



DEXTER TOWNSHIP

PLANNING COMMISSION

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PLANNING COMMISSION WORK SESSION AGENDA

May 12, 2026

6:00 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Conflict of Interest Review** (*Possible conflicts with agenda items*)
6. **Public Comment** (*Comment on items that are not on the agenda. The Board will entertain public comments on agenda items as they come up for discussion.*)
7. **Public Hearings**
 - A. *None.*
8. **Action Items** (unfinished business then new business and public comment as appropriate)
 - A. *None.*
9. **Discussion Items and Public Comment as Appropriate**
 - A. *Review and Discussion of Draft Data Center Ordinance Language.*
10. **Approval of Planning Commission Minutes:**
11. **Correspondence**
12. **Township Board of Trustees Update**
13. **Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary**
14. **Public Comment**
15. **Future Agenda Items**

- A. Approval of March 24, 2026, April 28, 2026, and May 15, 2026, Planning Commission Meeting Minutes.*
- B. Public hearing to amend Section 2.02 to modify the Bed and Breakfast definition and to add a short-term rental definition; to amend Sections 17.04(K)(1), 17.04(K)(3), and 17.04(K)(8) and to add Sections 17.04(K)(11), 17.04(K)(12), and 17.04(K)(13) to clarify and modernize Bed and Breakfast standards; and to amend Table 18.1 to modify Bed and Breakfast parking requirements.*
- C. Review and Discussion of Draft Article 4 and Section 16.36 Ordinance Language.*
- D. Continued Review and Discussion of Draft Data Center Ordinance Language.*

16. Adjournment



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Dexter Township Planning Commission

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

Date: May 5, 2026

Re: Data Center Ordinance Draft

Attached is a revised Data Center Ordinance Draft based on the Planning Commission's feedback at their April 28, 2026, meeting. The sample language presented at the last meeting was from Howell Township. The draft attached for discussion at your May 12, 2026, working session is from Pittsfield Township, modified for Dexter Township. We feel the Pittsfield example is better for the following reasons:

1. It has been reviewed by multiple municipal attorneys for defensibility.
2. All sections have stronger regulations.
3. It refers to Data Centers as High Resource Demand Facilities that include all types of data processing.
4. It includes a Community Engagement Plan (CEP) that requires the applicant to hold community meetings before the public hearings.
5. It includes a provision that all consultant fees will be paid by the applicant.
6. It includes a Public Benefits section.

The model from Pittsfield has been edited to establish a sound level requirement at the perimeter of the property, fitting a data center within the natural environment, a better purpose and intent as well as sustainability section, and decommissioning standards.

In the attached draft, all High Resource Demand Facilities are proposed as a Special Land Use in the Commercial District. We recommend the Planning Commission consider an overlay district since commercial zoned parcels are scattered throughout the rural residential and lakes residential parcels. The commercial zoned parcels by Dexter-Pinckney and North Territorial Roads are approximately 112.5 acres. If the Planning Commission would like to put an overlay in here, you should be aware that rezonings to expand the overlay would be likely.

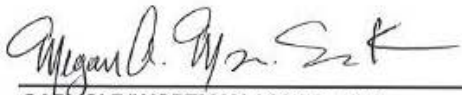
Finally, the Planning Commission asked for a comparison between data center impacts and general industrial impacts. See the table on the next page for a high-level comparison:

Impact	Industrial Use	Data Center Use
Light	Low to High Industrial uses that have three shifts or 24/7 activities can have high impacts with parking lots and outdoor activity area lighted at all times.	Low to Moderate Data centers tend to have less employees working around the clock than industrial uses and do not have outdoor activity. That said, some workers will be onsite overnight.
Noise	Low to High The noise impacts depend on the use. A warehouse that operates only during the day has a low impact but a manufacturing or testing facility can have loud noises at all times.	Moderate to High Due to the amount of air handling and cooling equipment needed and the 24/7 nature of the use, data centers create noise at a constant level. When diesel generators are tested, the noise levels increase.
Odor	Low to High Dependent on the use, odor impacts can range from non-existent to obtrusive. A warehouse would likely not produce and odor, but many manufacturing facilities have odors associated with their processes.	Low Data center uses have not had odor impacts, even at the largest scales.
Heat	Low to High Depending on the use, heat impacts are variable. A fabrication that requires melting metals will have high impacts but a medical device testing facility would not have any impacts.	Moderate to High Without regulation, the heat generated by data centers can affect adjacent properties. With improvements in technology, these impacts will lessen.
Pollution (air, water, ground)	Low to High Pollution impacts are dependent on the use, ranging from very high (manufacturing with hazardous by-products) to low (bio research).	Low Compared to industrial uses, the pollution impacts of data centers are low. No hazardous ingredients or by-products are associated with this use.
Energy Consumption	Low to High The amount of electricity greatly depends on the type of use and the scale of the facility.	High Due to the volume and intensity of computing power in data centers, they use a higher amount of energy than most industrial uses.
Water Consumption	Low to High Some industrial uses require water at a significant volume, while other do not. However, many processing and research uses require clean water with steady water pressure that is not available in Dexter Township.	Low to High Data centers have required a large amount of water for cooling of the computer processing equipment. With improvements in technology, from closed loop systems to liquid cooling, data centers water consumption could be equivalent to an office building of the same size.

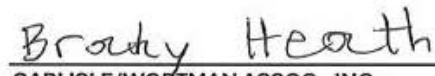
Data Center Ordinance Draft
May 5, 2026

Please review the draft and be prepared to discuss it at the working session.

Sincerely,



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



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

SECTION XX: High Resource Demand Facilities

A. Purpose and Intent

The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of High Resource Demand Facilities, which include data centers and data processing centers, in order to balance local economic benefits are balanced with protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts including noise, vibration, light/glare, and air emissions for neighboring businesses and residences;
3. Ensure efficient use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening to be compatible with the Township's rural character and natural resources;
5. Ensure compatibility with adjacent land uses and the Township's Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

1. This section applies to High Resources Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale, and Accessory as defined herein.
2. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other standards of the Zoning Ordinance.
3. Where conflicts exist between this section and other provisions, this section governs. Where silent, other applicable provisions apply (e.g., lighting, landscaping, stormwater, and performance standards).

C. Definitions

1. High Resource Demand Facility (HRDF): A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (i) continuous or near-continuous operation, and (ii) significant mechanical, electrical, or cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below.

