"A Community For All Seasons"

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
DAN BARRY
MARTY STRAUB
RECORDING SECRETARY
JANIS MILLER

PLANNING COMMISSION MEETING AGENDA

August 25, 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 Planning Commission will entertain public comments on agenda items as they come up for discussion.)*

7. **Public Hearings**
   - ***A.*** ***(P26-PC-003) Mikkelson – Conditional Rezoning – 3101 N. Lima Center Road, Dexter, MI 48130, (Parcel D-04-33-400-027)*** *To consider the Conditional Rezoning from RC, Recreation Conservation to RR, Rural Residential.*

8. **Action Items** (unfinished business then new business and public comment as appropriate)
   - ***A.*** *Recommendation to the Township Board on* ***(P26-PC-003) Mikkelson – Conditional Rezoning – 3101 N. Lima Center Road, Dexter, MI 48130, (Parcel D-04-33-400-027)*** *– To consider the Conditional Rezoning from RC, Recreation Conservation to RR, Rural Residential.*

9. **Discussion Items and Public Comment as Appropriate**
   - ***A.*** *Discussion of Draft High Resource Demand Facility (Data Center) Ordinance.*

10. **Approval of Planning Commission Minutes:**
    - ***A.*** *July 28, 2026*

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.** *Public hearing and recommendation to Township Board to amend Article 4 to cross reference Section 16.36; and to amend Section 16.36(A); and to add Sections 16.36(A)(1)(a), 16.36(A)(1)(a)(i)–(v), 16.36(A)(1)(b), 16.36(A)(1)(b)(i)–(ii), 16.36(A)(1)(c), and 16.36(A)(2).*
- **B.** *Review and Discussion of Special Transitory Food Units / Food Trucks*
- **C.** *Review and Discussion of Non-Renewable Power Plants*
- **D.** *Review and consideration of Master Plan Review Committee Recommendations*
- **E.** *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.*

16. Adjournment

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DEXTER, MI 48130
TELEPHONE: 734-426-3767
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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 C**onditional 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.

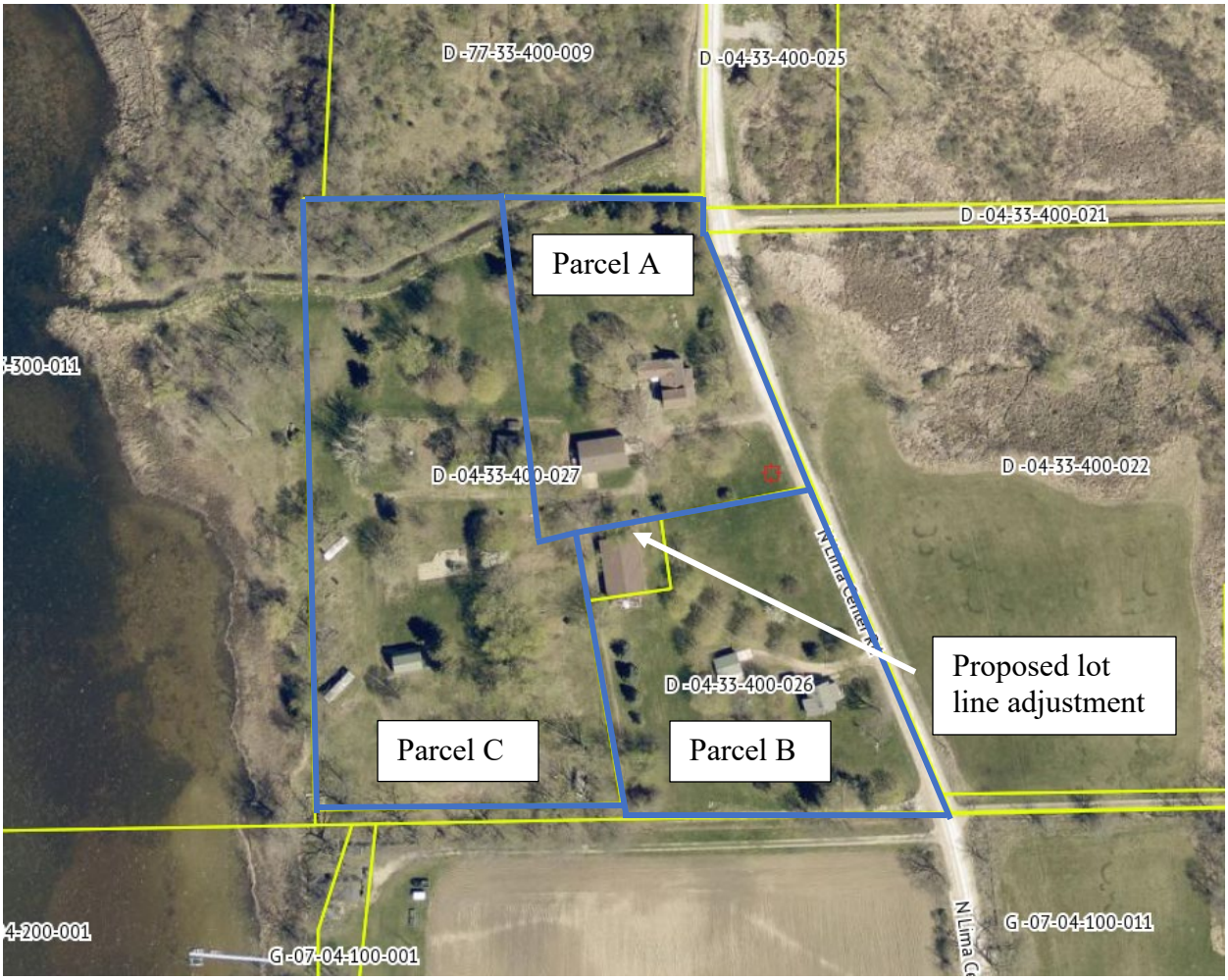
Without a zoning map amendment, it would not be possible to split this property because the minimum lot area in Recreation Conservation (RC) Districts is 5 acres; the overall property has a lot area of 6.120 acres. Rezoning from RC to RR would however allow the two (2) splits to occur.

