DEXTER TOWNSHIP

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

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
Motion to approve the agenda.
Moved by Trustee Abbott, seconded by Trustee Nolte.
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 fully addressed 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 and public.

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 APPROVED 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."