A facility shall be considered an HRDF only when both of the following are met:

A. Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:

1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or Information Technology (IT)/electronic equipment;

2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kilowatt (kW) or 2 megawatt (MW), and/or on-site fuel storage exceeding 10,000 gallons;
 3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
 4. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.
- B. Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates and utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:
1. Water demand: average daily water demand > 100 gallons per minute (gpm);
 2. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
 3. Electric demand: maximum contracted demand or designed peak demand > 10 MW (or equivalent documented kW);
 4. Hazardous materials / regulated wastes: storage, use, or generation requiring reporting under [EPCRA Tier II and/or applicable state hazardous materials reporting] and/or generation of hazardous waste at a level regulated under [state/federal hazardous waste generator requirements], as documented on a materials inventory submitted with the application.

Exclusions. HRDF does not include general warehousing/distribution, general manufacturing, or office uses unless the Zoning Administrator determines, based on operational characteristics and supporting documentation, that the facility is substantially similar in operational profile to HRDF-type facilities (e.g., high-reliability power demand and continuous environmental control serving electronic/process loads) and meets subsections (A) and (B).

Aggregation. Multiple buildings, modules, or phases located on the same site or on contiguous parcels under common ownership or control shall be aggregated for purposes of determining HRDF status and whether thresholds are exceeded.

Relationship to Data Centers. A Data Center or Data Processing Center that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

2. Data Center: A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities,

hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.

3. Data Processing Center: A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment, but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.
4. Large-Scale Data Center and Data Processing Center: A center equal or greater than 25,000 sq ft gross floor area or located on a site greater than 10 acres.
5. Small-Scale Data Center and Data Processing Center: A center less than 25,000 sq ft, often serving local or regional networks.
6. Accessory Data Center and Data Processing Center: A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 sq ft.
7. Battery Energy Storage System (BESS). One or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be co-located with a High Resource Demand Facility to provide resiliency or load management.
8. On-site Substation/Switchyard. Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center.

D. Districts Permitted and Process

1. Districts
 - a) High Resource Demand Facility: Special Land Use in C –General Commercial District only. Prohibited elsewhere.
 - b) Large-Scale Data Centers and Data Processing Centers: Special Land Use in C – General Commercial District only. Prohibited elsewhere.
 - c) Small-Scale Data Centers and Data Processing Centers: Special Land Use in C – General Commercial District. Prohibited elsewhere.
 - d) Accessory Data Centers and Data Processing Centers: Special Land Use accessory to an approved principal use in the C – General Commercial, and PI – Public Institutional Districts.
2. Process
 - a) The Planning Commission shall hold a public hearing as set forth in 31.08 and make a recommendation to the Township Board.
 - b) The Township Board, upon a recommendation from the Planning Commission, shall approve site plan and special land use.

E. Required Engagement Steps (minimum standards)

1. Pre-application conference (mandatory)

- a) Applicants shall meet with planning staff prior to submitting an application.
- b) Staff shall identify expected engagement topics, impacted stakeholders, and the required contents of the Community Engagement Plan.

2. Community Engagement Plan (CEP) (required with application)

- a) A CEP shall be submitted as part of the application package and must include:
 - o Project overview (site, size, phasing, anticipated construction timeline);
 - o Draft public information materials (fact sheet, FAQs);
 - o Engagement schedule and methods;
 - o Proposed meeting formats and locations (including virtual option);
 - o List/map of stakeholders and the Engagement Area;
 - o Languages and accessibility accommodations;
 - o Communication channels (project website, email list, hotline);
 - o Process for documenting comments and responses; and
 - o Proposed Community Benefits
- b) The Zoning Administrator shall determine whether the CEP is complete prior to scheduling public hearings.

3. Community meeting(s) (mandatory, prior to first public hearing)

- a) The applicant shall hold at least one community meeting no fewer than 21 days and no more than 60 days prior to the first public hearing.
- b) Notice shall be given to all property owners and addresses (if different) within 500 feet of the proposed project site. If a property is within 500 feet and is part of a subdivision, homeowners, or business owners association, all members of the association shall be notified.
- c) Additional community meetings may be required if:
 - o There are significant amendments, based upon determination of the Zoning Administrator, to the plan between Planning Commission or Township Board reviews; or
 - o The Planning Commission or Township Board directs additional engagement due to public interest.
- d) Meeting requirements:
 - o Held at a location within Dexter Township, ADA-accessible, and available after 5:00 p.m. on a weekday or on a weekend;
 - o Virtual participation option must be provided;
 - o The applicant must provide interpreters upon request with at least 7 days notice; and
 - o Meeting must include a Q&A segment and accept written comments.

4. Report

- a) After each neighborhood meeting, the applicant shall submit a report to the Township the following providing meeting details:

1. Meeting details (location, time, etc)
2. Meeting sign in sheet
3. Meeting minutes

F. Dimensional Standards

1. Minimum Lot Area:
 - a) High Resource Demand Facility: 10 acres
 - b) Large-Scale: 10 acres
 - c) Small-Scale and Accessory: 2 acres.
2. Maximum Building Height: 30 feet / 2 stories
3. Maximum Lot Coverage: 60%.
4. Minimum Setbacks:
 - a) High Resource Demand Facility: 400 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 200 feet from all other property lines.
 - b) Large-Scale: 400 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 200 feet from all property lines.
 - c) Small-Scale and Accessory: 100 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 75 feet from all property lines.
5. Greenbelt:
 - a) A minimum 50-foot landscaped greenbelt shall be provided along all property lines.
6. Siting:
 - a) A High Resource Demand Facility, including but not limited to a Large-Scale Data Center, shall not be located on any parcel that is within 500 feet of any residential used property; property zoned Rural Residential, Lake Residential or Mobile Home Residential; primary/secondary school; medical clinic; park; day-care center and preschool; hospital or medical center.

G. Site and Design Standards

1. Architecture & Façade Articulation
 - a) Massing and Scale
 1. Building massing, height, bulk, scale, and proportion shall maintain consistency with the existing character of the adjacent buildings.
 2. Building design should employ coordinated massing to produce overall unity, scale, and interest.
 3. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale.
 - b) Architectural design and building materials.