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*

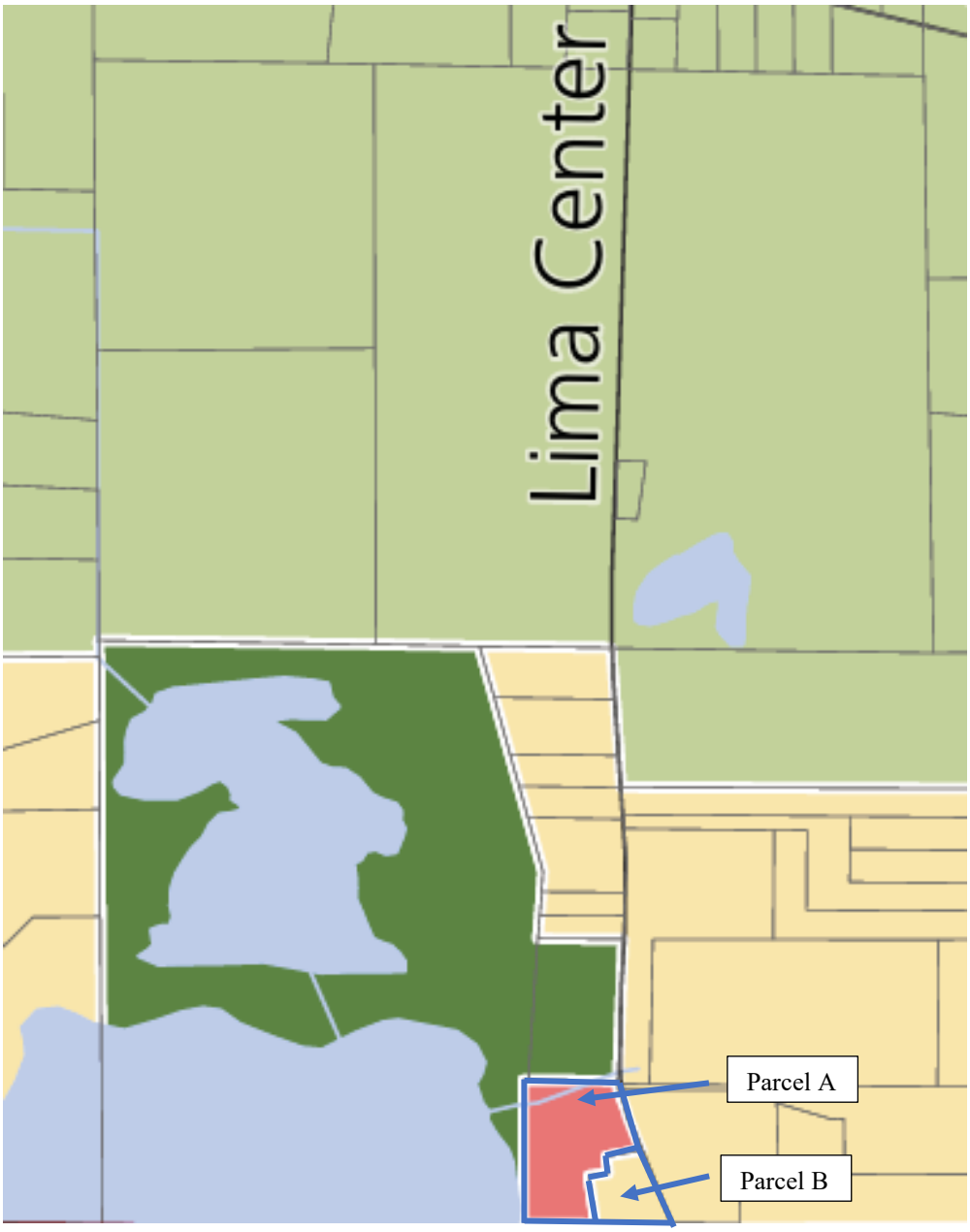
Current Zoning:



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



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.

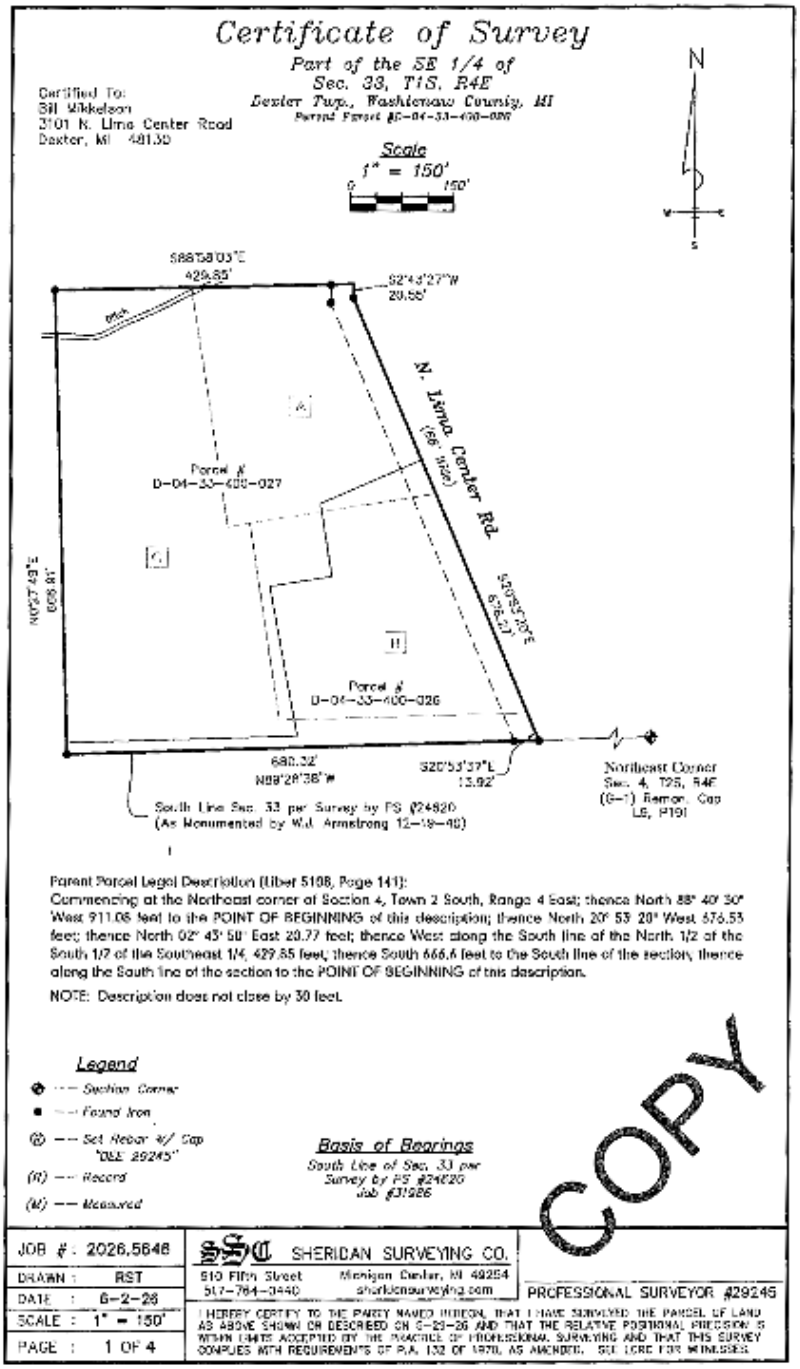
_____
_____, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County, Michigan
My commission expires: _____.

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.



Certificate of Survey

Part of the SE 1/4 of Sec. 33, T1S, R4E

Dexter Twp., Washtenaw County, MI

Parent Parcel #D-04-33-400-027

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

Scale
1" = 150'
0 150'

N

S88°58'03"E
429.85'

S2°43'27"W
20.55'

N. Lima Center Rd. (66' wide)

S20°53'37"E
676.21'

Parcel #
D-04-33-400-027

A

C

Parcel #
D-04-33-400-026

B

N02°37'49"E
605.81'

680.32'
N89°28'38"W

S20°53'37"E
13.92'

Northeast Corner
Sec. 4, T2S, R4E
(6-1) Remon. Cap
LS, P191

South Line Sec. 33 per Survey by PS (24820
(As Monumented by W.J. Armstrong 12-18-48)

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 911.06 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
- (S) — Set Rebar w/ Cap "SLS 29245"
- (R) — Record
- (M) — Measured

