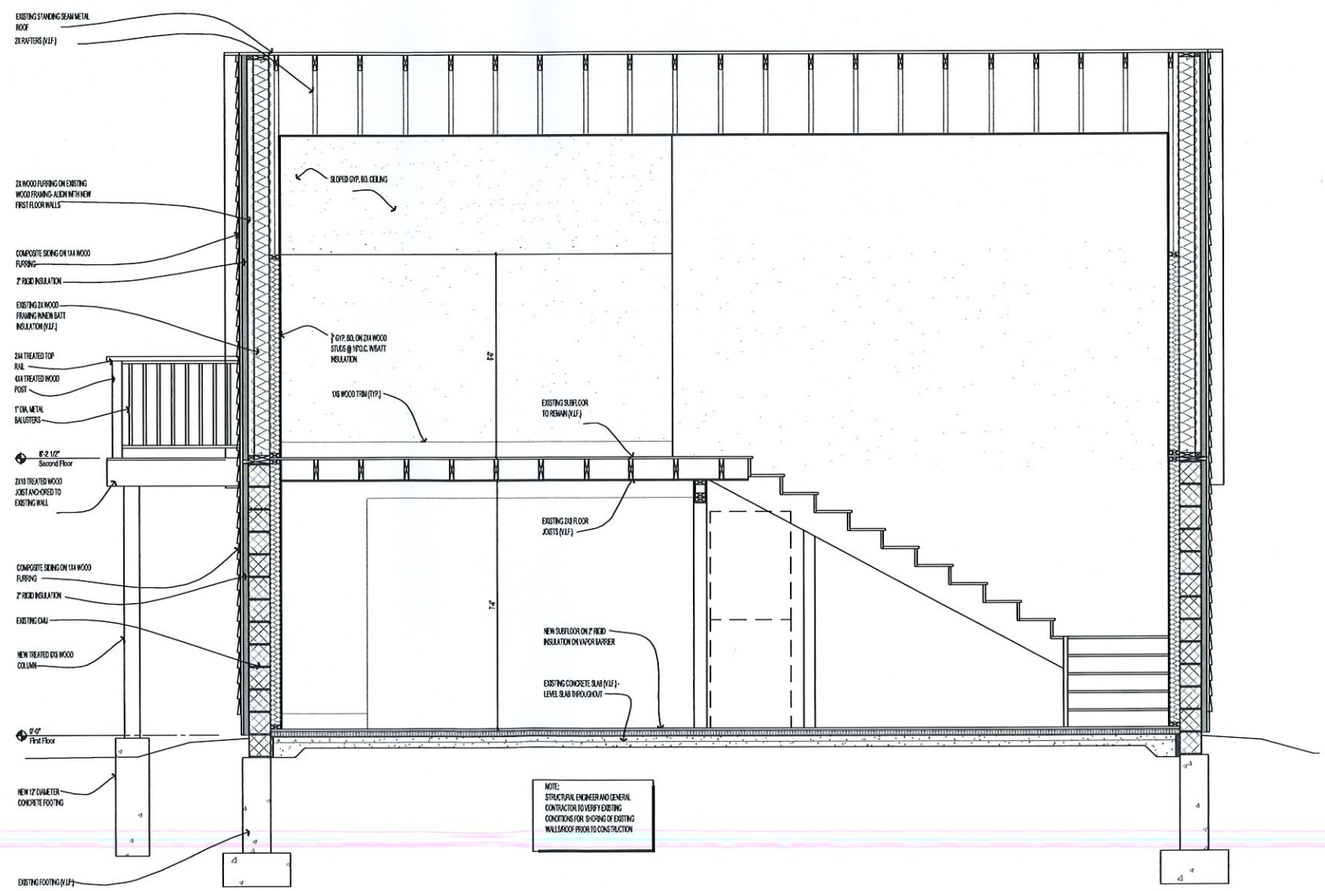
Reference North

Sheet Description
Reflected Ceiling Plans

Sheet
A3.1



Section

1/2"=1'-0"
Mikk bs01
1

R3design
REfresh REvitalize REorganize
www.r3designmi.com
Email: r3designmi@yahoo.com
Phone: 248.231.5245

Renovation

Mikkelson Residence

3101 North Lima Center Road
Dexter, MI 48130

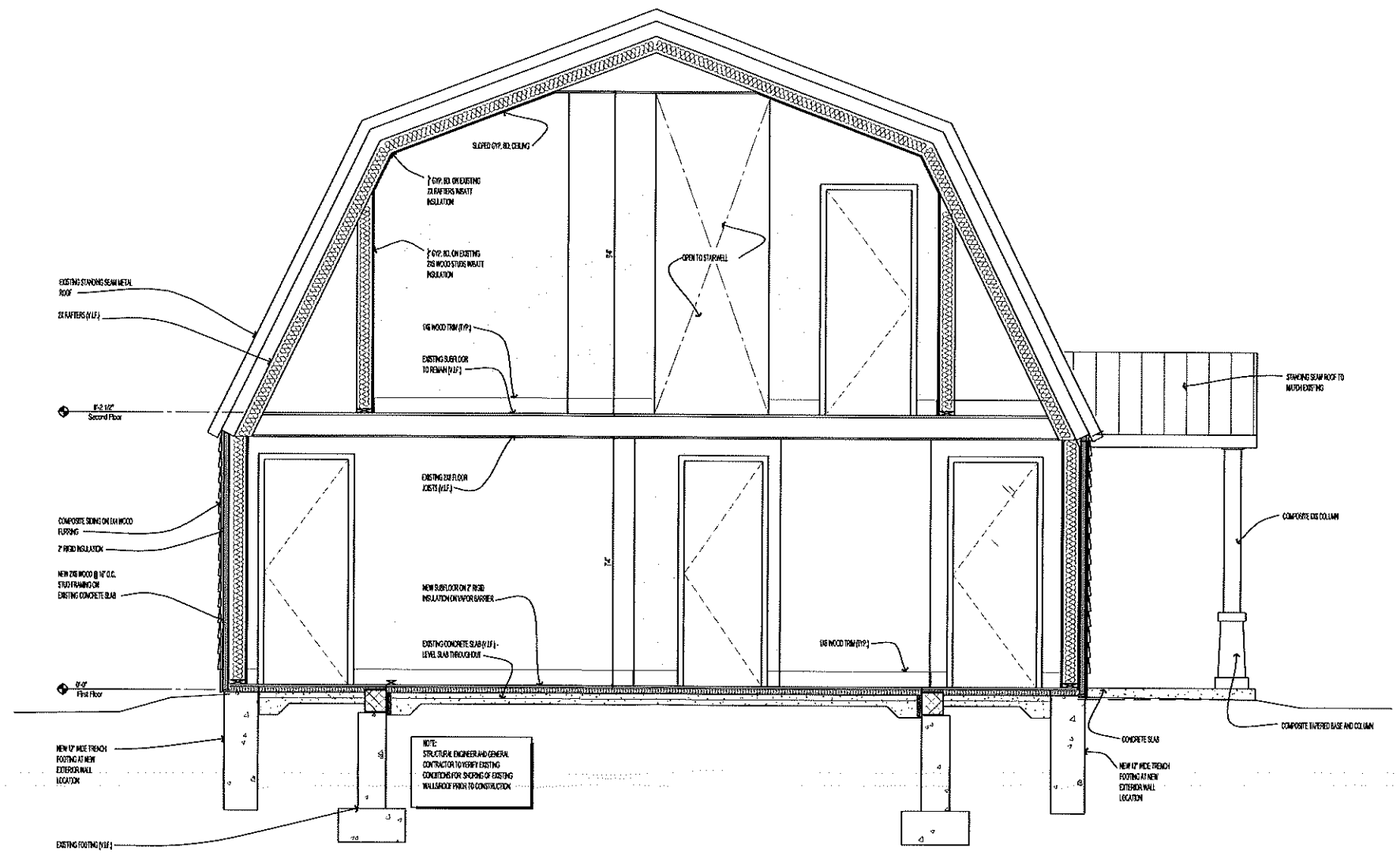
Date	Revision/Issue
9.22.25	For Construction
10.3.24	Owner Review

Sheet Description

Building Section

Sheet

A4.1



Section

1/2"=1'-0"
Mikk_bs01
1

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Renovation

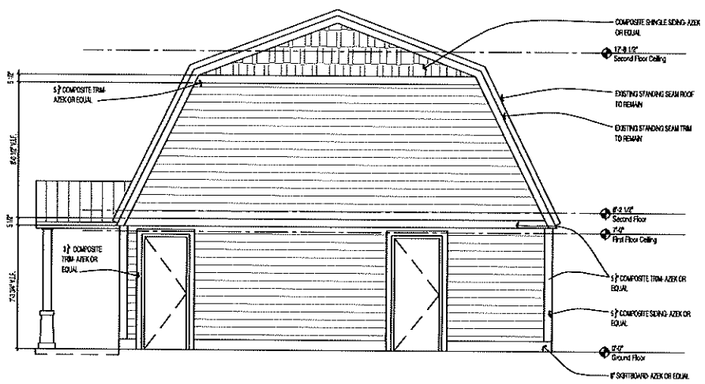
Mikkelson Residence

3101 North Lima Center Road
Dexter, MI 48130

Date	Revision/Issue
9.22.25	For Construction
10.3.24	Owner Review

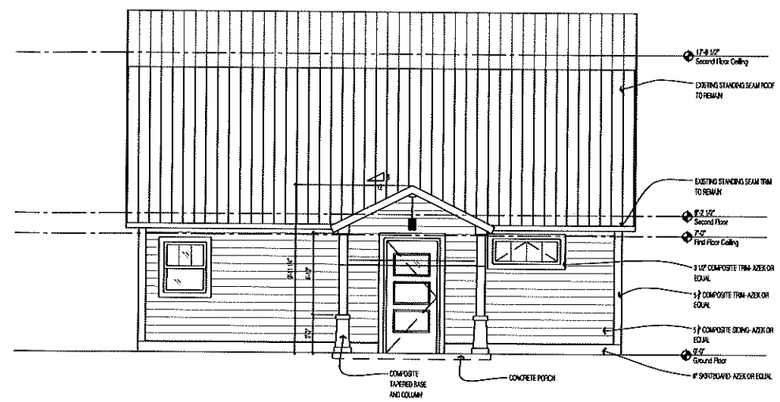
Sheet Description
Building Section

Sheet
A4.2



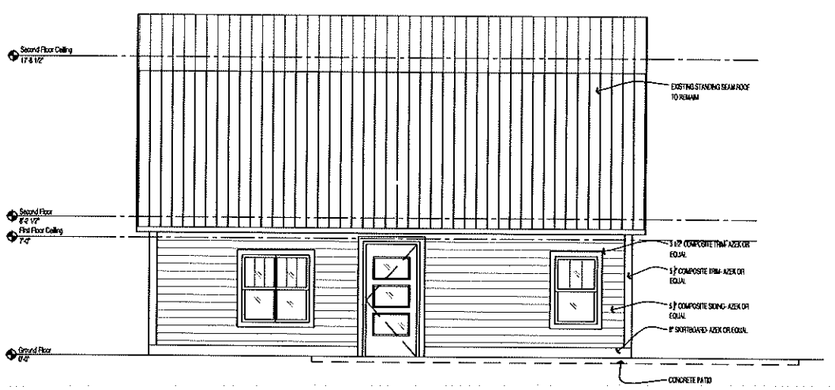
East Elevation

1/4"=1'-0" | Mikk_ee03 | 11



South Elevation

1/4"=1'-0" | Mikk_ee02 | 9



North Elevation

1/4"=1'-0" | Mikk_ee04 | 3

West Elevation

1/4"=1'-0" | Mikk_ee01 | 1

R3design
REfresh REvitalize REorganize
www.r3designmi.com
Email: r3designmi@yahoo.com
Phone: 248.231.5245

Renovation

Mikkelson Residence

3101 North Lima Center Road
Dexter, MI 48130

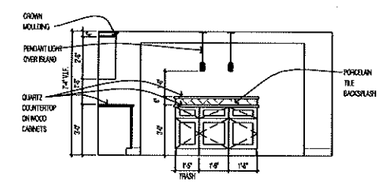
Date	Revision/Issue
9.22.25	For Construction
9.3.24	Owner Review
8.19.24	Owner Review