1. High Resource Demand Facilities and Data Centers shall follow the architectural design and building materials in Section 16.05.
 2. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon compatibility and the quality of its design and relationship to surroundings.
 3. Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
 4. Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
 5. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
 6. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.
- c) Material standards.
1. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public streets, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
 2. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
 3. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
 4. Materials shall be consistent with adjoining buildings.
 5. Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public ways and public parking lots.
 6. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
 7. Transitional features.
 - a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and business and residential areas.

These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.

- b. Intensity. A continuum of use intensity, where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be office use between commercial and residential uses.
 - c. Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
 - d. Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.
2. Mechanical, Loading, and Rooftop Equipment
 - a) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.
 - b) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
 - c) Rooftop equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides. Rooftop equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall at a distance no less than the height of said equipment.
 - d) Loading spaces are not allowed within the front yard and shall be screened from residential properties and streets as required in Section 18.05.
 3. Lighting
 - a) Security and area lighting shall comply with the general lighting standards in Section 21.04: full cut-off fixtures, down-directed, and shielded to prevent glare and light trespass beyond property lines.
 - b) Maximum maintained illuminance at the property line shall not exceed 0.1 foot-candles adjacent to residential and 0.5 foot-candles elsewhere.
 4. Landscaping, Buffers, and Natural Features Protection
 - a) Provide the required greenbelts and landscape screening per Article 20. Existing trees within the greenbelt shall be preserved or replaced at a rate of 1:1.
 - b) Landmarked trees that have a caliper of 24 inches or more shall be preserved or replaced at a rate of 2:1.
 - c) Parking lots shall meet interior landscaping ratios; heat-island mitigation via shade trees is required.
 - d) There shall be minimal impacts to natural features, if they are present on site including mature woodlands, steep slopes, wetlands, floodplains, stream corridors, and protected plant and animal habitats.

5. Stormwater and Wastewater

a) Stormwater.

1. On-site detention and water-quality treatment are required per the Washtenaw County Water Resources Commissioner (WCWRC). Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.

b) Withdrawals/Discharge.

1. Any large quantity water withdrawal or discharge shall comply with applicable state and county permits. Approval by the Township shall be contingent upon written confirmation from the applicable utility and regulatory agencies that the proposed withdrawal or discharge will not adversely impact existing users, system capacity, groundwater resources, or downstream infrastructure.

a. Township approval shall be conditioned upon a finding that the proposed withdrawal or discharge:

1. Will not exceed available system or aquifer capacity at full build-out;
2. Will not displace or impair existing or reasonably foreseeable users;
3. Will not require public investment or system expansion to serve the facility; and
4. Will not result in stranded or oversized infrastructure in the event of facility closure or decommissioning.

6. Traffic and Construction Management

- a) A Construction Logistics and Traffic Management Plan is required identifying haul routes, delivery windows, worker parking, and dust/mud control.
- b) Construction hours shall be limited to 7:00 a.m.–8:00 p.m. Monday–Saturday unless otherwise approved.

H. Performance Standards

1. Noise and Vibration

- a) Noise Limit. Routine operations (including cooling equipment) shall not exceed 50 dBA Leq at the property line. Nighttime (10 p.m.–7 a.m.) limits adjacent to residential shall be 40 dBA Leq.
- b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Testing shall comply with the noise limits.
- c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy sound studies by a qualified acoustical engineer; apply penalties for prominent discrete tones (+5 dB) and impulsive noise per ANSI S12 standards.
- d) Vibration. Operations shall not cause perceptible vibration at the property line per ANSI/ISO criteria.

2. Air Quality and Emissions

- a) All stationary engines, cooling towers, and emission sources shall comply with the federal Clean Air Act and EGLE rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.
 - b) Generators. New generators shall meet EPA Tier 4 Final standards. Dispersion modeling may be required where generators are within 500 feet of residential, schools, parks, or hospitals.
 - c) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination.
 - d) Thermal Emissions. The facility shall be designed and operated so that thermal emissions do not cause a sustained increase in ambient air temperature at any property line beyond the limits below, measured at 5 feet above grade:
 1. Residential or mixed-use property line: not more than +2°F above ambient background, averaged over any 15-minute period.
 2. Nonresidential property line: not more than +4°F above ambient background, averaged over any 15-minute period.
 3. No thermal emission shall create unsafe conditions on sidewalks, trails, roadways, or public spaces due to icing, fogging, or thermal plume interaction with winter conditions.
3. Energy and Sustainability
- a) Efficiency Target. Design for Power Usage Effectiveness (PUE) of 1.2 or lower or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post-occupancy.
 - b) Renewable Energy. The applicant shall demonstrate that on-site renewable energy generation will meet at least 90 percent of the project's projected annual energy demand. If the applicant demonstrates, to the Township's satisfaction, that this standard cannot reasonably be achieved through on-site generation alone, the Township may approve compliance through a combination of power purchase agreements, renewable energy credits, or utility green power programs. Any approved renewable energy source or procurement method shall not include nuclear energy. Renewable energy can include the following:
 1. Wind energy systems shall comply with Section 17.06.B.
 2. Solar generation components shall comply with Section 17.06.C.
 3. Renewable "Green" Hydrogen Fuel Cells systems are permitted for backup power generation. Decarbonized "Blue" Hydrogen and Traditional "Gray" Hydrogen are not permitted.
 4. Geothermal energy systems shall be closed loop systems. Open-loop systems are prohibited. All above-ground equipment shall be a minimum of 50 feet from a side and rear lot line. All components of a closed-loop geothermal energy system, including associated equipment, shall be located outside of easements, unless allowable per the easement restriction, and shall be outside of all public rights-of-way. A

site plan shall be provided to the Director of Planning and Zoning to show setback compliance and type of system being proposed.