Basis of Bearings
South line of Sec. 33 per Survey by PS #24820 Job #31286

COPY

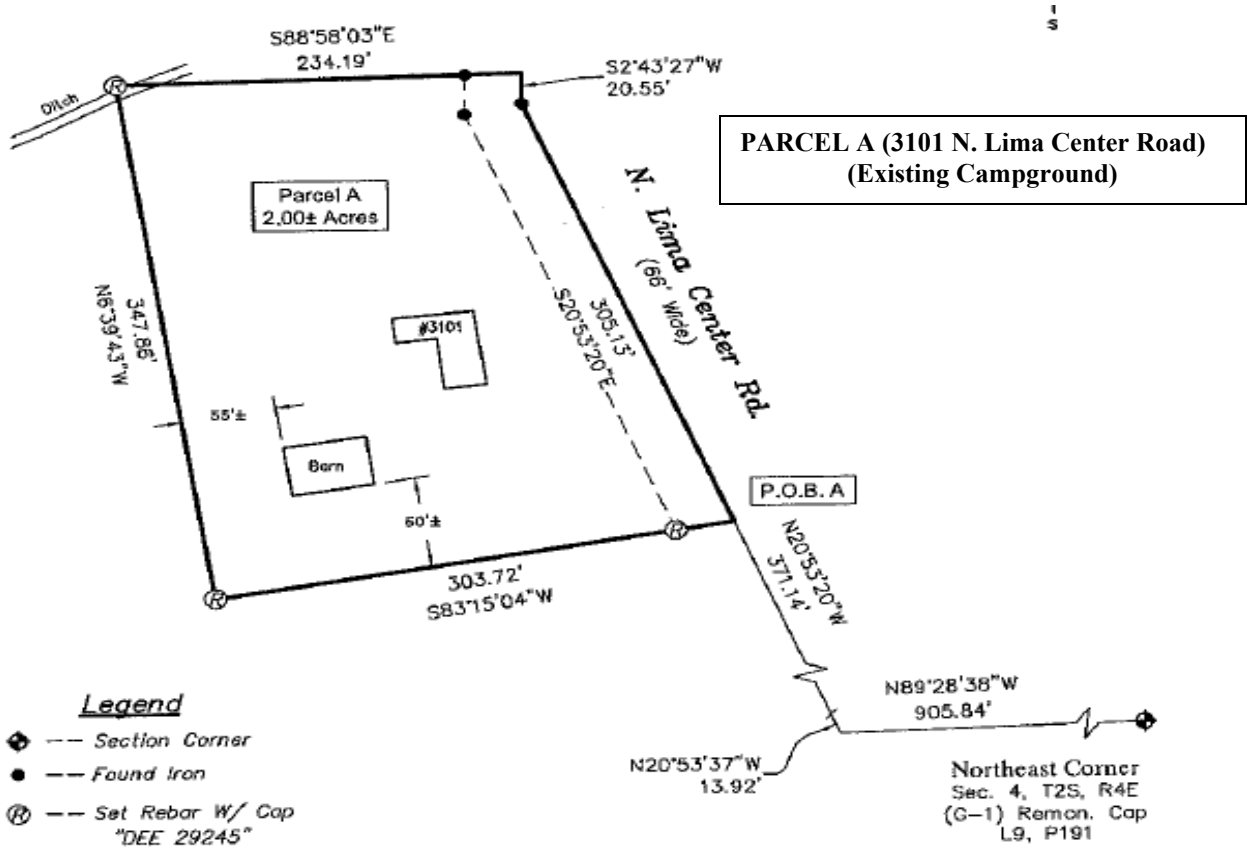
JOB # :	2026.5648
DRAWN :	RST
DATE :	6-2-26
SCALE :	1" = 150'
PAGE :	1 OF 4

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

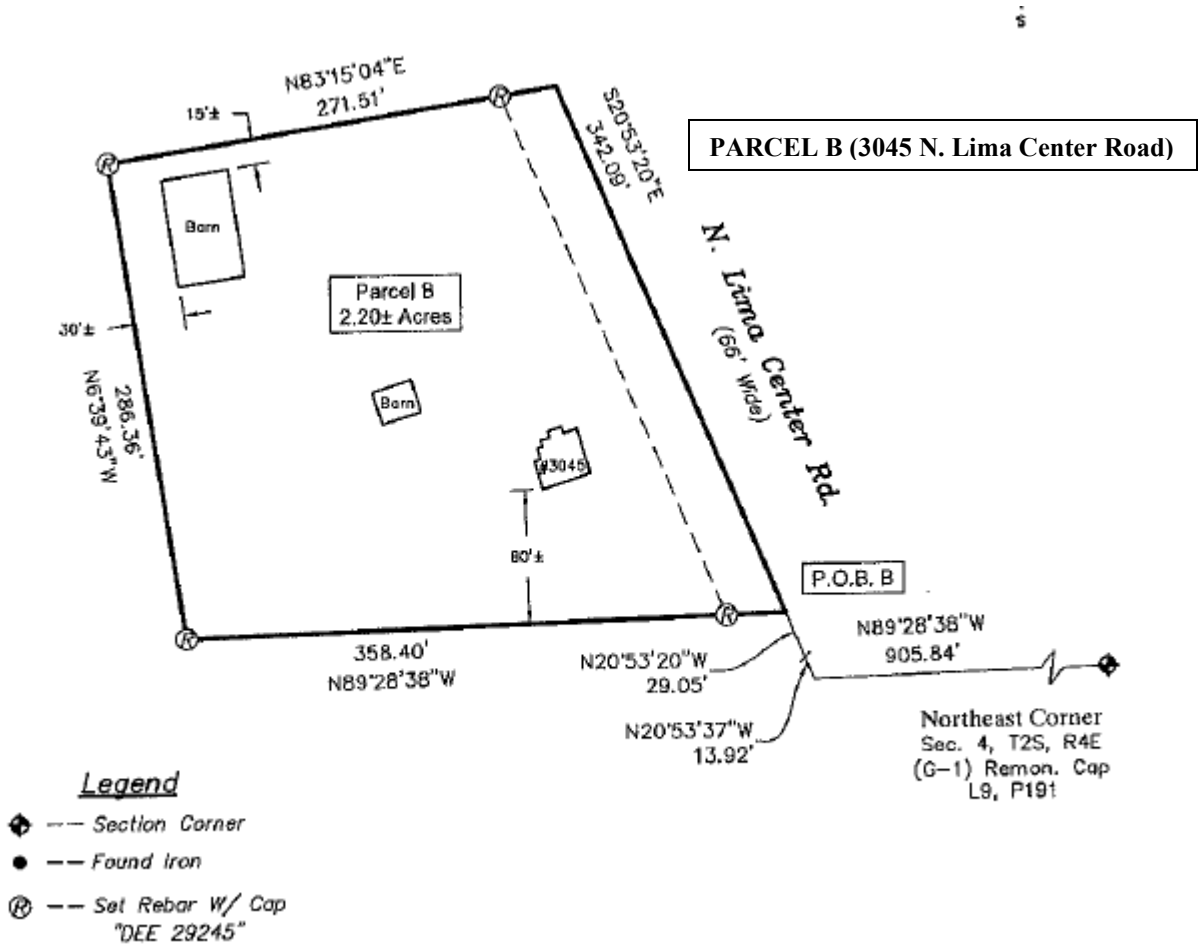
PROFESSIONAL SURVEYOR #29245

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 6-29-26 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 LORE FOR WITNESSES