Sheet Description

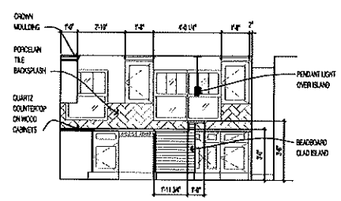
Exterior Elevations

Sheet

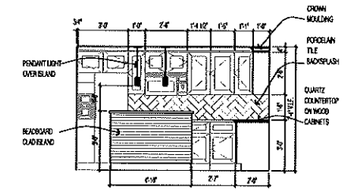
A5.1



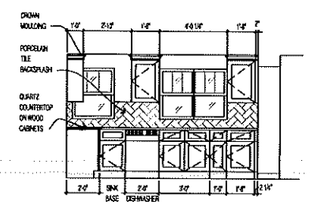
Interior Elevation- Kitchen | 1/4"=1'-0" | Mikk_le01 | 9



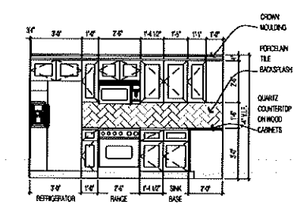
Interior Elevation- Kitchen | 1/4"=1'-0" | Mikk_le01 | 6



Interior Elevation- Kitchen | 1/4"=1'-0" | Mikk_le01 | 5



Interior Elevation- Kitchen | 1/4"=1'-0" | Mikk_le01 | 2



Interior Elevation- Kitchen | 1/4"=1'-0" | Mikk_le01 | 1

R3design

REfresh REvitalize REorganize

www.r3designmi.com
Email: r3designmi@yahoo.com
Phone: 248.231.5245

Renovation

Mikkelson Residence

3101 North Lima Center Road
Dexter, MI 48130

Date	Revision/Issue
9.22.25	For Construction
10.3.24	Owner Review

Sheet Description

Interior Elevations

Sheet

A5.2

Michigan Department of Treasury,
1019 (Rev. 10-25)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended.

FROM DEXTER TOWNSHIP
CHRIS RENIUS, ASSESSOR
6880 DEXTER PINCKNEY RD
DEXTER, MI 48130

PARCEL IDENTIFICATION
PARCEL NUMBER: **D -04-33-400-027**
PROPERTY ADDRESS:
3101 LIMA CENTER RD
DEXTER, MI 48130
SCHOOL DISTRICT CODE: 81040

OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:

1038

*********AUTO**5-DIGIT 48130 T3 P1 ###
MIKKELSON BILL & SHAWN
3101 N LIMA CENTER RD
DEXTER, MI 48130-9561

EXEMPTIONS

% Exempt As "Homeowners Principal Residence":	100.00%
% Exempt As "Qualified Agricultural Property":	.00%
% Exempt As "MBT Industrial Personal":	.00%
% Exempt As "MBT Commercial Personal":	.00%
Exempt As "Disabled Veteran or Surviving Spouse":	☐ Yes ☒ No
Exempt As "Qualified Forest Property":	☐ Yes ☒ No
Exempt As "Development Property":	☐ Yes ☒ No

LEGAL DESCRIPTION:
OWNER REQUEST DE 33-7A-1B PCL " B " COM AT NE COR SEC 4, T2S-R4E, TH N 89-28-38 W 1586.16 FT, TH N 00-27-49 E 16.50 FT TO A POB, TH CONT N 00-27-49 E 650.41 FT, TH S 88-58-03 E 429.85 FT, TH S 02-43-27 W 20.55 FT, TH S 20-53-20 E 312.73 FT, TH S 79-35-09 W 168.65 FT, TH S 06-44-23 E 76.12 FT, TH S 83-15-37 W 89.85 FT, TH S 08-28-34 E 218.73 FT, TH N 89-28-38 W

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 Residential

The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: **$152**	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	154,221	158,384	4,163
2. ASSESSED VALUE:	213,800	225,200	11,400
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	213,800	225,200	11,400

5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? ☐ Yes ☒ No

6. Assessor Change Reason(s): MARKET ADJUSTMENT

The 2026 Inflation rate Multiplier is: 1.027

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name:	Telephone Number:	Email Address:
CHRISTOPHER RENIUS	734-426-3767	ASSESSOR@DEXTERTOWNSHIPMI.GOV

March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:

THE BOARD OF REVIEW WILL HEAR ASSESSMENT APPEALS ON MONDAY MARCH 9, 2026 1:00 PM-5:00 PM AND 6:00 PM TO 9:00 PM AND WEDNESDAY, MARCH 11, 2026 9:00 AM TO 3:00 PM AT 6880 DEXTER-PINCKNEY RD, DEXTER, MI. APPOINTMENTS ARE NECESSARY AND MAY BE SCHEDULED BY CALLING (734) 426-3767. LETTER APPEALS MUST BE RECEIVED IN THE OFFICE PRIOR TO BOARD PUBLIC HEARING ADJOURNMENT. FOR PROPERTY RECORD INFORMATION VISIT WWW.DEXTERTOWNSHIPMI.GOV.

1038

Michigan Department of Treasury,
1019 (Rev. 10-25)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended.

FROM DEXTER TOWNSHIP
CHRIS RENIUS, ASSESSOR
6880 DEXTER PINCKNEY RD
DEXTER, MI 48130

PARCEL IDENTIFICATION
PARCEL NUMBER: **D -04-33-400-026**
PROPERTY ADDRESS:
3045 N LIMA CENTER RD
DEXTER, MI 48130
SCHOOL DISTRICT CODE: 81040

OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:

1037

*********AUTO**5-DIGIT 48130 T3 P1 ###
MIKKELSON BILL J & SHAWN M
3101 N LIMA CENTER RD
DEXTER, MI 48130-9561

EXEMPTIONS

% Exempt As "Homeowners Principal Residence":	.00%
% Exempt As "Qualified Agricultural Property":	.00%
% Exempt As "MBT Industrial Personal":	.00%
% Exempt As "MBT Commercial Personal":	.00%
Exempt As "Disabled Veteran or Surviving Spouse":	☐ Yes ☒ No
Exempt As "Qualified Forest Property":	☐ Yes ☒ No
Exempt As "Development Property":	☐ Yes ☒ No

LEGAL DESCRIPTION:

OWNER REQUEST DE 33-7A-1A PCL " A " COM AT NE COR SEC 4, T2S-R4E, TH N 89-28-38 W 905.84 FT TO A POB, TH CONT N 89-28-38 W 680.32 FT, TH N 00-27-49 E 16.50 FT, TH S 89-28-38 E 331.66 FT, TH N 08-28-34 W 218.73 FT, TH N 83-15-37 E 89.85 FT, TH N 06-44-23 W 76.12 FT, TH N 79-35-09 E 168.65 FT, TH S 20-53-20 E 377.46 FT TO THE POB. PT OF SE 1/4 SEC 33, T1S-

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 Residential

The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: **$139**	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	94,439	96,988	2,549
2. ASSESSED VALUE:	109,600	107,400	-2,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	109,600	107,400	-2,200

5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? ☐ Yes ☒ No

6. Assessor Change Reason(s): MARKET ADJUSTMENT

The 2026 Inflation rate Multiplier is: 1.027

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name:	Telephone Number:	Email Address:
CHRISTOPHER RENIUS	734-426-3767	ASSESSOR@DEXTERTOWNSHIPMI.GOV

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1037

LAND DIVISION APPLICATION

You MUST answer all questions and include all attachments, or this will be returned to you. Bring or mail to:

Office of Supervisor
ATTN: Land Division Department
Dexter-Pinckney Road
Dexter, MI 48130

Date Filed: _____

LDA # _____

Approval of a division of land is required before it is sold, when any parcel is less than 40 acres and not just a property line adjustment. Below, fill in where you want this form sent, when the review is completed.

Name: Bill & Shawn Mikkelson
Address: 3101 N. Lima Center Rd.
Dexter MI 48130

This application must comply with applicable local zoning, land division ordinance and 109 of the Michigan Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et.seq)

1. LOCATION of parent (existing) parcel to be split:
   Address: 3101 N. Lima Center Rd.
   Parent parcel Number: D-04-33-400-027
   Legal Description of Parent Parcel (attach extra sheets if needed):

RECEIVED
AUG - 3 2026

2. PROPERTY OWNER information:
   Name: Bill & Shawn Mikkelson
   Address: 3101 N. Lima Center Rd.
   City, State, Zip: Dexter MI 48130
   Telephone: [redacted]

3. APPLICANT information (if not the property owner): _____
   Contact Person's Name _____
   Business Name: _____
   Address: _____
   City, State, Zip: _____
   Telephone: _____

4. PROPOSAL: Describe the division(s) being proposed.
   A. Number of new Parcels: 2
   B. Intended use (residential, commercial, etc. residential
   C. The division of the parcel provides access to an existing public road by: (check one)

   ✓ Each new division has frontage on an existing public road.
   ____ A new public road, proposed road name:
   _____
   (Road name cannot duplicate an existing road name.)

4A. Write here, or attach, a legal description of the proposed new road.

4B. Write here, or attach, a legal description for each proposed new parcel (attach extra sheets if needed):

5A. FUTURE DIVISIONS that might be allowed but not included in this application? (Attach extra sheets if needed.)

   1

5B. The number of future divisions being transferred from the parent ?
   1. Identify the other parcel: _____
   (See section 109 (2) of the Statute. Make sure your deed includes both statements as required in section 109 (3) and 109 (4) of the Statute.)

6. DEVELOPMENT SITE LIMITS. Check each that represents a condition which exists on the parent parcel. Any part of the parcel:

   ____ is riparian or littoral (It is a river or a lake front parcel).
   ✓ includes a wetland.
   ____ includes a beach.
   ____ is within a flood plain.
   ____ includes slopes more than twenty-five percent (a 1:4 pitch or 14 degree angle) or steeper.
   ____ is on muck soils or soils known to have severe limitations for on site sewage systems.
   ____ is known or suspected to have an abandoned well, underground storage tank or contaminated soils.
   ____ includes an easement for ingress or egress to or from another parcel.

7. ATTACHMENTS (all attachments **must** be included). Letter each attachment as shown here.

A.

✓ 1. A survey, **sealed** by a professional surveyor at a scale of 1" = 150' (insert scale), of proposed divisions (s) of parent parcel;

or

____ 2. A map/drawing drawn to scale of _____ (insert scale),
or
proposed division(s) of parent and the 45 day time is waived:
Signature: _____

The survey or map must show:

1) current boundaries (as of March 31, 1997), and
2) all previous divisions made after March 31, 1997 (indicate when made or none), and
3) the proposed divisions (s), and
4) dimensions of the proposed divisions, and
5) existing and proposed road/easement rights-of-way, and
6) easements for public utilities from each parcel to existing public utility facilities, and
7) any existing improvements (buildings, wells, septic system, driveways, etc.
8) any of the features checked in questions number 6.

B. Proof of ownership of parent parcel.

C. Indication of approval, or permit from County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road and/or driveway.

D. A copy of any transferred division rights (109) (4) of the Act in the parent parcel.

E. A fee of $ 1000.00 and a deposit of $ Paid, if applicable.

F. Other (please list):
_____
_____

8. IMPROVEMENTS, and permission for municipal, county and state officials to enter the property for inspections:

I agree the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county

and the State of Michigan to enter the property where this parcel division is proposed for purposes of the inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of the 1967 as amended (particularly by P.A. 591 of 1996), MCL 560.101 **et.seq.)** and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions and separating ownership are recorded with the Register of Deeds or division is built upon before the changes to laws are made.

PROPERTY OWNERS (S)

SIGNATURE _____ DATED: 8-2-2026

SIGNATURE _____ DATED: 8/2/2026

DO NOT WRITE BELOW THIS LINE

REVIEWER'S ACTION:

TOTAL $ _____ ***RECEIPT #*** _____

_____ ***APPROVED: CONDITIONS, IF ANY:*** _____

_____

_____ ***DENIED: REASONS (CITE)*** _____

Signature and dated: _____

LAND DIVISION REVIEW WORK SHEET

Parent Parcel No. D-04-33-400-027

This requested information must comply with applicable local zoning, land division ordinances and 109 of the Michigan Land Division Act formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of the 1996), MCL 560.101 et.seq.)