5. Energy storage systems shall be limited to Long-Duration Energy Storage (LDES). Battery Energy Storage Systems (BESS) may not be counted towards this requirement.
- c) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
- d) Reporting. See Section I for annual reporting requirements.
- e) Water Conservation.
 1. Cooling shall be designed as a closed-loop / closed-cycle system with no routine discharge of noncontact cooling water to the sanitary sewer/Publicly Owned Treatment Works (POTW) or to surface waters, in order to comply with applicable local sewer use ordinances (including prohibitions/limitations on noncontact cooling water and heat to the POTW) and EGLE discharge/withdrawal permitting requirements (including NPDES authorization and Michigan Water Quality Standards, and large-quantity withdrawal registration/review where applicable
- f) Security and Emergency Access
 1. Perimeter Security.
 - a. Sites shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.
 - b. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from public roads or residential areas.
 2. Access Control.
 - a. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.
 - b. Visitor and delivery access points must be separated from employee access points wherever feasible.
 3. Emergency Access.
 - a. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
 - b. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.
 - c. Fire lanes shall be maintained free of obstructions at all times.
 4. Cameras.
 - a. Installation and maintenance of a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access

- points, building entrances, and outdoor mechanical/equipment areas.
 - b. Cameras shall be positioned to minimize intrusion into adjoining residential properties and public rights-of-way, while still providing full coverage of the site.
 - c. Camera systems shall be continuously operational (24 hours per day, 7 days per week) and recordings shall be retained for a minimum of 30 days.
 - d. A security plan, including camera layout, monitoring procedures, and data retention policies, shall be submitted as part of site plan review.
5. Fire Protection.
- a. Sites shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.
 - b. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.
6. Hazardous Materials.
- a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with federal, state, and local storage, reporting, and disposal requirements.
 - b. Applicants shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.
 - c. The applicant shall provide a fire protection plan.
7. Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the Township at the time of Site Plan review, which must include:
- a. Site layout for emergency responders.
 - b. Fire suppression and alarm systems description.
 - c. Backup generator location and fuel storage details.
 - d. Contact information for on-site security and facility management.

Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

4. Battery Energy Storage Systems (if provided)
- a) Battery Energy Storage Systems (BESS) shall be an accessory component to the principal use of the property.
 - b) BESS shall comply with NFPA 855, the Michigan Building/Fire Codes, and manufacturer's specifications.

- c) Setbacks. Outdoor BESS containers shall be set back a minimum of 100 feet from property lines and 300 feet from residential districts/uses, unless a greater distance is required by NFPA 855 based on technology and aggregate capacity.
 - d) Protection. Provide vehicle impact protection, fire-rated separation where required, gas detection, ventilation, and emergency shut-offs. Include a BESS-specific emergency response plan and data sheet package.
5. On-Site Substation/Switchyard (if provided)
- a) Locate to minimize visual and noise impacts; provide evergreen screening and security fencing consistent with utility standards.
 - b) Transformers shall include integral secondary containment sized per state rules.

I. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review energy efficiency, water use, air quality, BESS safety, renewable energy, stormwater, and related matters.
2. All reasonable costs shall be escrowed by the applicant.

J. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems and acoustical compliance.
2. Annual Report (by March 31):
 - a) Actual annual energy consumption (MWh) and calculated PUE;
 - b) Renewable energy procurement and percentage of total load;
 - c) Water usage (gallons) and cooling method;
 - d) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
 - e) Sound level monitoring summary; and
 - f) Summary of efficiency/cooling/security upgrades implemented.
3. Failure to monitor and report may be grounds to revoke any township approvals.

K. Decommissioning

1. Plan Required. As a condition of Special Land Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:
 - a) Triggers for decommissioning.
 - b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
 - c) Recycling and disposal of equipment and hazardous materials.
 - d) Final grading, soil stabilization, and revegetation.
 - e) Restoration of the site to a condition compatible with surrounding uses.
2. Triggers for Decommissioning

- a) A center shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
 - b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
3. Performance Guarantee / Financial Assurance
- a) Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township.
 - b) The obligation to provide and maintain a financial guarantee is a continuing covenant that runs with the land and binds the owner, applicant, operator (if different), and all successors and assigns. No sale, conveyance, assignment, foreclosure, lease, or other transfer of any interest in the property shall impair or release the obligation to maintain the financial guarantee. The Township shall not release any financial guarantee unless the Township has confirmed in writing that the obligations secured thereby have been fully performed or that an acceptable substitute financial guarantee has been provided. The amount shall equal 150% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the Township.
 - c) Estimates must be updated every 5 years and adjusted for inflation.
4. Removal Standards
- a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
 - b) Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of 36 inches below grade unless otherwise approved.
 - c) Materials shall be recycled to the maximum extent practicable.
5. Site Restoration
- a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
 - b) The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.
6. Failure to Decommission
- a) If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work.
 - b) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

L. Public Benefit

1. Purpose and intent
 - a) High Resource Demand Facility (HRDF) and Data Centers can generate community impacts and service demands related to energy consumption, water

use, stormwater, noise, traffic/road wear, visual impacts and aesthetics, public safety coordination, and long-term site management.

- b) The purpose of this Section is to require a Community Benefit Plan for High Resource Demand Facility (HRDF) and Data Centers that:
 - 1. Mitigates impacts that are reasonably attributable to the facility;
 - 2. Provides transparent, measurable commitments that support Township goals; and
 - 3. Establishes clear enforcement and reporting mechanisms.

2. Applicability

A Community Benefit Plan is required for any new High Resource Demand Facility (HRDF) or Data Center or expansion that meets one or more of the following thresholds:

- a) Gross floor area of 10,000 square feet or more;
- b) IT load of 10 MW or more (nameplate/critical IT load); or

3. Plan Submittal Timing

- a) The applicant shall submit the Community Benefit Plan concurrently with the Site Plan and Special Use application.
- b) The Planning Commission may deem an application incomplete until the Plan is provided in a form sufficient to evaluate compliance with this Section.

4. Required contents of the Community Benefit Plan

The Community Benefit Plan shall include, at minimum:

- a) Project overview. Site plan summary; construction phasing; expected operational date; anticipated employment (construction and permanent); and a description of on-site infrastructure (including electrical and water systems as applicable).
- b) Impact analysis. A concise, plain-language description of expected impacts on:
 - 1. public utilities and infrastructure (electric, water, sewer as applicable);
 - 2. stormwater and groundwater protection;
 - 3. traffic and roadway wear (construction and operations);
 - 4. noise, lighting, and hours/character of operations;
 - 5. public safety coordination (fire, EMS, police); and
 - 6. long-term site management and decommissioning (if applicable).

5. Community benefits and commitments. The applicant shall provide commitments meeting all baseline requirements in subsection 6 and shall propose additional benefits pursuant to subsection 7. Each commitment must include:

- a) a measurable deliverable (e.g., dollar amount, number of trainees, percentage, kWh, gallons, acres, etc.);
- b) a timeline/milestones;
- c) the responsible party

- d) reporting method; and
- e) proposed remedies if the commitment is not met.