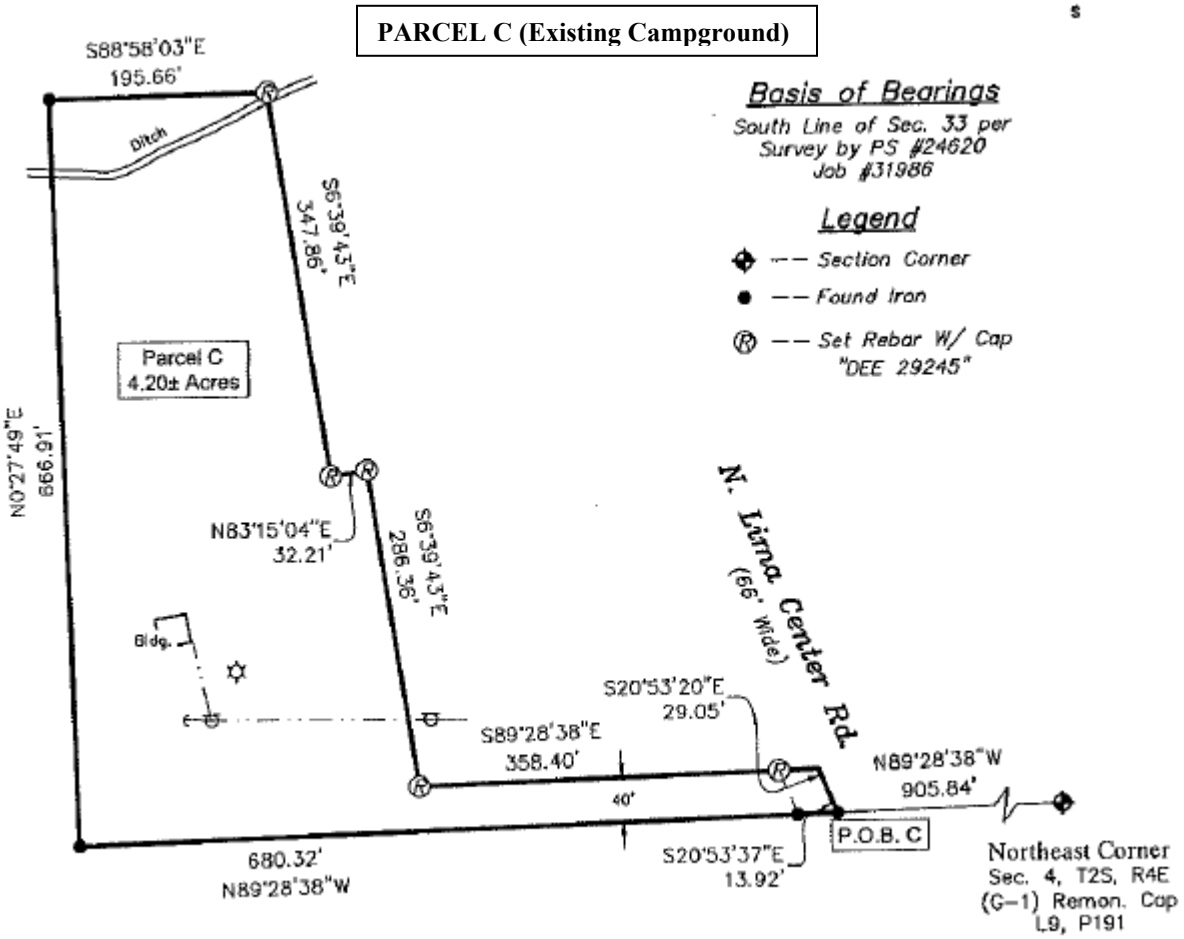
"Parcel A," has a frontage of 305.13 feet along N. Lima Center and a lot area of 2.0 acres. "Parcel A" would capture the existing single-family home at 3101 N. Lima Center Road and the existing barn / accessory building closest to the house. "Parcel A" is serviced by an existing driveway off of N. Lima 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
- ☑ 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)

☑ Legal description (including tax code) is attached to this application

III. APPLICANT INFORMATION

Applicant Name: Bill Mikkelson, Shawn Mikkelson Phone: 734-368-3231
Applicant address: 3101 N. Lima Center Rd. City: Dexter State: MI Zip: 48130
Fax: _____ Email: fischersrvpark@yahoo.com

Is applicant the property owner?

- ☑ 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 | Bill Mikkelson / Shawn Mikkelson (Print Name) | 6/30/2026 (Date)

***For rezoning applications only:**

Applicant agrees to post signage for public notice, adhering to the requirements detailed on the following page:

Applicant Signature | Bill Mikkelson (Print Name) | 6/30/2026 (Date)

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

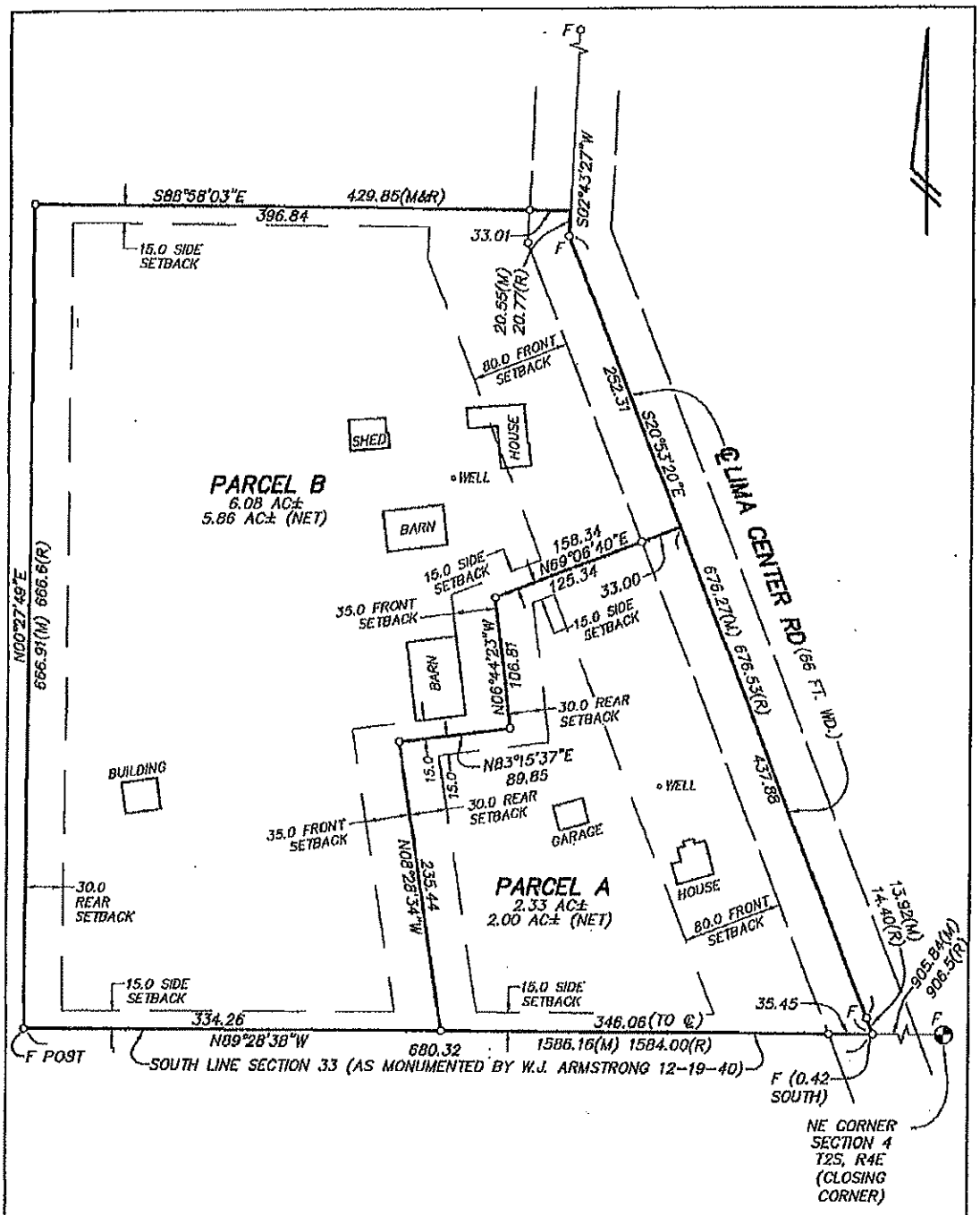
Upon approval of this request, campground operations will be formally discontinued. The property will transition to residential use only, and all future development and renovations will comply with applicable township, county, and state regulations.