REVIEW CHECK LIST

Yes	No	Not Applicable	
			1. Application Complete
✓			A. All questions are answered: By: Bill Mikkelson
✓			B. Property owner, applicant, agent information provided
✓			C. Proof that all due and payable taxes and special assessments have been paid.
✓			D. Map, drawn to scale, of the proposed division of the parcel showing
✓			(1) current boundaries (as of March 31, 1997), and
✓			(2) all previous divisions made after March 31, 1997 (indicate when made or none), and
✓			(3) the proposed division(s), and
✓			(4) dimensions of the proposed divisions, and
✓			(5) existing and proposed road/and ingress and egress easement rights-of-way, and
✓			(6) easements for public utilities from each parcel to existing public utility facility, and
		✓	(7) any existing improvements (buildings, wells, septic system, driveways, etc.)
✓			(8) any of the development site limitations checked in question number 6.

✓	___	___	E. Proposed legal description for a new road(s) or easements(s).
___	___	✓	F. Review materials from the County Road Commission, MDOT< or respective city/village street administrator, for each proposed new road.
___	___	✓	G. Proposed legal descriptions for each proposed new road.
✓	___	___	H. Review proof of ownership.
___	___	✓	I. Review materials from Dexter Township for a new public road and/or a lot split in a subdivision.
___	___	✓	J. Review materials from MDEQ and/or Washtenaw County for regulated wetlands and activities.
___	___	✓	K. Review materials from Washtenaw County Drain for flood plain and/or drainage.
___	___	✓	L. A copy of any transferred division rights (109) (4) of the Act) in the parent parcel.
___	___	✓	M. Affidavit/application is signed by property owner and applicant.
___	___	✓	N. A fee of $_____and a deposit of$_____.
___	___	___	O. If any of the above is checked "NO"; return incomplete application for missing material.

2. **Municipal Zoning and Ordinance:**

✓	___	___	A. Zoning district for proposed divisions: Dexter Township Zoning Ordinance (municipality) and effective date: _____. There is not any municipal zoning applicable.
✓	___	___	B. Complies with minimum parcel size of: 2 acres
✓	___	___	C. Complies with minimum road frontage of: _____
✓	___	___	D. Complies with minimum width at setback of _____
___	___	✓	E. Complies with minimum water frontage of: _____

___ ___ ✓ F. Complies with minimum width to depth of: _____

___ ___ ✓ G. Complies with maximum number of parcels on a single road of: _____

___ ___ ✓ H. Complies with minimum road width requirements of: _____

___ ___ ✓ I. Complies with clear view at intersection requirements of: _____

___ ___ ✓ J. Complies with other applicable provisions of: _____

___ ___ ✓ K. Complies with other municipal ordinance applicable provisions of: _____

3. **Land Division Review:**

___ ___ ✓ A. Proposed division(s) have approval from Dexter Township Board for road named: _____

___ ___ ✓ B. Proposed divisions(s) have approval from Washtenaw County. Road Commission for access to a public road from a new road.

✓ ___ ___ C. Adequate easements for electricity, phone, gas, water, sewer, CATV, drainage, other. _____

✓ ___ ___ D. Proposed new parcel is _____square feet (or_____ sq. ft. with sewer) exclusive of natural features (floor plains; wetlands; water setbacks; beaches; slopes greater than 25%; areas not suitable for on-site sewage disposal if not sewered) (8.6).

✓ ___ ___ E. Proposed new parcel complies with zoning minimum parcel size (8.4(1) [number 2, above].

4. **Requirements for Dividing Lots in a Subdivision:**

_____(name of plat)

A .proposed split lot, in a subdivision, has approval from the _____ (applicable public agency).

5. **State Statute Division Review:**

✓			A. Property owner, applicant, agent information provided (109(1).
✓			B. Proposed division(s) complies with 108 of the statute.
✓			C. Legal description is adequate for each proposed parcel.
		✓	D. Each proposed parcel, 10 acres or smaller, does not exceed a width of 1 to a depth of 4, (or a width-to-depth required by municipal ordinance) 109 (1) (b) and 109 (1) (c)).
✓			E. Easements are adequate for public utilities from each new division to existing public utility facilities (109) (1)(g)(iii).
		✓	F. Each proposed division has an area not less than required by local ordinance (_____square feet (or _____sq ft.) in Subdivision and Condominium Ordinance OR the municipal zoning ordinance) (109)(1)(d) [as checked in numbers 2,3 and 4, above.]
		✓	G. County Road Commission, MDOT, or respective village/city street administrator, has approved each proposed new road (109(1)(e)).
		✓	H. Proposed new road for access is adequate (109(1)(e)).
✓			I. Proposed legal description(s) for each new division (s) is (are) adequate (109(1)(a).
✓			J. Sewage disposal approved for each division by the Health Department (109(1)(g)(ii)).
✓			K. Water system approved for each division by the Health Department (109(1)(g)(i)).
		✓	L. Future division rights have been transferred to _____

6. **Conclusion:**

		✓	A. Are any of the above marked "**NO**" ?

___ ___ ✓ Letter of denial giving reason sent.

___ ___ ___ B. Approved

Conditions:

_____

_____

_____

Day: _____, Month _____, Date: _____ Time: _____

Initials:

Additional notes:

Please place an ad in The Sun Times to run, August 05, 2026

MEETING NOTICE
Dexter Township Planning Commission will meet on
Tuesday, August 25, 2026, at 6:00 pm
Dexter Township Hall, 6880 Dexter-Pinckney, Dexter, MI 48130.
(734) 426-3767

A copy of the application and submitted materials may be viewed at the Dexter Township Hall during business hours *(8:30 am - 4:30 pm on weekdays, excluding holidays)*. Information will also be available on the Planning Commission page of the Township's website, https://www.dextertownshipmi.gov/planning-commission/ seven days before the public hearing date.

PURPOSE OF THE PUBLIC HEARING

Petition Number:	(P26-PC-003) Mikkelson
Applicant(s):	Bill & Shawn Mikkelson
Petition Description:	The applicants are requesting a Conditional Zoning Map Amendment from Recreation Conservation (RC) to Rural Residential (RR) for a roughly six (6) acre area.
Property Location:	3101 N. Lima Center Road, Dexter, MI 48130 (Parcel D-04-33-400-027)

Members of the public are welcome to attend the public hearing in person or by counsel to express views on the petition. Written comments should be addressed to the Planning Commission, at the address above, or may be sent by email to the Director of Planning and Zoning at dpz@dextertownshipmi.gov. All correspondence must be received by 12:00 noon on the public hearing date.

This notice is posted in compliance with PA 267 of 1976 as amended (Michigan Open Meetings Act), being MCL 15.265(4), and the Americans with Disabilities Act (ADA) of 1990, as amended, being Title 42 Chapter 126 and Title 47 Chapter 5 of the United States Code.

The Planning Commission 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 Dexter Township Zoning Board of Appeals. Individuals with disabilities requiring auxiliary aids or services should contact the Office Manager at the address and/or phone number above.

Michelle Stamboulellis
Dexter Township Clerk
Dated: July 30, 2026

Dexter Twp: Notice of Planning Commission Meeting 8/25/26

MEETING NOTICE
Dexter Township Planning Commission will meet on
Tuesday, August 25, 2026, at 6:00 pm
Dexter Township Hall, 6880 Dexter-Pinckney, Dexter, MI 48130,
(734) 426-3767

A copy of the application and submitted materials may be viewed at the Dexter Township Hall during business hours (8:30 am - 4:30 pm on weekdays, excluding holidays). Information will also be available on the Planning Commission page of the Township's website, https://www.dexter-townshipmi.gov/planning-commission/ seven days before the public hearing date.

PURPOSE OF THE PUBLIC HEARING

Petition Number:	(P26-PC-003) Mikkelson
Applicant(s):	Bill & Shawn Mikkelson
Petition Description:	The applicants are requesting a Conditional Zoning Map Amendment from Recreation Conservation (RC) to Rural Residential (RR) for a roughly six (6) acre area.
Property Location:	3101 N. Lima Center Road, Dexter, MI 48130 (Parcel D-04-33-400-027)

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Michelle Stamboulelis
Dexter Township Clerk

Published in The Sun Times News on 8/5/26

DEXTER TOWNSHIP

PLANNING COMMISSION

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

CHAIR
STEVE BURCH
VICE CHAIR
CHANDRA HURD
SECRETARY
CHRISTINA MAIER
ZBA REP
SHAUN SMITH
BOT EX OFFICIO
ALICIA ABBOTT
COMMISSIONERS
CHRISTINA MAIER
DAN BARRY
MARTY STRAUB
RECORDING SECRETARY
JANIS MILLER

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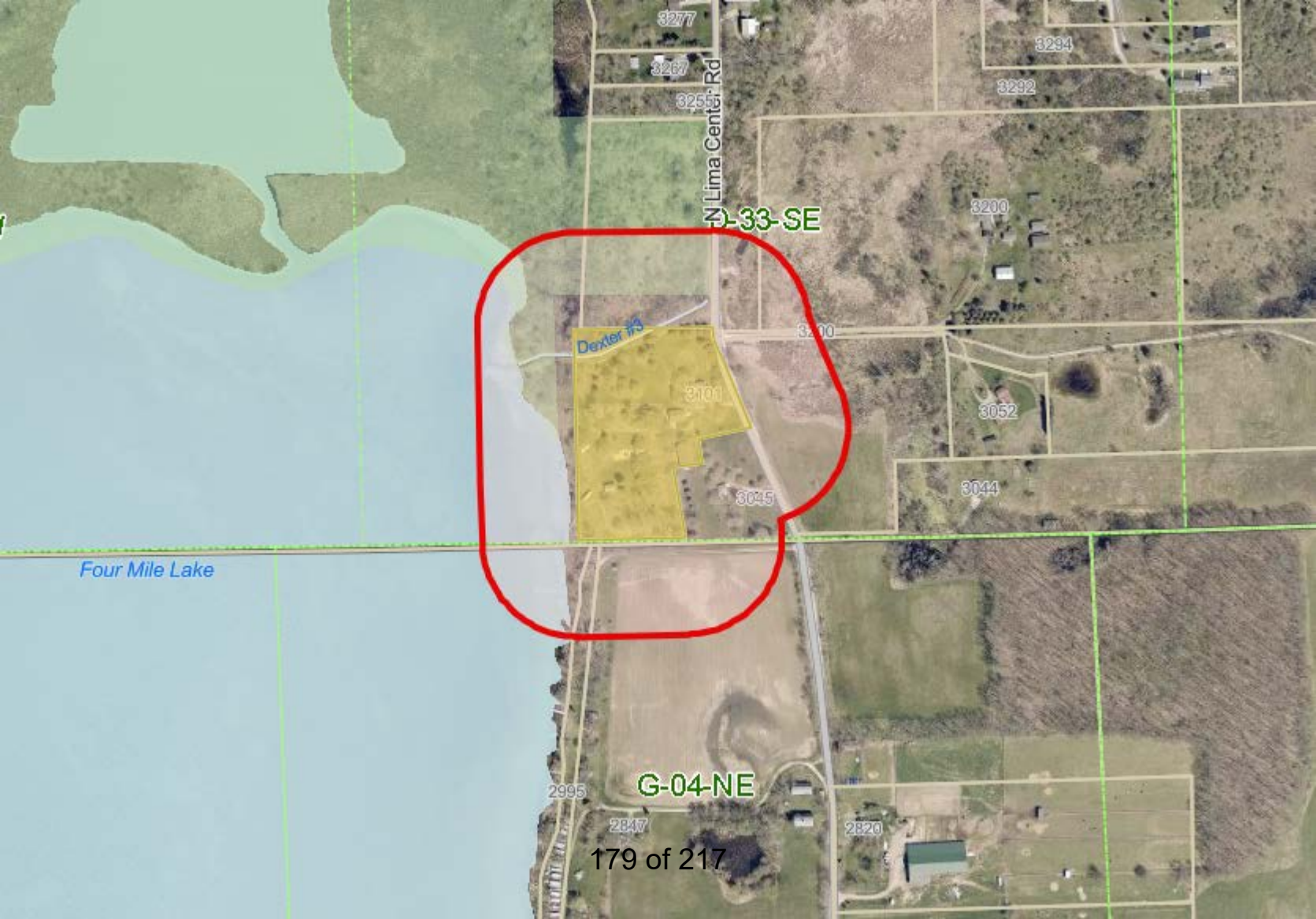
Cc: File
Interested Properties (Properties within 300 feet)
Utilities Registered with the Township for Public Notice