6. Baseline requirements (mandatory)

As a condition of approval, the applicant shall commit to the following baseline items, in a form acceptable to the Township:

- a) Local workforce and procurement.
 - 1. Good-faith local hiring and contracting plan, including outreach to Washtenaw-area unions/trades, community colleges, and workforce programs; and
 - 2. Annual reporting of construction hours and permanent jobs by residency (to the extent permitted by law) and contracting spend by geography.
- b) Public safety coordination and preparedness.
 - 1. Pre-occupancy coordination meeting(s) with Township fire/EMS and code officials;
 - 2. Facility emergency response information provided to Township (site contact list, shutoffs, hazard inventory, access plan); and
 - 3. Funding or in-kind support for public safety readiness reasonably related to facility needs (examples: specialized training, equipment, or pre-incident planning support).
- c) Environmental performance.
 - 1. A water stewardship plan (efficiency, leak detection, and, if applicable, reuse/recycling strategies);
 - 2. A noise and lighting management plan demonstrating ongoing compliance and complaint response procedures; and
 - 3. A sustainability/energy plan describing how the facility will minimize emissions and peak-load impacts (e.g., efficiency measures, demand response participation, renewable procurement strategy), to the extent within the applicant's control.
 - 4. The facility will enter into a long-term contract with the electric utility serving the geographic area where the facility is located which ensures no costs to serve the facility are passed onto other customers of the electric utility.
 - 5. The associated costs of any upgrades, additions, or alterations to the existing municipal water infrastructure deemed necessary to support the facility shall be the responsibility of the applicant.
- d) Community access and transparency. Public-facing reporting dashboard; community advisory meetings during construction; neighborhood hotline with response times; third-party audits of key metrics (energy, water) where feasible.

7. Additional community benefits

In addition to subsection 6, the applicant shall provide a package of additional community benefits. Benefits may include one or more of the following categories:

- a) Workforce development and education. Paid internships/apprenticeships; scholarships; equipment or curriculum support for local schools/CTE/community colleges; targeted training for residents.
- b) Infrastructure improvements. Roadway, non-motorized, transit, or signal improvements proportionate to traffic and construction impacts; utility upgrades directly serving or mitigating impacts; enhanced stormwater features exceeding minimum standards.
- c) Environmental enhancements. On-site habitat restoration, tree canopy targets, native landscaping, green infrastructure, carbon reduction commitments, or renewable energy support.
- d) Community investment. Contributions to parks, libraries, public safety facilities, affordable housing, or other Township-adopted priorities

8. Review standards and findings

- a) The Township Board shall approve, approve with conditions, or deny the application based on whether the Community Benefit Plan:
 1. Contains all required elements in subsections 4 through 7;
 2. Provides clear, measurable commitments;
 3. Demonstrates that commitments are reasonably related to anticipated impacts and Township objectives; and
 4. Includes enforceable mechanisms for implementation and reporting.
- b) Approval may include conditions to ensure commitments are proportional and administratively feasible, consistent with the standards specified in the zoning ordinance.

9. Development agreement; security; enforcement

- a) Incorporation into approval. All commitments in the approved Community Benefit Plan shall be conditions of approval and shall be incorporated into a Development Agreement and/or recorded document, as determined by the Township.
- b) Performance security. The Township may require performance security (letter of credit, bond, or escrow) for commitments involving construction, public improvements, or funding milestones.
- c) Annual reporting. The operator shall submit an annual report to the Township documenting compliance with each commitment for the prior calendar year. Reports shall be made publicly available except for proprietary or security-sensitive information.
- d) Noncompliance. If the Township determines a material commitment is not being met, the Township may:
 1. Require a corrective action plan with a defined cure period;
 2. Draw upon performance security where applicable;
 3. Pursue civil remedies authorized by the zoning ordinance; and/or
 4. Initiate permit/approval enforcement consistent with the ordinance.

10. Modification

A material modification to an approved Community Benefit Plan (e.g., reduction in deliverables, extended timelines, or removal of a commitment) shall require Township approval in the same manner as the original Plan, unless the approving body determines the modification is minor.

M. Standards

1. In addition to the Special Land Use Decision Criteria in Section 28.05, the Planning Commission shall determine and shall provide evidence of its determinations in its report to the Township Board that the standards within this Section have been met. Failure to meet any standard may be ground for recommendation of denial.

Cornerstone

Preservation of our Agricultural Heritage

Dexter Township has a variety of open spaces. These include 4,368 acres of agricultural land and 5,313 acres of MDNR, Metropark, and University of Michigan properties. Combined, these properties make up fifty (50%) percent of the total Township acreage. Together, these properties create the framework for a rural setting; a setting attractive to those seeking a lifestyle away from a city. It is unlikely that the 5,313 acres will be developed since it remains in public and university ownership and the properties are used for outdoor recreation and research. However, the 4,368 acres of agricultural land could be at risk.

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

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

BUILDING BLOCKS

- » Continued use of Ordinance #43, Article 15 the Open Space Community Overlay District (OSC) to preserve open space and encourage the clustering of residential development.
- » Incorporate into Ordinance #43 the zoning tool referred to as the Transfer of Development Rights (TDR). Using the Core Preservation Areas utilize the AG-Core as the "sending" zone and the Moderately Developed Zone as the "receiving" zone. This program allows the private exchange of development rights using the minimum lot requirements between sending and receiving zones.
- » In coordination with the Washtenaw County Health Department develop a detailed map of soils that cannot support septic systems, have seasonal high-water tables, and high groundwater tables, and significantly limit the use of engineered on-site disposal systems on these properties.
- » Enact, with voter approval, a Purchase of Development Rights (PDR) program placing a priority on agriculturally productive land.
- » Encourage renewal of Farmland and Open Space Preservation Program (PA 116) certificates.
- » Develop a farm-link program matching retiring farmers with current farmers or new farmers to keep land in agricultural production (<https://landforgood.org/resources/farm-link-programs/>).
- » Consider adding agri-tourism uses in Ordinance #43; Agri-tourism uses help supplement and add additional income to the agricultural operation.