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

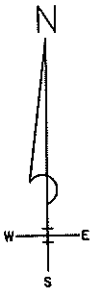
Mik Kelson

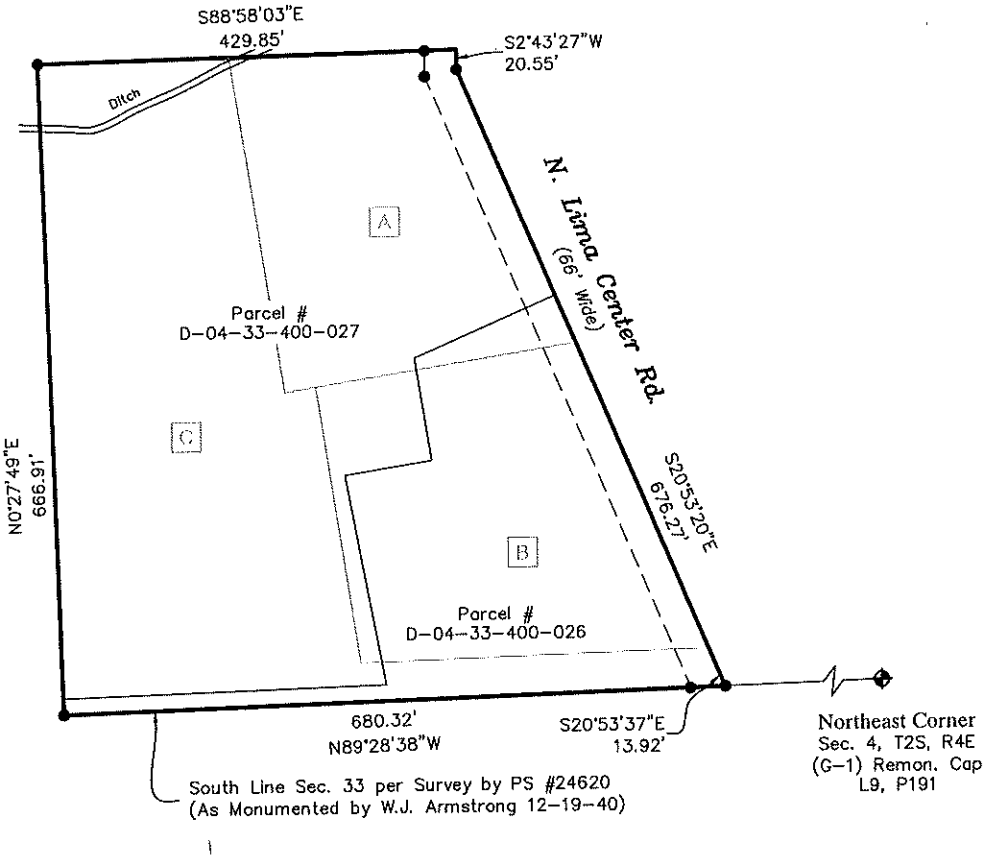
Certificate of Survey

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

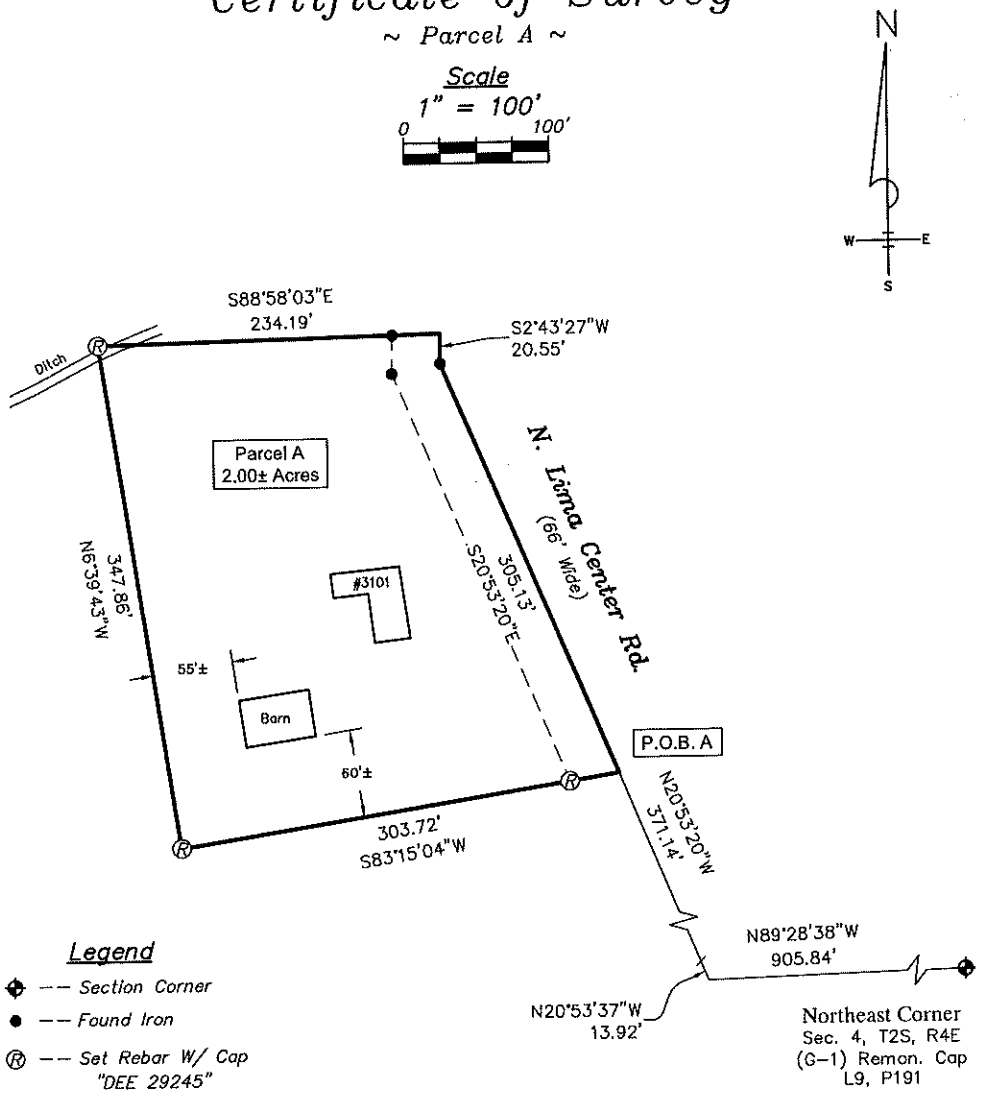
COPY

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 ~



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

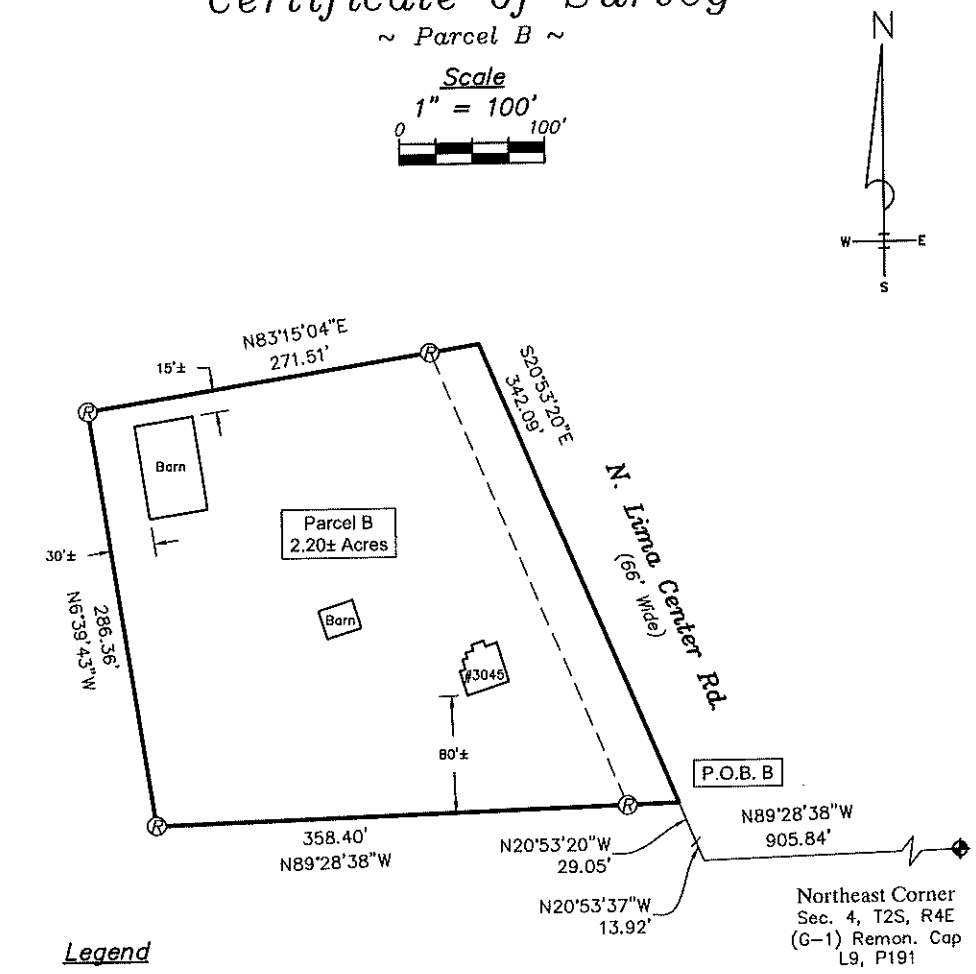
JOB # : 2026.5646	SHERIDAN SURVEYING CO.
DRAWN : RST	910 Fifth Street Michigan Center, MI 49254
DATE : 6-2-26	517-764-0440 sheridansurveying.com
SCALE : 1" = 100'	PROFESSIONAL SURVEYOR #29245
PAGE : 2 OF 4	