3277
3267
3255
N Lima Center Rd
3294
3292
3200
-D-33-SE
Dexter
3101
3052
3045
3044
Four Mile Lake
2995
G-04-NE
2847
2820

DEXTER TOWNSHIP

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

"A Community For All Seasons"

Property Address / ID	3101 N. Lima Center Road (Parcel D-04-33-400-027)
Permit Number	P26-PC-003
Photo Date	August 17, 2026
Taken By	Fletcher Reyher, AICP
Notes	Sign Inspection

310
2026. 8. 17

Sign & Staking Inspection
P26-PC-003

DEXTER TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

ORDINANCE NO. 43

RESOLUTION NO. _____

AN ORDINANCE TO AMEND THE 2020 DEXTER TOWNSHIP ZONING ORDINANCE (ORDINANCE NO. 43), AS AMENDED, TO GRANT A CONDITIONAL ZONING MAP AMENDMENT FOR PARCEL D-04-33-400-027, 3101 N. LIMA CENTER ROAD, FROM RECREATION CONSERVATION (RC) TO RURAL RESIDENTIAL (RR), SUBJECT TO A RECORDED ZONING AGREEMENT

(P26-PC-003) Mikkelson Conditional Rezoning

THE TOWNSHIP OF DEXTER ORDAINS:

WHEREAS, the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, MCL 125.3101 et seq. ("MZEA"), authorizes townships to adopt conditional zoning map amendments upon the voluntary offer of conditions by a property owner; and

WHEREAS, Article 30, Section 30.04 of the Dexter Township Zoning Ordinance ("Zoning Ordinance") establishes the procedure by which the Township may consider and approve conditional zoning map amendments; and

WHEREAS, Bill Mikkelson and Shawn Mikkelson ("Owner" or "Applicant"), owners of the property located at 3101 N. Lima Center Road, Dexter, Michigan 48130, Parcel No. D-04-33-400-027 (the "Property"), filed an application for a Conditional Zoning Map Amendment, designated Petition No. (P26-PC-003), requesting rezoning of the Property from Recreation Conservation (RC) to Rural Residential (RR); and

WHEREAS, the Owner has voluntarily offered conditions relating to the use and development of the Property, including the permanent cessation of campground operations known as Fischer's RV Park, restriction of the Property to single-family residential use, and other conditions more particularly set forth in the Zoning Agreement attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, notice of a public hearing on Petition No. (P26-PC-003) was published and posted in accordance with the MZEA and the Michigan Open Meetings Act, PA 267 of 1976, as amended, and mailed and posted as required by Article 30 and Article 31 of the Zoning Ordinance; and

WHEREAS, the Dexter Township Planning Commission ("Planning Commission") held a duly noticed public hearing on August 25, 2026, at which all interested persons were given the opportunity to be heard, and reviewed the request under the decision criteria set forth in Section 30.04(F) of the Zoning Ordinance, including consistency with the Master Plan, compatibility with the Property and surrounding area, adequacy of infrastructure and services, and the adequacy of the conditions offered; and

WHEREAS, following such public hearing, the Planning Commission, by the unanimous vote of all its members, forwarded Petition No. (P26-PC-003) to the Township Board with a FAVORABLE RECOMMENDATION for the following reasons: *The voluntary conditions offered by the applicant, as*

memorialized in the draft zoning agreement reviewed by Township Counsel, were found to adequately mitigate potential impacts.; and

WHEREAS, the Township Board has reviewed the Planning Commission's recommendation, the Planning Commission Staff Report dated August 25, 2026, and the record of the proceedings and has determined that the request, subject to the conditions voluntarily offered by the Owner, satisfies the decision criteria of Section 30.04(F) of the Zoning Ordinance;

NOW, THEREFORE, THE TOWNSHIP OF DEXTER ORDAINS:

Section 1. Zoning Map Amendment.

The Zoning Map of the Dexter Township Zoning Ordinance is hereby amended to reclassify the following described property from Recreation Conservation (RC) to Rural Residential (RR):

> *DE 33-7A-1B PCL "B" COM AT NE COR SEC 4, T2S-R4E, TH N 89-28-38 W 1586.16 FT, TH N 00-27-49 E 16.50 FT TO A POB, TH CONT N 00-27-49 E 650.41 FT, TH S 88-58-03 E 429.85 FT, TH S 02-43-27 W 20.55 FT, TH S 20-53-20 E 312.73 FT, TH S 79-35-09 W 168.65 FT, TH S 06-44-23 E 76.12 FT, TH S 83-15-37 W 89.85 FT, TH S 08-28-34 E 218.73 FT, TH N 89-28-38 W 331.66 FT TO THE POB. PT OF SE 1/4 SEC 33, T1S-R4E, 6.12 AC. SPLIT ON 11/08/2016 FROM D-04-33-400-023.*

Also known as Parcel No. D-04-33-400-027, 3101 N. Lima Center Road, Dexter, Michigan 48130.

Section 2. Conditional Nature of Rezoning; Zoning Agreement.

This rezoning is a conditional zoning map amendment approved pursuant to Article 30 of the Zoning Ordinance and Section 405 of the MZEA, MCL 125.3405. The rezoning of the Property is expressly conditioned upon the voluntary conditions offered by the Owner and set forth in the Zoning Agreement attached and incorporated as Exhibit A. The Zoning Agreement shall be executed by the Owner and the Township and recorded with the Washtenaw County Register of Deeds. Costs of recording shall be borne by the Owner.

Section 3. Effective Date of Rezoning Contingent on Recording.

Notwithstanding Section 7 of this Ordinance, the rezoning of the Property authorized by Section 1 of this Ordinance shall not take effect, and the Property shall remain classified Recreation Conservation (RC), until the Zoning Agreement has been executed by all parties and recorded with the Washtenaw County Register of Deeds, and a copy of the recorded Zoning Agreement has been submitted to the Township, all in accordance with Section 30.04(H) of the Zoning Ordinance. If the Zoning Agreement is not recorded within one (1) year of the date of adoption of this Ordinance, this Ordinance shall be void and of no further effect unless extended by the Township Board for good cause shown.

Section 4. Reversion.

If the conditional zoning map amendment becomes void under Section 30.04(I) of the Zoning Ordinance for failure to commence the approved use within two (2) years of approval, or if the Zoning Agreement is revoked pursuant to Section 30.04(K) of the Zoning Ordinance following a public hearing for noncompliance with its conditions, the Property shall automatically revert to the Recreation Conservation (RC) zoning classification without further action of the Township Board, as provided in the Zoning Agreement.

Section 5. Severability.

If any section, clause, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, which shall continue in full force and effect.

Section 6. Repeal.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. Effective Date.

This Ordinance shall become effective seven (7) days after publication of notice of its adoption in a newspaper of general circulation in the Township, or upon such later date as required by the MZEA, provided that the rezoning of the Property authorized herein shall further remain subject to the contingency set forth in Section 3 above.

Motion by: _____ Supported by: _____

YEAS: _____ NAYS: _____ ABSENT: _____ ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I, Michelle Stamboulellis, Clerk of Dexter Township, Washtenaw County, Michigan, a Michigan general law township, do hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of Dexter Township at a regular meeting held at the Dexter Township Hall, 6880 Dexter-Pinckney Road, Dexter, Michigan 48130, at 6:00 p.m., Eastern Time, on the 20th day of October, 2026, after a public hearing and recommendation by the Dexter Township Planning Commission, and that the following members were present:

Present: _____

Absent: _____

_____

Michelle Stamboulellis, Clerk

Dexter Township

_____

Lonnie Scott, Supervisor

Dexter Township

Exhibit A: Zoning Agreement (P26-PC-003 Mikkelson)

DRAFT ZONING AGREEMENT
CONDITIONAL ZONING MAP AMENDMENT
DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

THIS ZONING AGREEMENT is made this ____ day of _____ 20___, by and between: Bill Mikkelson and Shawn Mikkelson, whose address is 3101 N. Lima Center Road, Dexter, MI 48130, hereinafter referred to as "Owner," and Dexter Township, a Michigan general law township, whose address is 6880 Dexter-Pinckney Road, Dexter, MI 48130, hereinafter referred to as "Township."

WITNESSETH:

(1) The purpose of this Agreement is to establish the voluntary conditions offered by the Owner in support of a Conditional Zoning Map Amendment pursuant to Article 30 of the Dexter Township Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

(2) The property that is subject to this Declaration is located in Dexter Township, Washtenaw County, Michigan and is described as follows:

(3) **3101 Lima Center Road, Dexter, MI 48130, Parcel D-04-33-400-027 or DE 33-7A-1B PCL " B " COM AT NE COR SEC 4, T2S-R4E, TH N 89-28-38 W 1586.16 FT, TH N 00-27-49 E 16.50 FT TO A POB, TH CONT N 00-27-49 E 650.41 FT, TH S 88-58-03 E 429.85 FT, TH S 02-43-27 W 20.55 FT, TH S 20-53-20 E 312.73 FT, TH S 79-35-09 W 168.65 FT, TH S 06-44-23 E 76.12 FT, TH S 83-15-37 W 89.85 FT, TH S 08-28-34 E 218.73 FT, TH N 89-28-38 W 331.66 FT TO THE POB. PT OF SE 1/4 SEC 33, T1S-R4E, 6.12 AC. SPLIT ON 11/08/2016 FROM D -04-33-400-023;** The Owner declares that they are the fee owner of the property, have the authority to enter into this Agreement, and voluntarily offer the conditions contained herein as consideration for the requested Conditional Zoning Map Amendment from Recreation Conservation (RC) to Rural Residential (RR);

(4) The Dexter Township Planning Commission held a duly noticed public hearing for **P26-PC-003** on August 25, 2026, and forwarded the request to the Dexter Township Board of Trustees with a recommendation of _____.

(5) The Township Board _____ the Conditional Zoning Map Amendment by Ordinance No. ___ on _____, subject to this agreement.

(6) The Owner voluntarily offers the following conditions, which are relied upon by the Township in approving the Conditional Zoning Map Amendment:

(A) On or before the effective date of this Agreement, the seasonal campground known as Fischer's RV Park shall permanently cease operations.

(B) Following the effective date of this Agreement, the property shall not be used as a campground, RV park, or for any similar commercial recreational use.

(C) The property shall thereafter be developed and used only for single-family residences as the principal use and otherwise in accordance with the Rural Residential (RR) District and the conditions contained in this Agreement.

(D) Any conversion of the existing bathhouse/restroom building to a dwelling shall comply with all applicable Township ordinances and shall require approval from the Washtenaw County Health Department, if applicable.

(E) The Owner agrees that any parcels created as a result of the proposed land division associated with this Conditional Zoning Map Amendment shall comply with all applicable Rural Residential (RR) District standards, including minimum lot area, minimum lot width, and required setbacks, as applicable;

(F) Each parcel created through the proposed land division shall have lawful access to N. Lima Center Road through individual driveways, shared driveways, or legally established access easements, subject to review and approval by the applicable governmental agencies;

NOW THEREFORE, IT IS DECLARED AND AGREED by the Owners and the Township that:

(1) This Agreement has been voluntarily proposed by the Owner, and the Township has relied upon the conditions contained herein in approving the Conditional Zoning Map Amendment;

(2) This Agreement is authorized by the Michigan Zoning Enabling Act, the Dexter Township Zoning Ordinance, and all other applicable state and federal laws;

(3) The Property shall only be developed and used for single-family dwellings as the principal use, in accordance with this Agreement;

(4) Nothing contained herein authorizes any use or development not otherwise permitted within the Rural Residential (RR) District or by this Agreement;

(5) This Agreement shall run with the land and shall be binding upon the Owner, the Township, and their respective heirs, successors, assigns, receivers, and transferees;

(6) This Agreement shall not become effective until it has been recorded with the Washtenaw County Register of Deeds;

(7) If the Conditional Zoning Map Amendment becomes void pursuant to Article 30 of the Dexter Township Zoning Ordinance, or if this Agreement is revoked following the procedures established therein, the Property shall revert to the Recreation Conservation (RC) District;

(8) This Agreement may only be amended by mutual consent of the Owner, the Planning Commission, and the Township Board following the procedures established by Article 30;

(9) Failure to comply with this Agreement shall constitute a violation of the Dexter Township Zoning Ordinance and may result in enforcement action, including reversion of the Property to its original zoning classification;

(10) If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect;

(11) This Agreement shall be governed by the laws of the State of Michigan, and venue for any action shall lie in Washtenaw County, Michigan;

[Remainder of page intentionally left blank – signatures on following page]

IN WITNESS WHEREOF, the Owners and Township have executed this Zoning Agreement and have caused their hands and seals to be affixed hereto on the dates noted below.