Cornerstone Management of Our Traffic

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

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

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

Non-motorized use has gained in popularity and WATS has been a regional advocate for trail development. The WATS 2018 Non-Motorized Trail Plan calls for the continuation of the B2B Trail through the County. A portion of the B2B traverses through the Hudson Mills Metropark on the east side of Dexter-Pinckney Road. The proposed Northwest Connector envisions a trail connecting Hudson Mills Metropark to the Mike Levine Lakelands Trail State Park. Survey respondents (78%) either strongly encouraged or encouraged the utilization of biking, hiking and walking trails in the Township.

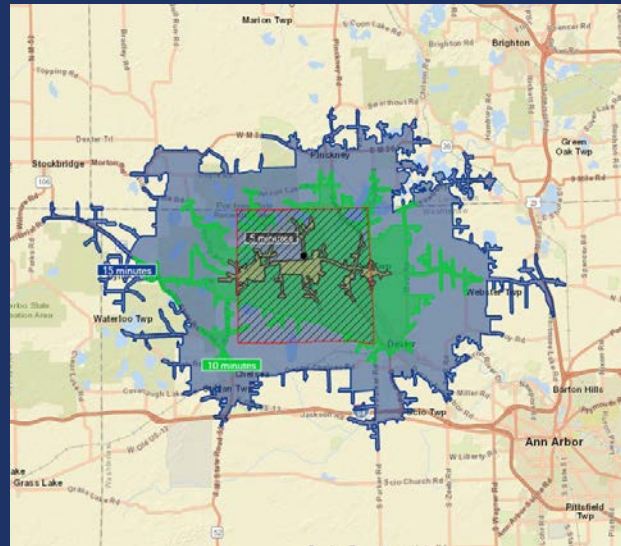
BUILDING BLOCKS

- » Develop a baseline model, such as Synchro, that determines the Level of Service (LOS) at intersections and primary arterials throughout the Township. This model would then be used to evaluate the added traffic impact associated with new development and provide the Township with the necessary data to manage development outcomes.
- » Require developers to submit a traffic impact assessment that models the Level of Service (LOS) at key intersections to ensure that the LOS doesn't drop below level D.
- » Collaborate with WCRC and Webster Township on a study for the Island Lake Road and Dexter-Pinckney Road intersection to determine directional traffic flow, AM/PM Peak Hour counts and Level of Service (LOS) with a focus on potential intersection redesign.
- » Prepare a Township non-motorized plan that incorporates regional trail plan segments and determines potential shared roadways and design considerations for paved shoulders.
- » Work with WCRC, the City of Dexter, and MDOT to identify and correct dangerous road design and traffic patterns.

Cornerstone

Thoughtful Planning for Future Development

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



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

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

BUILDING BLOCKS

- » Recognize the business districts in Dexter, Chelsea, Pinckney and Ann Arbor as Dexter Township’s downtown. However, consider a small commercial hub at the Dexter-Pinckney / North Territorial intersection focused on errand-orientated businesses.
- » Continue collaboration with the Washtenaw County Broadband Committee to provide and increase high speed internet services to the Township.
- » Consider creating a zoning district that encourages affordable, smaller residential lots within a walkable neighborhood that could be used in conjunction with the Open Space Community Overlay District.
- » Encourage, or require, through zoning to utilize Multi Lakes Sewer Authority’s and/or Portage - Base Lakes Authority sanitary sewer services and minimize unused capacity.

Cornerstone

Creating a Sustainable Community

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

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

BUILDING BLOCKS

- » Provide opportunities for affordable housing through the use of Accessory Dwelling Units (ADU’s), smaller lot sizes, and encouraging cluster housing development.
- » Participate or encourage residents to use regional public transit options.
- » Provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities.
- » Protect productive and prime agricultural lands to ensure future food production.
- » Collaborate with adjacent communities to address regional planning and transportation issues as a way to direct growth and preserve sensitive natural resources and farmland.
- » Encourage, or require through zoning, the installation of EV charging stations in commercial developments.
- » Incorporate EV charging stations in Township facilities, local and regional parks.
- » Promote energy efficiency in homes by permitting residential rooftop solar energy by right, providing materials and resources on weatherization, and encouraging the use of sustainable building materials.
- » Monitor and advocate for the replacement of tree canopy along County roads and within private developments that require local approval.
- » Continuation of Township-wide recycling and evaluate the concept of leaf composting in lieu of burning.
- » Promote the expansion of non-motorized shared pathways.
- » Reduce storm water runoff through green storm water infrastructure enhancements such as porous pavement, rain barrels, and bioswales.
- » Assess the Township’s vulnerability to risk including but not limited to toxic substances, transportation failings, and climate change.
- » Consider an overlay zone around Township lakes to control chemical usage.






FUTURE LAND USE

The Future Land Use Map (FLUM) for Dexter Township has its foundation in the land suitability analysis. As outlined in the Land Use chapter, the land suitability analysis was developed to determine what properties were suitable for agricultural preservation and those properties suitable for non-agricultural purposes in the future. The result of that analysis concluded that a defined agricultural core existed in the south-central portion of the township and properties outside this core area would likely be developed for lower density, rural residential development. As a result, the FLUM has