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 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

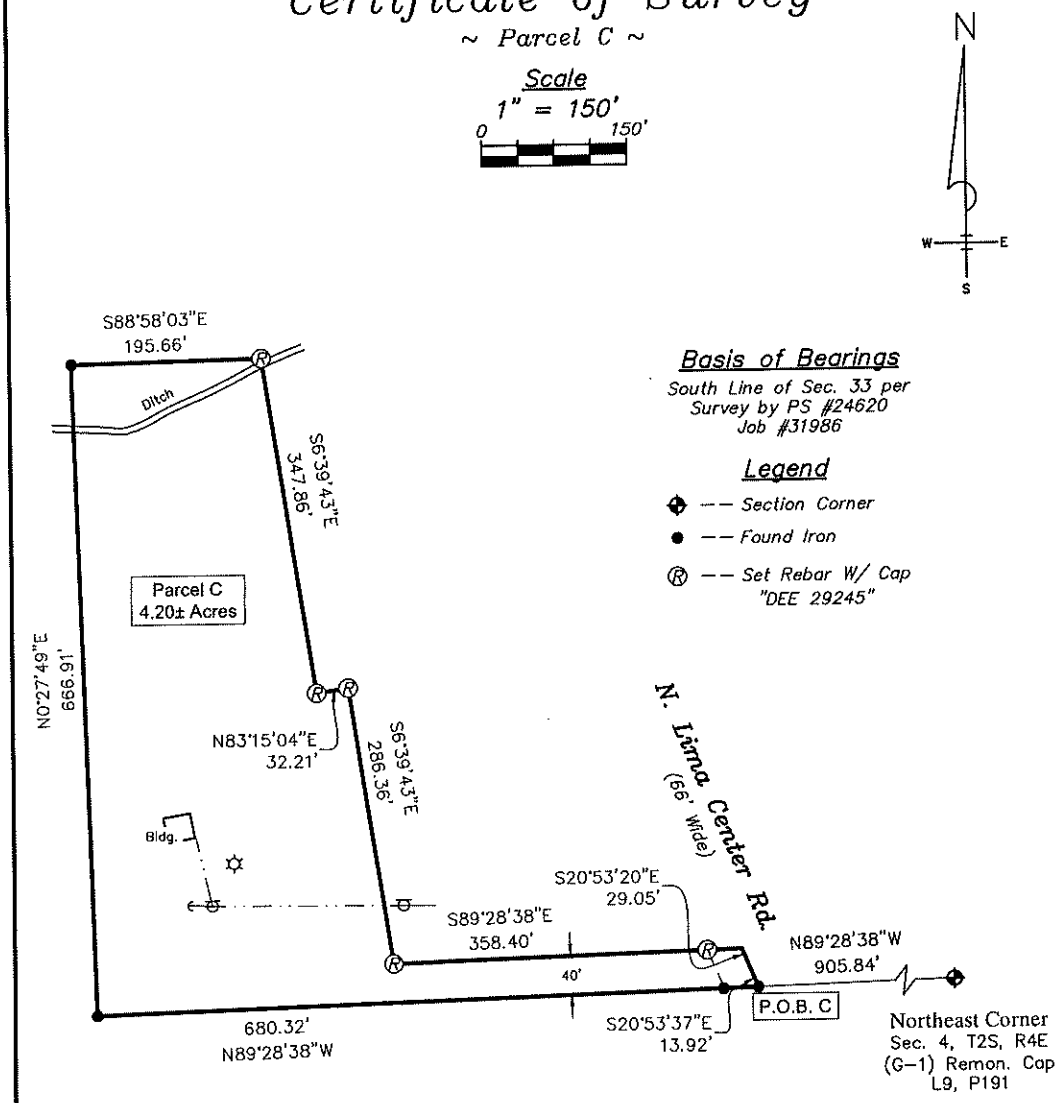
JOB # : 2026.5646	SHERIDAN SURVEYING CO.
DRAWN : RST	910 Fifth Street Michigan Center, MI 49254
DATE : 6-2-26	517-764-0440 sheridansurveying.com
SCALE : 1" = 100'	PROFESSIONAL SURVEYOR #29245
PAGE : 3 OF 4	

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 C ~

Scale
1" = 150'
0 150'



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

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

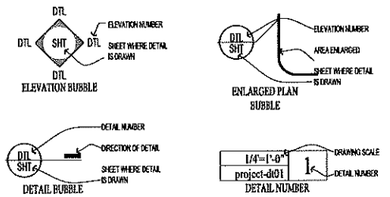
PROFESSIONAL SURVEYOR #29245

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.

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	0	0	0
	Architectural			
A1.1	Demolition Plans	0	0	0
A2.1	Floor Plan	0	0	0
A3.1	Reflected Ceiling Plans	0	0	0
A4.1	Section	-	0	0
A4.2	Section	-	0	0
A5.1	Exterior Elevations	0	0	0
A5.2	Interior Elevations	-	0	0

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 ALTERED AREAS TO COMPLETE ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT. COORDINATE ALL WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.

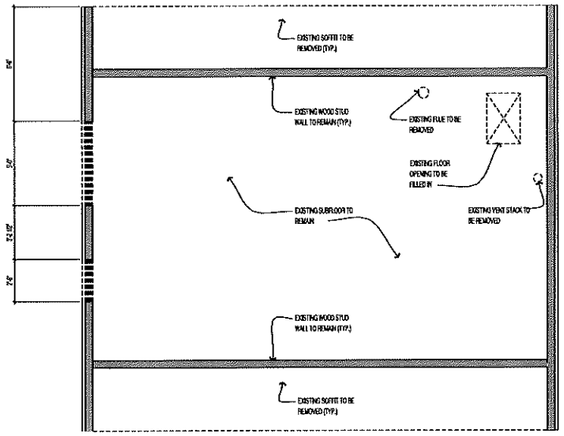
EXISTING DOOR (TO REMAIN)

EXISTING DOOR (TO BE REMOVED)

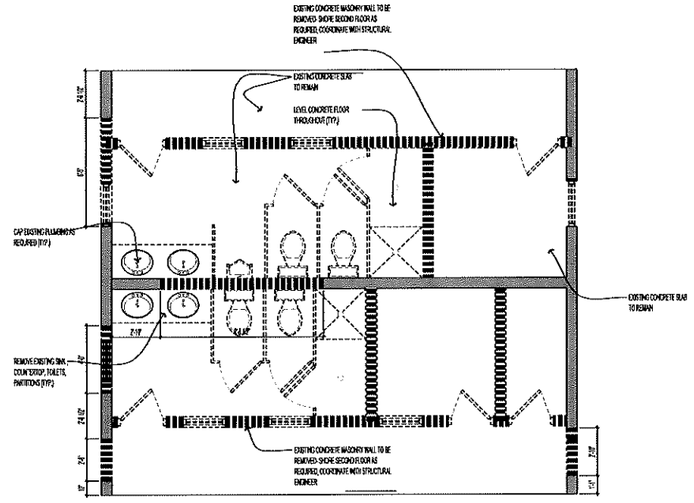
EXISTING WALL (TO REMAIN)

EXISTING WALL (TO BE REMOVED)

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

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

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 1/2" 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.