OWNER:

_____
Bill Mikkelson

_____
Shawn Mikkelson

STATE OF MICHIGAN)
COUNTY OF WASHTENAW) ss

The foregoing instrument was acknowledged before me this _____ day of _____20___, by Bill Mikkelson and Shawn Mikkelson.

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

TOWNSHIP:
Dexter Township
A Michigan general law township
BY: _____
Lonnie Scott
Its: Supervisor

STATE OF MICHIGAN)
COUNTY OF WASHTENAW) ss

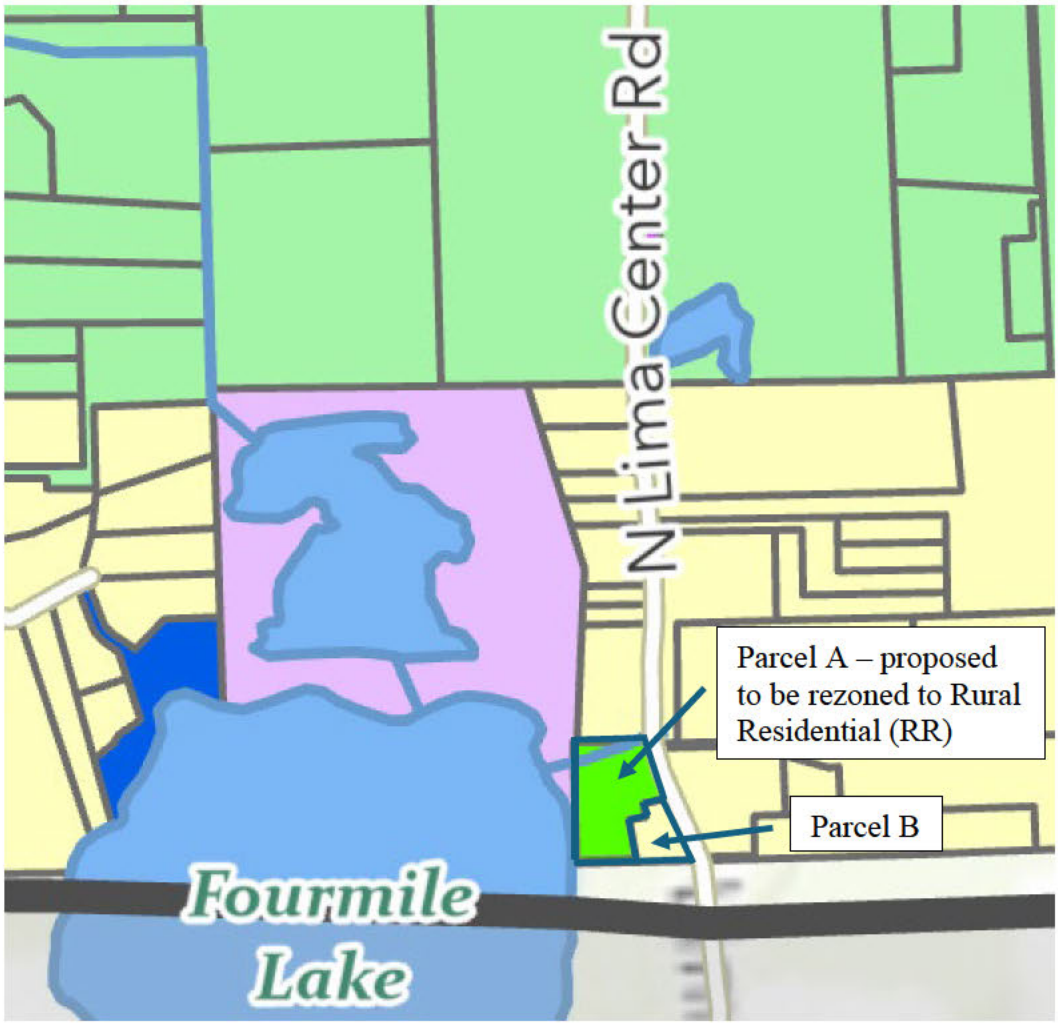
The foregoing instrument was acknowledged before me this ____ day of _____ 20___, by Lonnie Scott, Dexter Township Supervisor, on behalf of the Township.

_____
_____, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County, Michigan
My commission expires: _____.

Drafted by and when recorded return to:
Fletcher Reyher, AICP
Dexter Township Director of Planning and Zoning
6880 Dexter-Pinckney Road
Dexter, MI 48130
Telephone: 734 426.3767
dpz@dextertownshipmi.gov

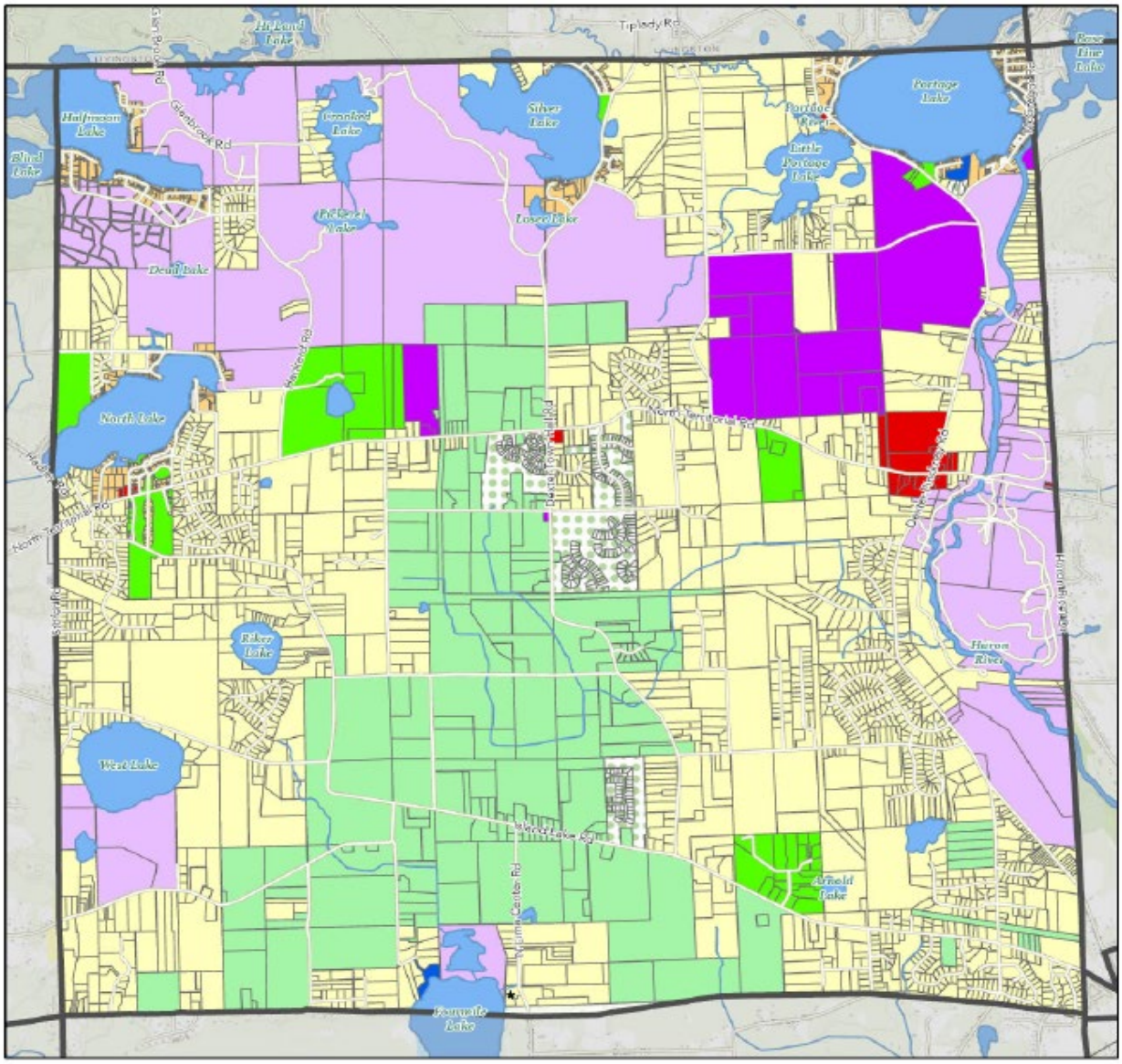
90784:00001:202958940-1

Current Zoning:



Zoning Districts

- Agricultural
- Recreation Conservation
- Commercial
- Common Use
- Public Recreation
- Public Institutional
- Rural Residential
- Lakes Residential
- Open Space Community



Proposed Zoning Map

Dexter Township
Washtenaw County, Michigan

- Agricultural
- Recreation Conservation
- Commercial
- Common Use
- Public Recreation
- Public Institutional
- Rural Residential
- Lakes Residential
- Open Space Community
- ★ Conditional Rezoning
- Lakes and Ponds
- Railroads
- Creeks and Rivers

0 0.25 0.5 1 1.5 Miles

Data: Dexter Township, Washtenaw County
Prepared by: Carlisle/Wortman Associates, Inc.
Date: September 1, 2026

90784:00001:203028669-1

DEXTER TOWNSHIP

Dexter Township Office Administrator Report

September 15, 2026

Metroparks Pass Program

The fourth year of the Metroparks Pass Program has begun. The submission window to complete the survey opened on September 1, 2026 and will run through October 30, 2026. Residents will soon be receiving a mailer with information about the program and will also be reminded through In the Loop and a physical fall newsletter that will be going out soon. As of noon on September 10, 2026, we have received 717 submissions. We will continue to share reminders and information with residents throughout the signup period. We will also host a Coffee Chat on September 19, 2026 where staff will be available to 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 17 and continuing through the end of November. To help ensure continued staffing and coverage, a job posting was issued for the vacant position and five interviews were conducted. Following the interviews and reference checks, an offer was extended to one of the candidates. More information will be shared with the Board as the hiring process progresses.

North Lake United Methodist Church 190th Anniversary

This was mentioned in my August report, but I would like to share it with the Board again. 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 are expected to sound appropriately during scheduled testing. Three sirens previously identified as not sounding appropriately required additional troubleshooting: Silver Hill Road at DNR, Island Lake Road east of King Hill, and Dexter-Pinckney Road at Fleming. West Shore Services, our 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 testing. West Shore Services did mention that because the sirens have two control panels (one Federal and one Whelen), there may be 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 scheduled testing. County volunteers were not stationed at all sixteen sirens during the September 5 test, but for the final siren test of the year on Saturday, October 3, County volunteers will be stationed at all sixteen locations to verify that each warning siren is sounding appropriately.

IT Services Update

Black Rock completed 7 help desk tickets in August, with no tickets remaining open. They also applied 265 software patches and backed up 1.18 TB of Township data.

WAVE Service Update

Dexter Township residents utilized 133 rides with the WAVE bus in July, with most trips going from Dexter Township to Dexter City and Chelsea. Rides have fluctuated over the past year and tend to rise and fall throughout the year. Ridership increased from June, which had 128 rides. The WAVE Board also approved fare increases effective October 1, 2026, including door to door service increasing from $1 to $6 for full-fare riders. Washtenaw County residents age 60+ will continue to ride at no cost due to the County's older persons millage. We stay in close communication with WAVE representatives and provide regular updates to residents via In the Loop and our quarterly physical newsletters.