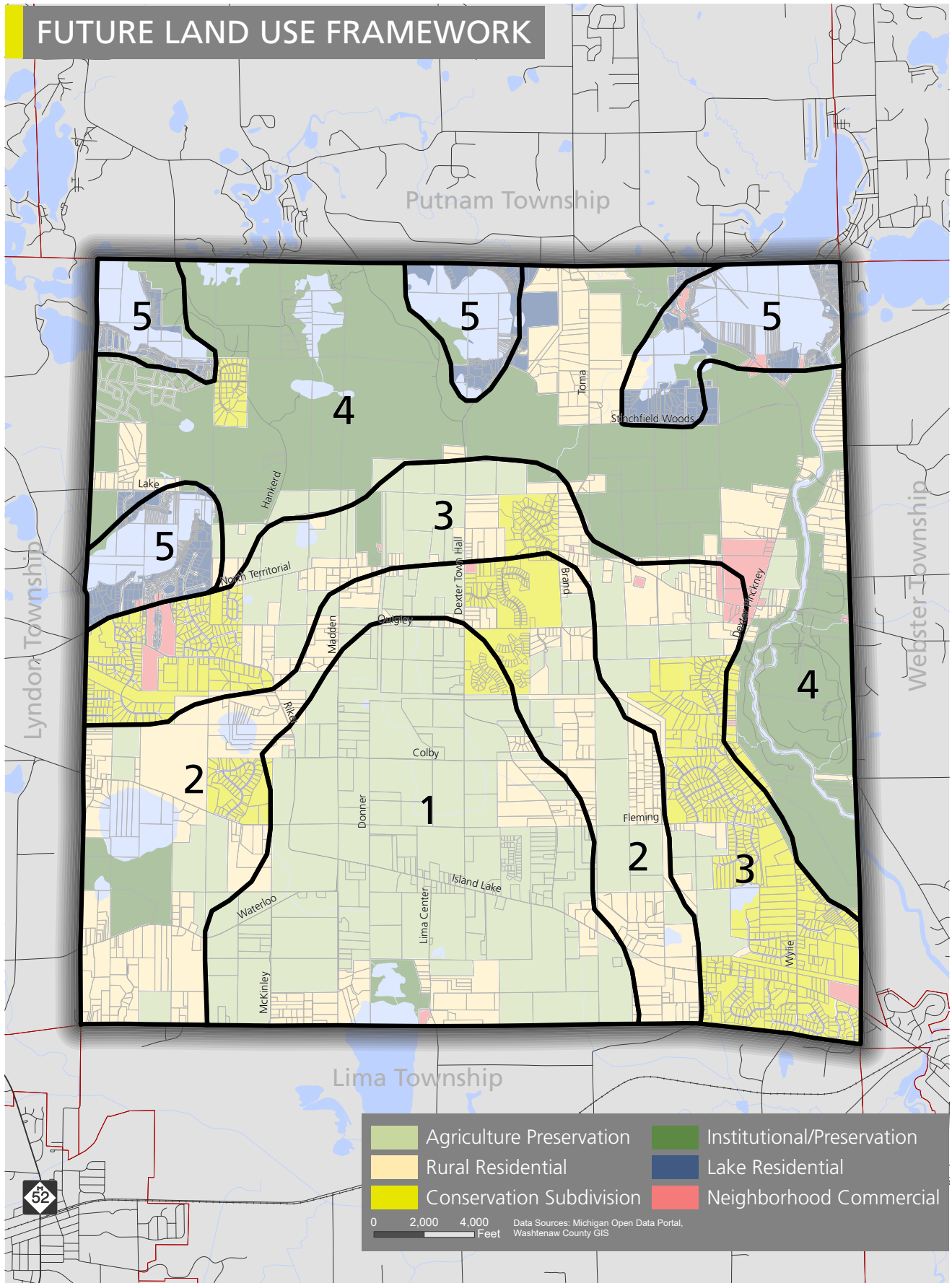
five distinct land use patterns as noted in Table 15 titled “Future Land Use Framework”.

Collectively these five framework typologies paint a picture of a low-density, rural community with access to significant open spaces and outdoor recreation amenities. Except for several small local businesses there are no large commercial districts within the Township, which is consistent with the Cornerstones, where the Township recognizes and supports the adjacent downtowns of Dexter, Chelsea, and Pinckney rather than encouraging commercial development within the Township. The map on the following page shows generally where these land use patterns are located in the township (the numbered black outlines on the map).

Table 15: Future Land Use Framework

Type		Land Use Pattern	Description
1		Working Agricultural	Located in the south-central portion of the Township.
2		Low Density Rural Living	Located in the southern portion of the Township emanating from Agricultural Preservation area.
3		Low Density Suburban Living	Includes many of the platted and site condominium subdivisions that are adjacent to HCMA, UM, and State properties.
4		Natural and Sensitive Areas	Properties along the eastern edge and north portion of the Township.
5		Waterfront	Residential and commercial adjacent to the Township’s inland lakes.