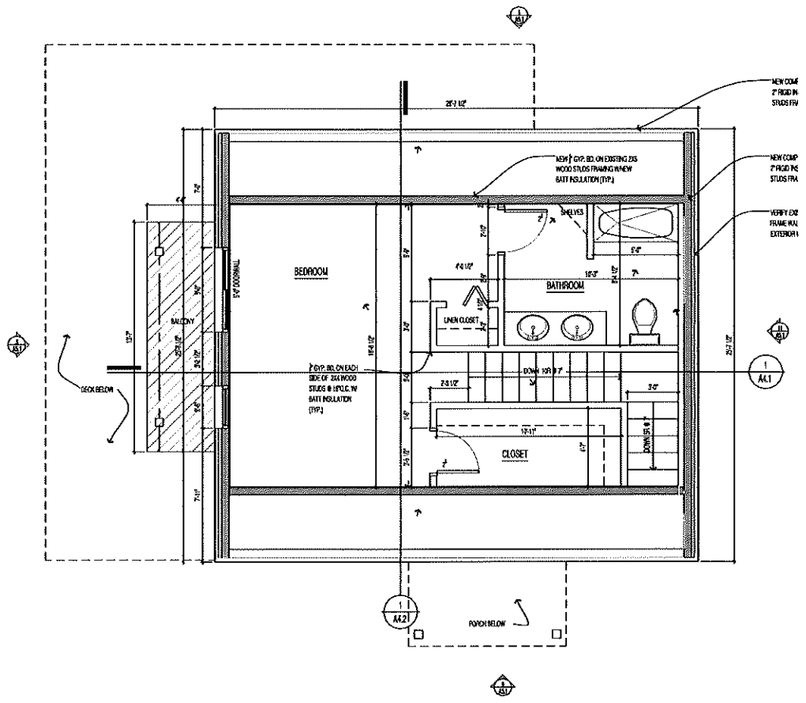
NEW DOOR

EXISTING DOOR (TO BE REMOVED)

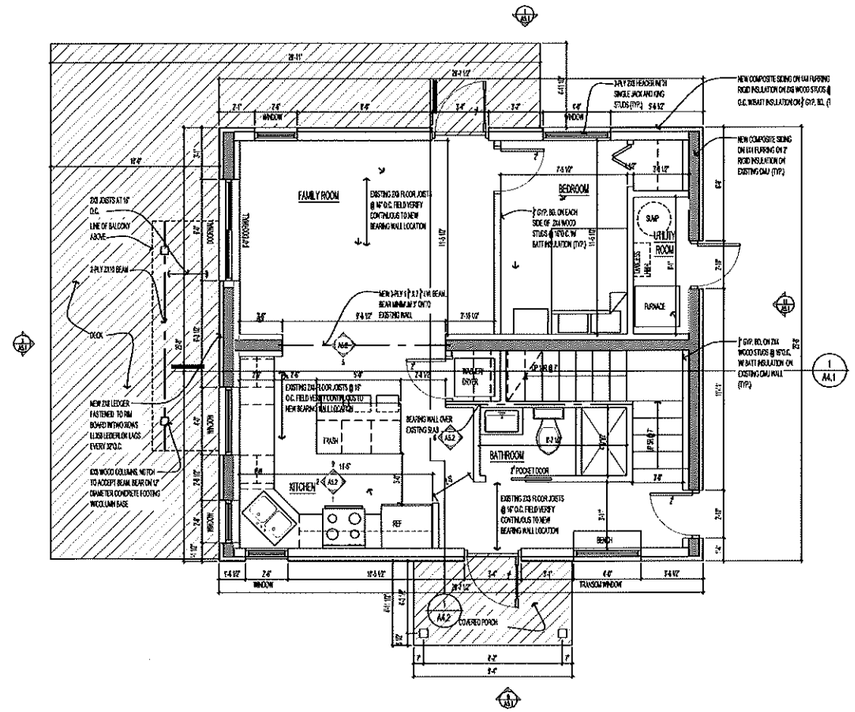
NEW WALL

EXISTING WALL

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

Renovation

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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

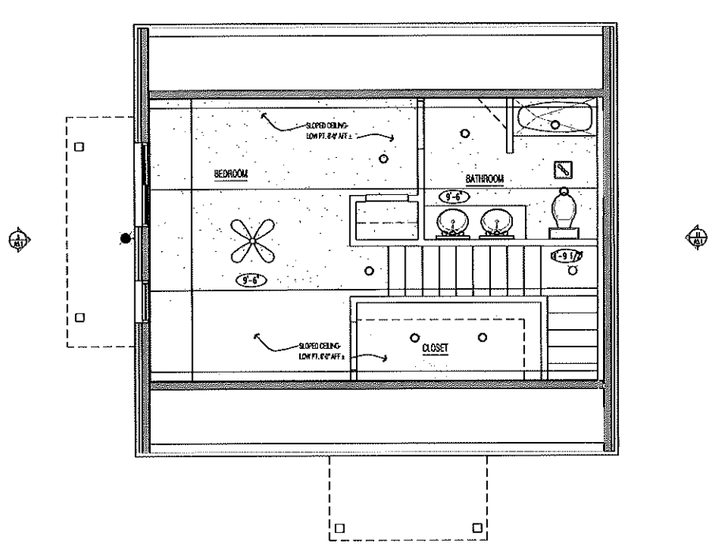
GENERAL NOTES

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.