BLKRK

CLIENT SERVICE REPORT

Monthly Service Report

Dexter Township

August 2026

Reporting window: August 1, 2026 - August 31, 2026

Generated Sep 2, 2026, 9:59 AM ET

SERVICE ACTIVITY

Support and management overview

TICKETS CLOSED	TICKETS OPEN	TOTAL TECHNICIAN TIME	ACTIONS PERFORMED
7	0	5h	155
Closed during this period	Open at period end	10 approved time entries	Management actions

SECURITY INCIDENTS	PATCHES APPLIED	MANAGED DEVICES
22	265	19
SentinelOne threats detected	Installed during this period	Current managed inventory

MANAGED ENVIRONMENT

Devices by operating system

Windows workstations	15
Windows servers	4
macOS devices	0
Other managed devices	0

Management activity metrics were retrieved when this report was generated.

DATA PROTECTION

Backup overview

DATA BACKED UP

1.18 TB

1 protected location

BACKUP SCHEDULE SUMMARY

Image backup plan (Image): daily to Cloud

Last successful backup: Sep 2, 2026, 1:13 AM ET

Schedule cadence is summarized from observed backup-plan job history.

DELIVERY WORK

Active projects

No active projects

There were no non-completed client projects when this report was generated.

Questions about this report?

Reply to the delivery email or contact the Black Rock Technologies support team.

Cities Dashboard

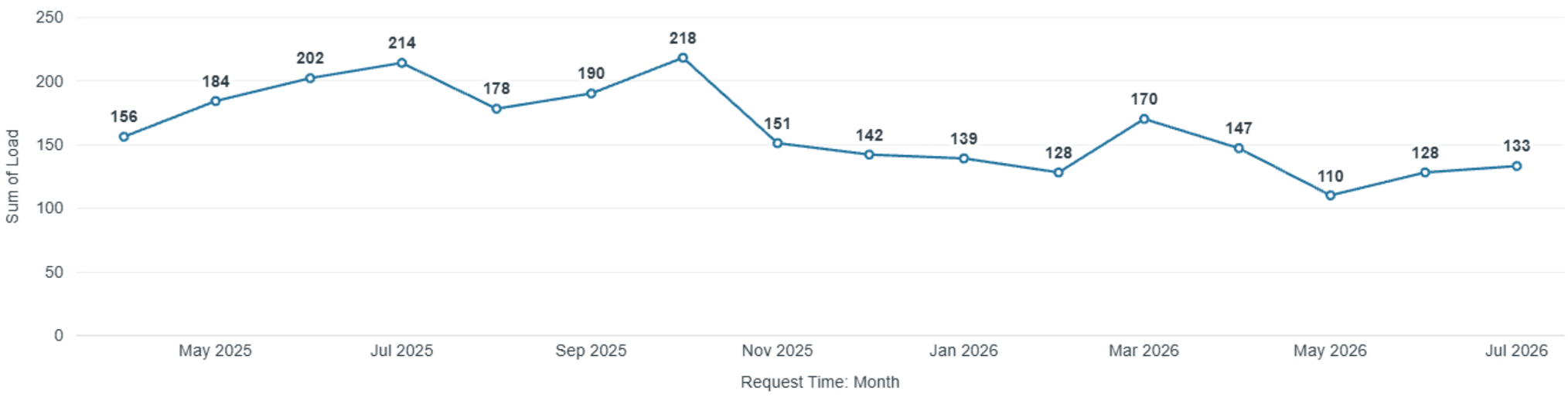
Dexter Township - Door to Door Services

In the first chart below called trend, you'll see the number of trips attributed to your area represented by the blue line. The "YTD Households Served" number is looking at the households served over the last 12 months. [[ACS shows 1747 households in your area]].

Cancel Trend line graph shows how many rides were canceled by the call center (blue), by the rider on the app (purple), and by the driver due to a no-show (red).

Unfulfilled requests Sankey diagram shows recorded requests WAVE could not fulfil this last month from your area, showing which of those requests were to go to somewhere within our primary service area of Western Washtenaw vs trying to go to the rest of Washtenaw County.

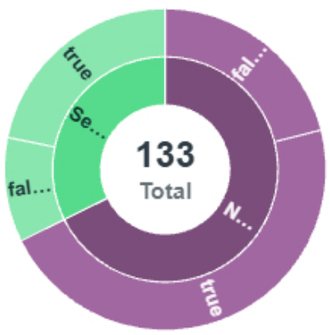
Dexter Township - Trend



Dexter Township - YTD Househol

78

Demographics - Dexter Township

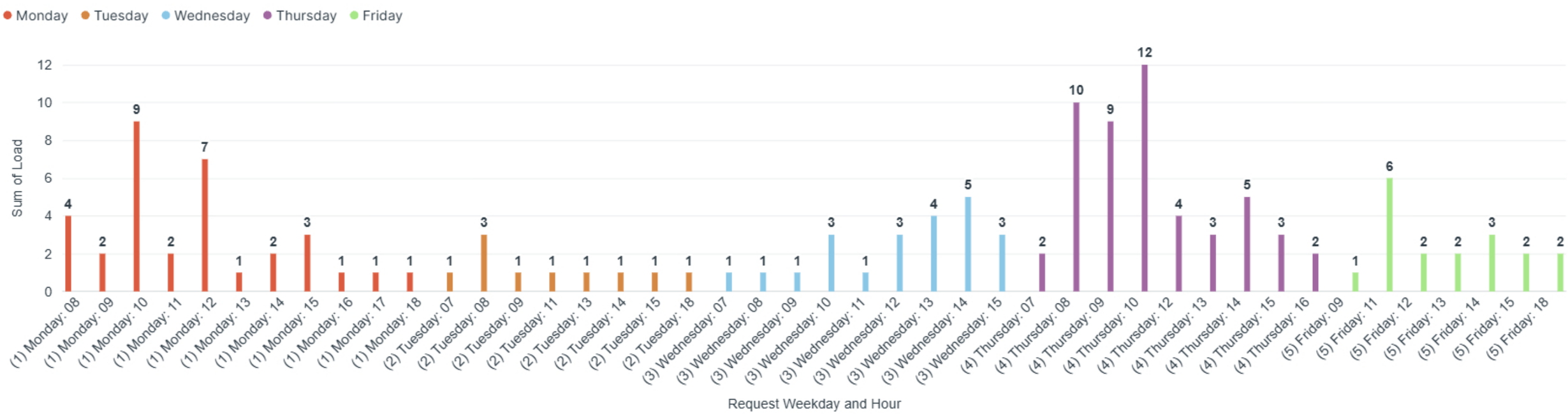


Dexter Township - Previous Month Highlights

Distinct values of Rider ID	Sum of Load	Sum of Actual Miles	Average of Actual Miles	Sum of Trip Duration Minutes	Average of Trip Duration Minutes
21	133	1,378.71	10.37	2,932.09	22.05

1 row

Dexter Township - Last Month Peak



Rides that Start in Dexter Township go to....

Origin Type	Destination Type	Sum of Load	Distinct values of Rider ID
Dexter Township	Chelsea City	25	6
Dexter Township	Scio Township	11	3
Dexter Township	Dexter City	9	3
Dexter Township	Lima Township	9	1

Rides that end to Dexter Township start in....

Origin Type	Destination Type	Sum of Load	Distinct values of Rider ID
Chelsea City	Dexter Township	48	10
Dexter City	Dexter Township	13	4
Lima Township	Dexter Township	5	2
Lyndon Township	Dexter Township	4	1

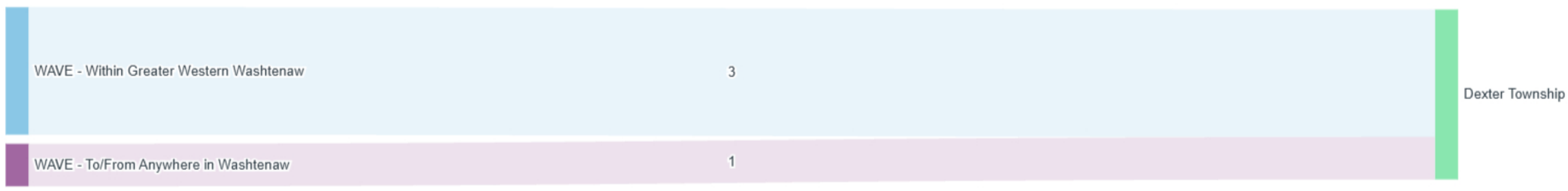
Dexter Township	Lyndon Township	4	1
Dexter Township	Ann Arbor City	1	1

6 rows

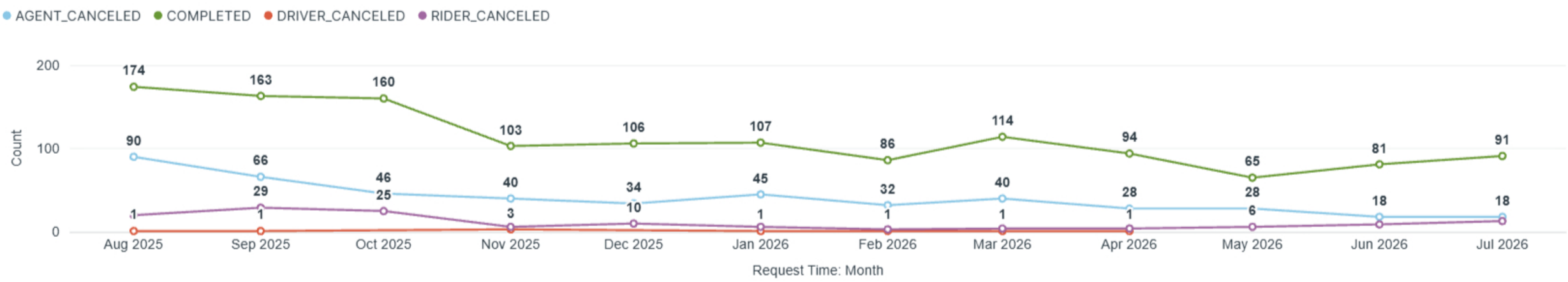
Sylvan Township	Dexter Township	3	2
Scio Township	Dexter Township	1	1

6 rows

Unfulfilled Requests Diagram - Dexter Twnshp



Cancel trend - Dexter Township



WAVE Rider Notice: Service & Fare Changes effective Oct 1, 2026

Chelsea Community Ride (CCR) — twice as frequent

- Buses will run every 30 minutes instead of every hour, with the first departure at 8:20 a.m.
- Because the bus deviates off route to serve riders, it may run up to 15 minutes behind schedule.
- Deviation fares are $2 for regular riders, $1 for discounted riders.

City of Chelsea Door-to-Door — new hours

- Door-to-Door service in and out of the City of Chelsea will operate 7:00 a.m. to 7:00 p.m.
- Door-to-Door for Washtenaw County Older Persons (60+) will operate 6:00 a.m. to 9:00 p.m. but will be strongly encouraged to use the Chelsea Community Ride during peak hours.
- If you live inside the CCR deviation zone, please plan to ride the CCR during CCR service hours. Door-to-Door will remain available to riders as medically necessary.

Jackson Road Connector (JRC) — slight schedule change, updated deviation zone

- The route will run its normal run, but every 40 minutes to allow for deviations.
- The bus may run up to 10 minutes behind schedule for deviations.

Community Connector (CC) — same schedule, updated deviation zone

- Service between Chelsea, Dexter, and Scio is unchanged on weekdays and weekends.
- The bus may run up to 10 minutes behind schedule for deviations.

How deviated fixed routes work

- Request a deviation through dispatch or in the RidePingo app.
- Deviations are curb-to-curb — the bus meets you at the curb rather than at your door.
- FAQ and Deviation Zones will be on the website before October 1.