Map 21: Future Land Use Framework



Map 22: Future Land Use Map

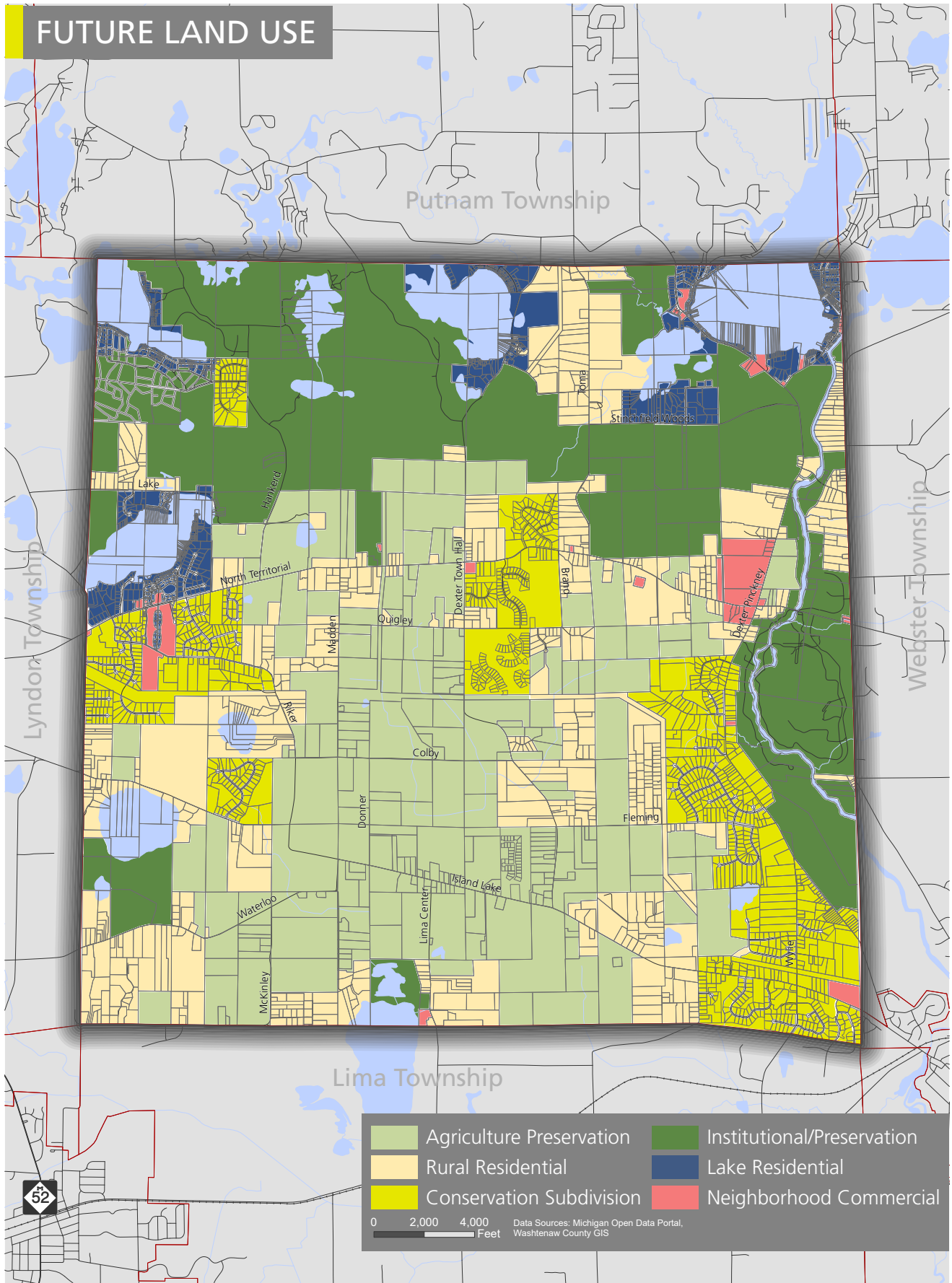


Table 16: Future Land Use & Existing Zoning

Proposed FLUM	Intent	Proposed Uses	Zoning District(s)	Acreage
Agricultural Preservation	Preserve working agricultural properties and high value agricultural land.	Farms, orchards, vineyards, and large lot residential single family.	AG	6,123
Rural Residential	Provide for large lot rural style living and maintain the agricultural and rural nature of the Township core.	Farms, orchards, vineyards, and large lot residential single family.	RC, RR, PR	4,349
Conservation Subdivision	Provide for subdivision style development in a way that preserves the natural and rural character of the land by encouraging the clustering of smaller lots within the subdivision and the preservation of land around the clusters.	Low to medium density single family residential in planned developments.	RR	2,687
Lake Residential	Permit small lot and residential cottage style development around the lakes using regulations intended to accommodate small lots and protect water quality.	Waterfront single family residential.	LR	1,662
Neighborhood Commercial	Provide for limited commercial and light industrial uses within the Township.	Small, single site retail and service businesses that serve local residents.	C	292
Institutional / Preservation	Maintain public and quasi-public properties, parks, and conservation lands.	Large open spaces with some limited passive recreation amenities.	CU, PA, PR	5,824

ZONING PLAN

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

- 1. Transfer of Development Rights.** Incorporate into Article 14; Planned Unit Development, a provision that encourages the Transfer of Development Rights (TDR's) from the core agricultural zone to the moderately developed zone based on the land suitability analysis. A TDR program seeks to preserve landowners' asset value by moving the right to build a house(s) from a location where agricultural preservation is encouraged to a location where development is encouraged. The TDR process is usually associated with a planned unit development and the development rights are transferred from the sending zone (agricultural core) to the receiving zone (moderately developed zone). The approved planned unit development is eventually recorded at the County Register of Deeds which memorializes the transfer of development rights from the sending parcel to prevent future development on the same parcel.
- 2. Agri-Tourism.** Allow within the Agricultural District (AG) agri-tourism opportunities, Section 5.03. These activities, conducted on the agricultural property, help provide an additional revenue stream to the property owner.
- 3. Wetlands.** Amend Section 23.06 C. to increase the setback from a wetland from 10 feet to 25 feet to provide extra protection from fertilizer and pesticide infiltration.
- 4. Renewable Energy.** Amend Article 16; General Provisions to include a section on personal scale renewable energy, such as, solar, residential wind, and geothermal facilities.
- 5. Electric Vehicles (EV's).** Amend Article 16; General Provisions to include use of electrical vehicle (EV) charging stations in public facilities, parks, and commercial businesses.
- 6. Accessory Dwelling Units.** Accessory dwelling units (ADU's) provide added housing opportunities in housing markets with high demand and low supply, like the greater Ann Arbor market. However, accessory dwelling units are being converted into short term rentals (STR's) which negates their value as an additional long-term housing unit. Consider amending the Accessory Dwelling Standards, Section 17.02(D), in the zoning ordinance to prohibit the use of ADU's for STR's.



Agri-Tourism



Accessory Dwelling Units

Table 17: Action Plan

Preservation of Our Agricultural Heritage		Partners
Encourage agricultural property owners to continue in the Farmland & Open Space Preservation program (PA 116)	2023-2025	Michigan Office of Rural Development and Agriculture
Amend the Zoning Ordinance to allow Agri-Tourism activities as a Special Land Use under Article 28.	2024	Township Board
Amend Article 14 to include the elective use of the Transfer of Development Rights option to further the preservation of core agricultural properties.	2024	Huron River Watershed Council
Protection of Our Natural Resources		Partners
Amend Section 23.06 C. to increase the wetland setback from 10 feet to 25 feet.	2024	Township Board, Huron River Watershed Council
Coordinate with Michigan EGLE to evaluate where groundwater recharge areas are located within the Township and then construct an ordinance that prevents contamination of this resource	2027	EGLE
Management of Our Traffic		Partners
Work with partners to evaluate the Island Lake Road and Dexter-Pinckney Road intersection focusing on either an intersection realignment or installation of a roundabout to mitigate traffic backups.	2024	Washtenaw County Road Commission, Webster Township and the City of Dexter
Creating a Sustainable Community		Partners
Amend the Accessory Dwelling Unit (ADU) provisions to prevent their use as Short Term Rentals (STR's)	2024	Township Board
Promote the use of EV Charging stations. Consider an amendment to the Zoning Ordinance that requires EV charging stations at certain public and private facilities.	2025	DTE
Amendment to the Article 16: General Provisions to include renewable energy facilities as a use permitted by right on residential properties.	2026	Township Board
Work with Washtenaw County on the preparation of a Township hazard mitigation plan.	2028	Washtenaw County
Thoughtful Planning for Future Development		Partners
Continue collaboration with the Washtenaw County Broadband Committee to provide and increase high speed internet services to the Township.	2023–2024	Washtenaw County
Consider creating a zoning district that encourages affordable, smaller residential lots within a walkable neighborhood that could be used in conjunction with the Open Space Community Overlay District.	2023–2025	Township Board