New Fares

Wash. County residents 60+ continue to ride free once registered, thanks to the Older Persons' Millage

Service	Standard fare	Discounted fare**
Chelsea Community Ride (CCR)	**Free**	Free
CCR Deviation	**$2.00**	$1.00
Jackson Road Connector (JRC)	**$2.00**	$1.00
Community Connector (CC) — by distance	**$2.00 – $4.00**	$1.00 – $2.00
Door-to-Door — within Western Washtenaw	**$6.00**	$3.00
Door-to-Door — anywhere in Washtenaw	**$10.00**	$5.00

***Discounted fares are available to riders who qualify. Visit our website to fill out our ADVANTAGE Form or contact dispatch to confirm your eligibility.*

Questions? Visit ridethewavebus.org or call dispatch at 734-475-9494. Download the RidePingo app to plan trips, request deviations, and view live route information.

Chelsea Community Ride *WEEKDAY* Update Starting October 2026

Bus can be up to 15 minutes late

CRC Campus	Bushnell & Warren Apts	The Pines	CSB Plaza	Polly's	Chelsea Shopping Center	Wellness Center	Chelsea Hospital	Palmer Auto	Clock Tower	Chelsea Senior Center
8:20 AM	8:27 AM	8:30 AM	8:34 AM	8:37 AM	8:39 AM	8:43 AM	8:46 AM	8:50 AM	8:52 AM	8:57 AM
8:50 AM	8:57 AM	9:00 AM	9:04 AM	9:07 AM	9:09 AM	9:13 AM	9:16 AM	9:20 AM	9:22 AM	9:27 AM
9:20 AM	9:27 AM	9:30 AM	9:34 AM	9:37 AM	9:39 AM	9:43 AM	9:46 AM	9:50 AM	9:52 AM	9:57 AM
9:50 AM	9:57 AM	10:00 AM	10:04 AM	10:07 AM	10:09 AM	10:13 AM	10:16 AM	10:20 AM	10:22 AM	10:27 AM
10:20 AM	10:27 AM	10:30 AM	10:34 AM	10:37 AM	10:39 AM	10:43 AM	10:46 AM	10:50 AM	10:52 AM	10:57 AM
10:50 AM	10:57 AM	11:00 AM	11:04 AM	11:07 AM	11:09 AM	11:13 AM	11:16 AM	11:20 AM	11:22 AM	11:27 AM
11:50 AM	11:57 AM	12:00 PM	12:04 PM	12:07 PM	12:09 PM	12:13 PM	12:16 PM	12:20 PM	12:22 PM	12:27 PM
12:20 PM	12:27 PM	12:30 PM	12:34 PM	12:37 PM	12:39 PM	12:43 PM	12:46 PM	12:50 PM	12:52 PM	12:57 PM
12:50 PM	12:57 PM	1:00 PM	1:04 PM	1:07 PM	1:09 PM	1:13 PM	1:16 PM	1:20 PM	1:22 PM	1:27 PM
1:20 PM	1:27 PM	1:30 PM	1:34 PM	1:37 PM	1:39 PM	1:43 PM	1:46 PM	1:50 PM	1:52 PM	1:57 PM
1:50 PM	1:57 PM	2:00 PM	2:04 PM	2:07 PM	2:09 PM	2:13 PM	2:16 PM	2:20 PM	2:22 PM	2:27 PM
2:20 PM	2:27 PM	2:30 PM	2:34 PM	2:37 PM	2:39 PM	2:43 PM	2:46 PM	2:50 PM	2:52 PM	2:57 PM
2:50 PM	2:57 PM	3:00 PM	3:04 PM	3:07 PM	3:09 PM	3:13 PM	3:16 PM	3:20 PM	3:22 PM	3:27 PM
3:20 PM	3:27 PM	3:30 PM	3:34 PM	3:37 PM	3:39 PM	3:43 PM	3:46 PM	3:50 PM	3:52 PM	3:57 PM
3:50 PM	3:57 PM	4:00 PM	4:04 PM	4:07 PM	4:09 PM	4:13 PM	4:16 PM	4:20 PM	4:22 PM	

While not all timepoints are published, all WAVE stops remain the same.

Real-time bus arrival tracking can be done on the RidePingo App

Deviation requests can be made on the RidePingo App or by calling the dispatch team.

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Questions? Visit ridethewavebus.org or call dispatch at 734-475-9494. Download the RidePingo app to plan trips, request deviations, and view live route information.

JRC Weekday Update - Starting October 2026

Bus can be up to 10 minutes late for deviations

Woodview Commons	Scio Farms Main Entrance	UM West	Meijer / AAATA
6:30 AM	6:31 AM	6:45 AM	6:52 AM
7:10 AM	7:11 AM	7:25 AM	7:32 AM
7:50 AM	7:51 AM	8:05 AM	8:12 AM
8:30 AM	8:31 AM	8:45 AM	8:52 AM
9:20 AM	9:21 AM	9:35 AM	9:42 AM
10:00 AM	10:01 AM	10:15 AM	10:22 AM
10:40 AM	10:41 AM	10:55 AM	11:02 AM
11:20 AM	11:21 AM	11:35 AM	11:42 AM
12:00 PM	12:01 PM	12:15 PM	12:22 PM
1:30 PM	1:31 PM	1:45 PM	1:52 PM
2:10 PM	2:11 PM	2:25 PM	2:32 PM
2:50 PM	2:51 PM	3:05 PM	3:12 PM
3:30 PM	3:31 PM	3:45 PM	3:52 PM
4:10 PM	4:11 PM	4:25 PM	4:32 PM
4:50 PM	4:51 PM	5:05 PM	5:12 PM
5:30 PM	5:31 PM	5:45 PM	5:52 PM
6:10 PM	6:11 PM	6:25 PM	6:32 PM

While their timepoints are not published, WAVE does still pick up riders at Willowtree & Stabler Sunward Cohousing Great Oak Lakestone

Real-time bus arrival tracking can be done on the RidePingo App

Deviation requests can be made on the RidePingo App or by calling the dispatch team.

Fare discounts can only be provided after the ADVANTAGE form is filled out.

DEXTER TOWNSHIP

Dexter Township Supervisor Report

September 15, 2026

Budget Update

As of the end of August, we are 41.92% through our fiscal year. There are no department level concerns at this time. However, there is a significant overage in the Recording Secretary line item. Operational changes were discussed by the executive committee and are being taken immediately to prevent continued overages.

Tree Clearing

Following the storms we had severe tree damage behind the Township Hall and needed to have the tree removed. As of today (9/9/26) The executive committee is still reviewing bids, but will have selected and had the work completed by the time of our meeting.

Police Services Steering Committee

The police services steering committee held our August Meeting on August 21. At the meeting we worked on an RFP for a consultant, paid for by the county, to assist with a new methodology and recommendations for contract policing.

DAFD

The storms moving through our area recently saw the DAFD Firefighters respond to over 30 incidents in a day. I want to commend them for their tireless work on behalf of the community. DAFD Bargaining is also continuing to progress, and we are meeting and in regular communication in hopes of reaching an agreement in the coming months.

FY 2028 Budget

I've started work on the FY 2028 budget and encourage all members of the board to reach out to me with any requests or questions as we prepare to enter into our next budgeting process in the coming months.

Heavy Truck Restrictions

We've been asked by a resident to look into the Townships ability to limit trucks on certain roads within the Township. I've been having conversations the Washtenaw County Road Commission and will work with legal counsel and report back once we have clear guidance.

Dexter Township Clerk's Report

August 2026

Clerk's Office:

The Clerk's office has 2 FOIA's that were received to the Clerk's office to report on for the month of August:

1. 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.

2. 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 three 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.

The weekly Executive Committee meeting date and time have changed from Tuesdays at 11am to Mondays at 11:30am. We meet every week except for the fourth week of the month, that date is dedicated to our monthly Staff Meeting.

Election Status:

The Clerk's office has officially begun the process for the upcoming November 3, 2026 State General Election. The ballots have been proofed by the Clerk and Election Commission Committee and are in the process of being printed. They should be arriving to the Clerk's office next week and will be mailed to all Absentee Voters recipients on September 19th, in accordance with the 45-day deadline. All Military and FPCA applications will have their ballots emailed or mailed to them by noon on September 19, 2026.

Washtenaw County will be hosting In-Person training sessions for Election Inspectors:

- Election Day EPB – All Inspectors and Chairs are invited.
- Deescalation Training – Strategies to help calm tense situations / conflict.

Absentee Ballots:

If you are on the Perm Ballot list or have requested an absentee ballot for the upcoming election please make sure to mail the ballot back 2 weeks before the election due to the potential delay in mail delivery. You also are always welcome to drop your ballot off to your Clerk, in person, or in the Ballot Drop Box located in front of the Dexter Township Hall.

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.

Dexter Township has received many interested Election Workers for this coming Election year. We are still seeking Republican Election Workers for the upcoming 2026 State Primary and General Elections. There is mandatory paid training for all new workers to be able to serve in the upcoming elections. The class is taught online via ZOOM. As always, we want to extend a big Thank You to everyone who has worked and their dedication to our Election Process, I am looking forward to working with all the current and new workers 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

CASH SUMMARY REPORT FOR DEXTER TOWNSHIP

From 08/01/2026 to 08/31/2026
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 08/01/2026	Total Debits	Total Credits	Ending Balance 08/31/2026
Fund: 101 GENERAL FUND					
001.102	DEPOSITORY ACCOUNT	(503,550.59)	16,366.58	400,000.00	(887,184.01)
001.202	DISBURSEMENT ACCOUNT	418,179.64	407,275.29	522,176.73	303,278.20
004.000	PETTY CASH	122.86	0.00	0.00	122.86
017.000	MI CLASS	1,203,805.01	0.00	0.00	1,203,805.01
017.001	PERSHING LLC	2,044,114.78	0.00	0.00	2,044,114.78
	GENERAL FUND	3,162,671.70	423,641.87	922,176.73	2,664,136.84
Fund: 206 FIRE FUND					
001.102	DEPOSITORY ACCOUNT	596,647.97	0.00	0.00	596,647.97
017.000	MI CLASS	596,531.50	0.00	0.00	596,531.50
	FIRE FUND	1,193,179.47	0.00	0.00	1,193,179.47
Fund: 207 POLICE FUND					
001.102	DEPOSITORY ACCOUNT	1,123,022.91	0.00	0.00	1,123,022.91
017.000	MI CLASS	596,531.50	0.00	0.00	596,531.50
017.001	PERSHING LLC	258,907.91	0.00	0.00	258,907.91
	POLICE FUND	1,978,462.32	0.00	0.00	1,978,462.32
Fund: 245 OPEN SPACE LAND INITIATIVE					
001.102	DEPOSITORY ACCOUNT	1,065,664.92	0.00	0.00	1,065,664.92
001.202	DISBURSEMENT ACCOUNT	(48,595.47)	0.00	6,824.30	(55,419.77)
017.000	MI CLASS	159,642.17	0.00	0.00	159,642.17
	OPEN SPACE LAND INITIATIVE	1,176,711.62	0.00	6,824.30	1,169,887.32
Fund: 401 CAPITAL PROJECT FUND					
001.102	DEPOSITORY ACCOUNT	978,428.51	0.00	0.00	978,428.51
001.202	DISBURSEMENT ACCOUNT	(262,757.63)	0.00	0.00	(262,757.63)
	CAPITAL PROJECT FUND	715,670.88	0.00	0.00	715,670.88
Fund: 701 GENERAL AGENCY FUND					
001.102	DEPOSITORY ACCOUNT	58,266.07	0.00	0.00	58,266.07
	GENERAL AGENCY FUND	58,266.07	0.00	0.00	58,266.07
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:	8,284,962.06	423,641.87	929,001.03	7,779,602.90

"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 (August 2026)

Date: September 15, 2026

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

August 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 August Takeaways:

- One (1) Conditional Rezoning Application was considered by the Planning Commission in August.
- Two variance requests were considered by the Zoning Board of Appeals on September 01, 2026.
- Zoning permit volume and permit revenue were lower compared to August 2025.
- Ordinance Enforcement volume is on track to exceed 2025 numbers.

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 held a public hearing on August 25, 2026, and forwarded a favorable recommendation to the Township Board.

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 held a public hearing on September 1, 2026, and approved the variance request to allow a front yard setback of 5 feet 8 inches, where 80 feet is required, and a waterbody setback of 33 feet 1 inch, where 35 feet is required.
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 held a public hearing on September 1, 2026, and approved the variance request to allow a front yard setback of 23 feet 3 inches, where 80 feet is required.

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 September 22, 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.
Farm Stay / Agrotourism Ordinance.	Review and Discussion of a Farm Stay / Agrotourism Ordinance with consideration of the use of Accessory Dwelling Units (ADUs) as directed by the Township Board at their August 18, 2026, Meeting.
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	**August 2026**	**Year Total - 2026**	**Year Total - 2025**
Zoning Minor	5	20	28
Zoning Major	5	52	107
Sign	0	0	0
Temporary	0	0	0
TOTAL	10	72	135

PERMIT REVENUE SUMMARY:
August 2026 Revenue: $1,157.00
2026 YTD Revenue: $8,153.00
2025 YTD Revenue: $13,860.00

Monthly Year-Over-Year Comparison			
Permit Type	**August 2026**	**August 2025**	**YoY Change**
Zoning Minor	5	2	150%
Zoning Major	5	12	-58%
Sign	0	0	n/a
Temporary	0	0	n/a
TOTAL	**10**	**14**	**-28%**

Permit Revenue – June Comparison			
Period	**2026 Revenue**	**2025 Revenue**	**YoY Change**
August	$1,157.00	$1,876.00	-38%

August 2026 Zoning Permit activity was lower than August 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	Closed

E26-CE-0015	Unpermitted Sign	Closed
E26-CE-0016	Section 16.30 / Sec. II - Blight & Ordinance 36 - Dangerous Buildings	Active
E26-CE-0017	Keeping of Animals	Closed
E26-CE-0018	Short Term Rental	Active
E26-CE-0019	Inoperable Vehicles	Active

Respectfully Submitted,

Fletcher Reyher, AICP

Fletcher Reyher

Director of Planning and Zoning
Dexter Township Planning Department

Hillside Acres Development

Property Status Reference List
Development: Hillside Acres
Total Units: 48 Single-Family Residential Lots

Completed Homes / Occupied Units:

Address	Status
11780 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
11770 Hillside Drive	Occupied – Final Certificate of Zoning Compliance
11760 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
11775 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
11755 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
11745 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
11735 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
11705 Hillside Drive	Occupied – Final Certificate of Zoning Compliance
11675 Hillside Drive	Occupied – Final Certificate of Zoning Compliance
11655 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
11645 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
11635 Hillside Drive	Occupied – Preliminary Certificate of Zoning Compliance
6525 Earl June Court	Occupied – Preliminary Certificate of Zoning Compliance
6510 Earl June Court	Occupied – Preliminary Certificate of Zoning Compliance
6490 Earl June Court	Occupied – Preliminary Certificate of Zoning Compliance
6470 Earl June Court	Occupied – Preliminary Certificate of Zoning Compliance
6450 Earl June Court	Occupied – Preliminary Certificate of Zoning Compliance
6520 Earl June Court	Occupied – Preliminary Certificate of Zoning Compliance

Completed / Spec Home:

Address	Status
11600 Hillside Drive	Completed – Spec Home

Homes Under Construction / Active Building Permits:

Address	Status
11765 Hillside Drive	Under Construction – Permit Issued
11610 Hillside Drive	Under Construction – Permit Issued
11625 Hillside Drive	Under Construction – Permit Issued
11715 Hillside Drive	Under Construction – Permit Issued
11725 Hillside Drive	Under Construction – Permit Issued
11750 Hillside Drive	Under Construction – Permit Issued
11740 Hillside Drive	Under Construction – Permit Issued
6530 Earl June Court	Under Construction – Permit Issued
6430 Earl June Court	Under Construction – Permit Issued

Summary:

- 19 completed homes (18 occupied / pending CofO + 1 completed spec home)
- 9 homes under construction
- 28 total lots with completed homes or active construction

Outlook

Property Maintenance Ordinance

From [redacted]
Date Fri 8/14/2026 9:21 AM
To DPZ <dpz@dextertownshipmi.gov>

Fletcher Reyher
Planning and Zoning Department
6880 Dexter-Pinckney Road
Dexter, MI 48130

Dear Mr. Reyher,

Re: [redacted]

I would like to request that the Dexter Township Planning Commission consider adopting a property maintenance ordinance. The purpose of such an ordinance would be to protect public health, safety, and property values by preventing blight and dangerous building conditions. There are other situations that should addressed but below is my specific concern.

I am requesting this action because of the property next to my home. The property has not been maintained in more than two years. The exterior landscape is overgrown, has noxious weeds, and dead trees that create a health hazard and breeding ground for pests. The vacant rule and measure lots, attached in the Orchard Addition, contain many dead trees which fall with every wind storm and have damaged my neighbors personal property. Weed trees and vines are also invading the home on the south side. Requests made to the property owner to address these concerns have fallen on “deaf ears”.

The property owner of record died about two years ago. Before and until earlier this month a friend of the owner was residing there. The property is identified as having a Life Estate (LE) deed and I don’t know who the property has transferred to. Furthermore it appears from Washtenaw County records that property taxes have not been paid in two years.

Thank you for considering my request.

Sincerely,

[redacted]

DEXTER TOWNSHIP

Dexter Township Trustee Report

Trustee Abbott & Sanders
September 15, 2026

On August 15th, we had a very informative presentation on the duties of the executive board. Special guest Clerk Stamboulellis presented. We also had video appearances from Supervisor Scott and Treasurer Metz. Several attendees had questions and concerns which Clerk Stamboulellis easily addressed.

The next coffee chat is September 19th on land preservation with guest speaker Dale Lesser.

Please note that due to a scheduling conflict, the October coffee chat will be held on October 24th rather than the 17th. This coffee chat will be about the process of safe elections and Clerk Stamboulellis will be our guest speaker.

DEXTER TOWNSHIP

Dexter Township Trustee Report

Trustee Abbott
September 15, 2026

Master Plan Review Committee met on August 12, 2026. The committee reviewed and discussed the draft of amendments to the Master Plan Cornerstones and Zoning Plan. The committee meets September 16, 2026 and December 16, 2026. At our final meeting, the amendment proposal will be forwarded to the Planning Commission.

Chelsea Area Construction Agency did not meet in August. Next meeting is September 17, 2026

Washtenaw Area Transit Study (WATS) did not meet in August. Next meeting is September 16, 2026

WWRAG met on September 9. I was scheduled to attend as the alternate, but unfortunately, I was under the weather and unable to attend.

Planning Commission met on August 25th.

A public hearing was recently held regarding the Conditional Rezoning request for Parcel D-04-33-400-02, also known as Mikkelson's Campground, from Recreation Conservation to Rural Residential.

During a previous Board of Trustees meeting, several board members asked whether any individuals would be displaced as a result of the campground's closure. We want to assure the public that there are no campers or semi-permanent residents currently staying at this location.

The property owners have stated that they never opened the campground for the 2026 season. In prior years, the campground operated seasonally, opening on April 15 and closing on October 15, with no campers permitted to remain on the premises after the seasonal closing date.

After reviewing the request and hearing public input, the Planning Commission voted to recommend that the Conditional Rezoning from Recreation Conservation to Rural Residential move forward for further consideration.

Additional discussion focused on the draft High Resource Demand Facility (Data Center) Ordinance. Commissioners reviewed proposed ordinance language and discussed potential standards. No formal action was taken, and the draft ordinance remains under review.

The next Planning Commission Meeting will be held September 22, 2026.

DEXTER TOWNSHIP

Dexter Township Trustee Report

Trustee Nolte
September 15, 2026

Short highlights from Multi Lakes Water Sewer Authority (MLWSA) –

- MLWSA will be holding our first strategic planning meeting in October. Karen Sikkenga has generously offered her expertise to assist MLWSA to build a long-term plan for our WWTP (Wastewater Treatment Plant) to assist in decision making for our facility over the next 1,3, 5 10, 20 years.
- Additionally, Moonshot Missions – a non-profit organization that works to ensure safe, accessible, and affordable drinking water and clean waterways for communities visited our WWTP. Moonshot sent in two representatives to observe our WWTP and discuss the challenges MLWSA faces. Moonshot focuses on small community sewer operations to help optimize operations, and access funding for identified projects. MLWSA faces:
    - Rising operational costs – electric, fuel, staffing
    - Increase demand for our capital expenses through an aging system approaching the 30-year mark
    - Maintaining ammonia levels during cold weather with EGLE guidelines
    - Exploration of opportunities

  We are entering the exploration, learning phase and look forward to reviewing operational suggestions through Moonshot's expertise. Thank you to Tim Eder for introducing Moonshot to MLWSA – we are excited for this phase and here opportunities and recommendations.
- Since preserving and protecting our water is a key focus for MLWSA, we will start informing MLWSA users why using Potassium Chloride vs Sodium Chloride is important in your water softeners. Briefly, Potassium Chloride has a lower toxicity for aquatic life and deceases the sodium amount released in the sewer system (important in the treatment phase at the WWTP) – Stay tuned for more information.

FALL CLEAN UP DAY – Saturday, October 17th

We want to thank our residents who have offered to volunteer this year, the number is higher than previous years. THANK YOU – we look forward to a successful event - Collections will include: shredding services, electronics, scrap metal, Styrofoam, and tires. A suggested donation of $10 per vehicle is requested to assist off setting costs.

Western Washtenaw Recycling Authority Report

WWRA Board Summary – August 26, 2026:

Recycling Report:

For the month of **July**, the WWRA processed 504 tons of recycling materials, totaling a revenue of $54,079.05. Items that are processed at the Chelsea facility and then sold are fiber (paper/cardboard), plastics (pt/rigid plastic), Metals (tin/aluminum). Glass is not sold, Reflective Strategic Material out of Chicago picks up the material when the container trailer is full. The dollar rate of the items recycled fluctuates month to month.

For the month of August, the WWRA processed 535 tons of recycling materials, totaling a revenue of $59,649.81. Items that are processed at the Chelsea facility and then sold are fiber (paper/cardboard), plastics (pt/rigid plastic), Metals (tin/aluminum). Glass is not sold, Reflective Strategic Material out of Chicago picks up the material when the container trailer is full. The dollar rate of the items recycled fluctuates month to month. For the month of August, the changes in revenue are listed below:

The single stream recycling robot is working as it should. Work replaced at the Facility were 6 lights in warehouse, 6 grinder pumps, and a heat exchanger fan on bailer blade. Vehicle repairs were manifold, break chamber wench rebuild, hydraulic lines, break chamber, PTO pump, brake pads, rear seals and calipers.

Staff and Labor Update:

There were two temporary employees added to the staff from – FAST TEMPS. They must work a total of 400 hours before they can be offered employment at the WWRA. Fast Temps charges 38% markup of hourly pay until their 400 hours are completed. Two employees have been written up for attendance violations – personal policy. Karissa is doing a great job; she is a fast learner and efficient.

Grant Updates for the month of May:

The WWRA has been awarded a $7,500 grant – funds will be used for bin signage through ZEFFY which includes:

- QR Code stickers allowing donations to the authority
- Will accept surveys and comments
- Membership cards
- There are no costs for donations

Additional grants that will be applied for, by September 9th, are:

- Waste Knot - $2,500 for rear load containers
- Washtenaw County - $25,000 for a Consultant Services to assist with possible future curbside recycling offered through the Western Washtenaw Recycling Authority.

Sylvan Township:

Declined offer to enter the WWRA agreement.

Western Star Update (new truck):

Still in production. Should be ready to be picked up by the beginning of September. The Board decided to pay outright for the truck saving the Authority $36,777 in interest.

Motion to purchase Western Star Truck in the amount of $257,863.
Moved by Nanett Havens, Support by Michelle Stamboulellis.
All yeas – Motion passed unanimously.

Public Hearing:

Many opposed the assessment – most calmed down after understanding the cost had decreased to $36.00 per year on their tax assessment.

- WWRA processes for a low cost.
- 1st meeting - vote was 3 yes to 2 no.
- 2nd meeting – vote was all 5 yes.
- Explained why Old Manchester bin location was closed.
- Asked for reviews of WWRA.

The next WWRA meeting will be on September 23, 2026 and will be held at the Chelsea City Council Chambers at 7pm (Chelsea Police Station Building).

Respectfully Submitted,
Michelle Stamboulellis - Clerk