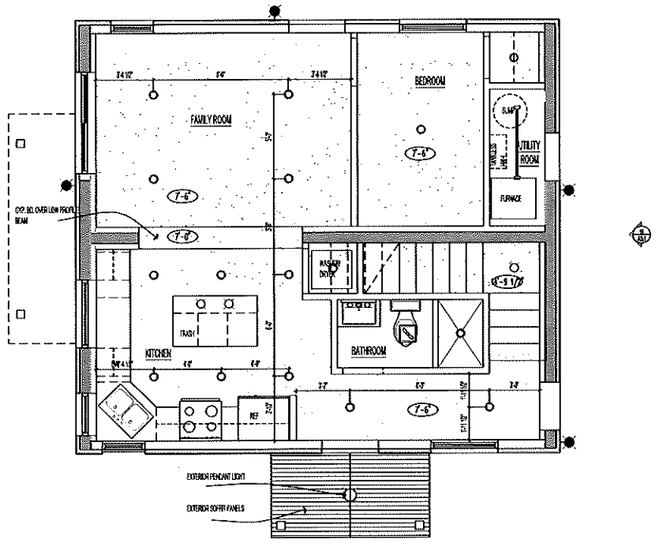
LEGEND

- 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 p802 | 3



First Floor Plan | 1/4"=1'-0" Mikk p801 | 1

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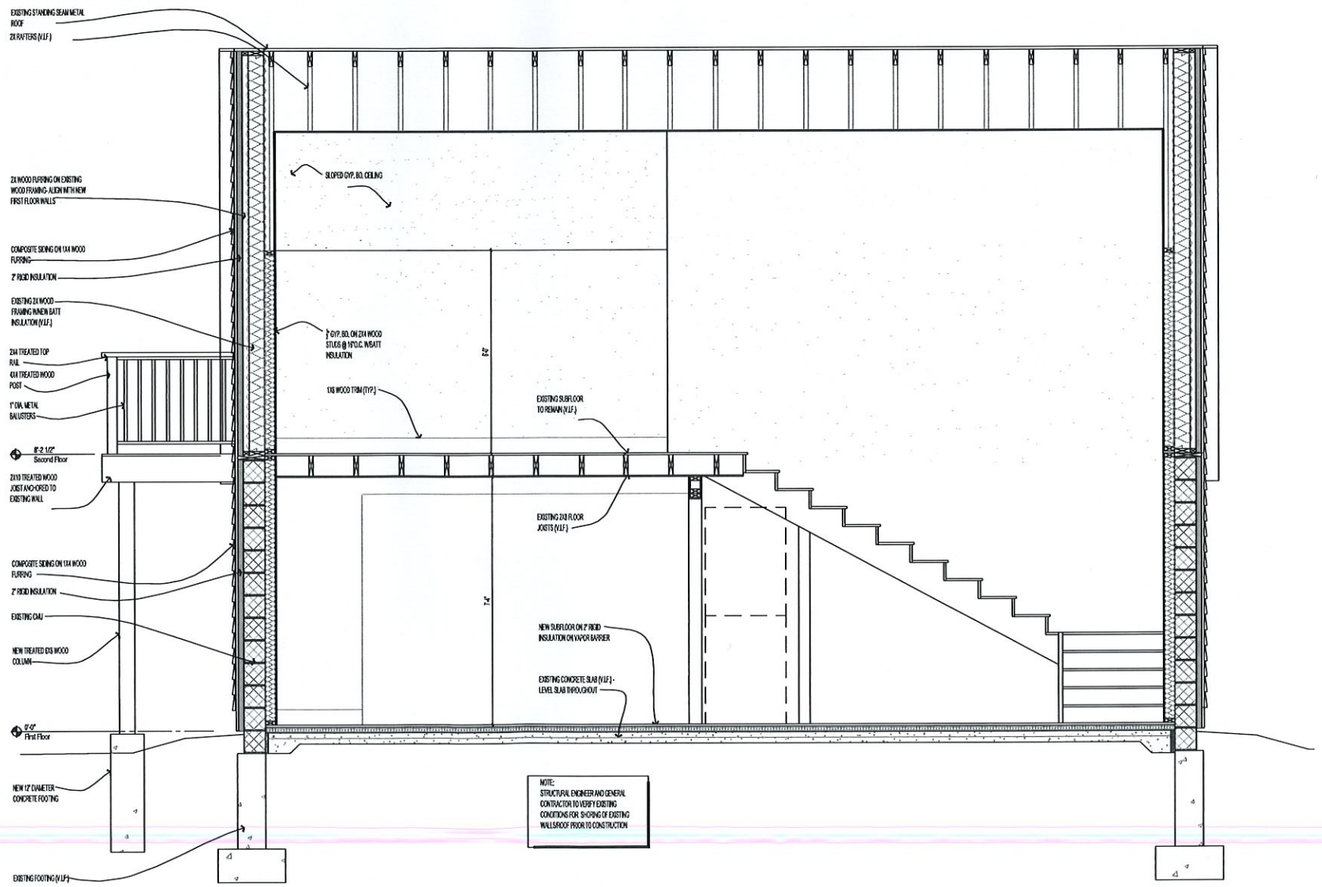
Renovation
Mikkelson Residence
3101 North Lima Center Road
Dexter, MI 48130

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

Reference North

Sheet Description
Reflected Ceiling Plans

Sheet
A3.1



Section

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

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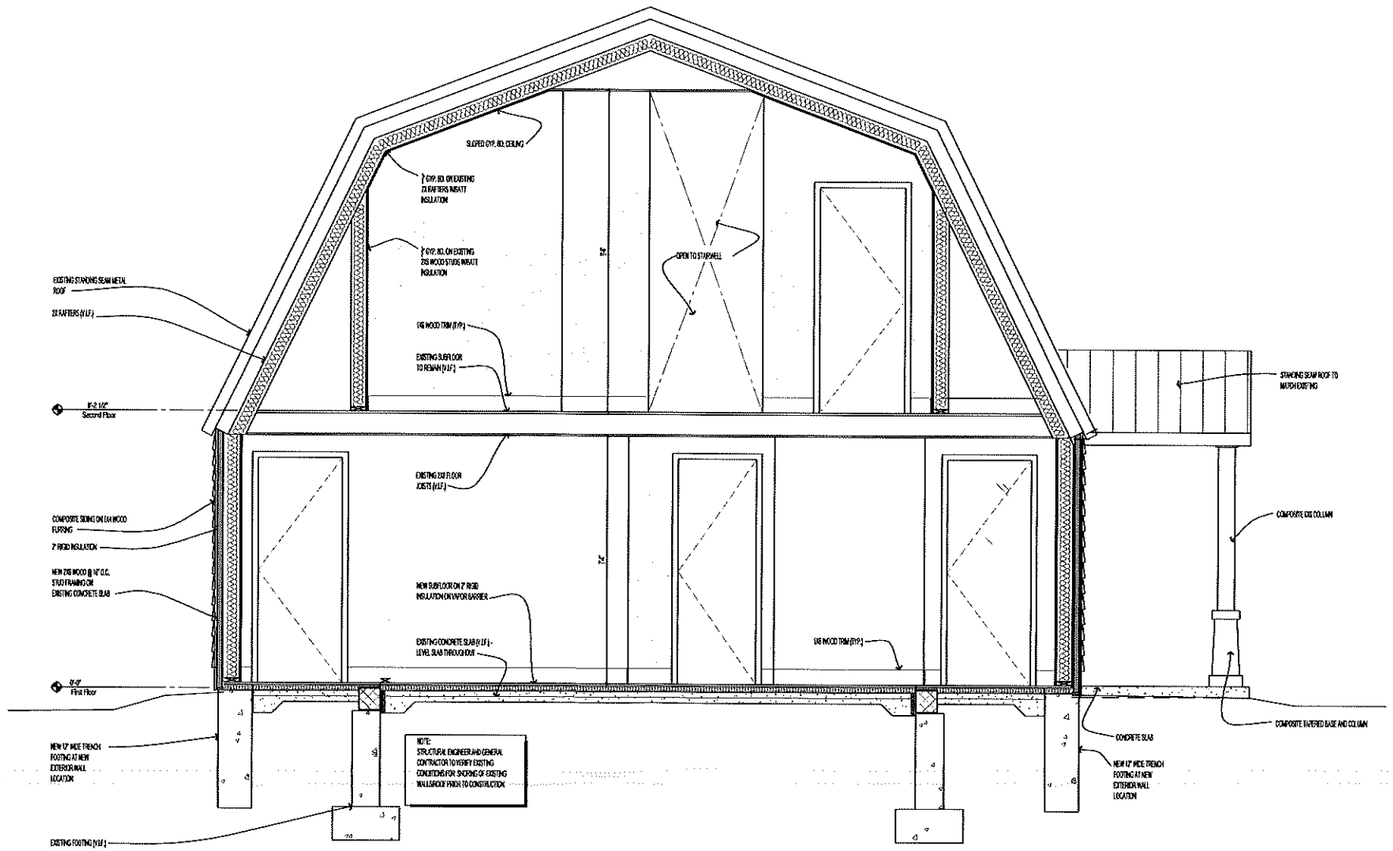
Renovation
Mikkelson Residence

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
A4.1



Section

1/2"=1'-0"
MKkk_bs01

1

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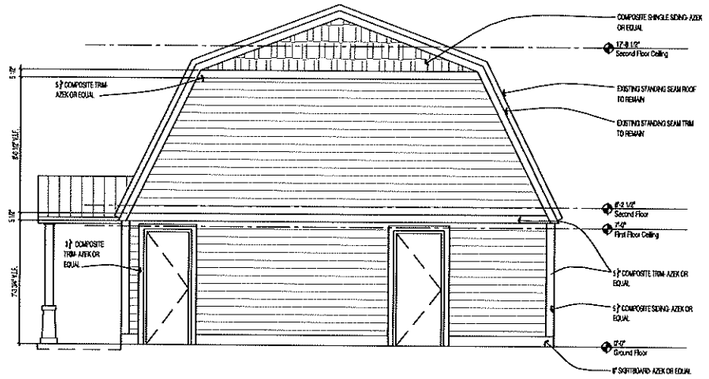
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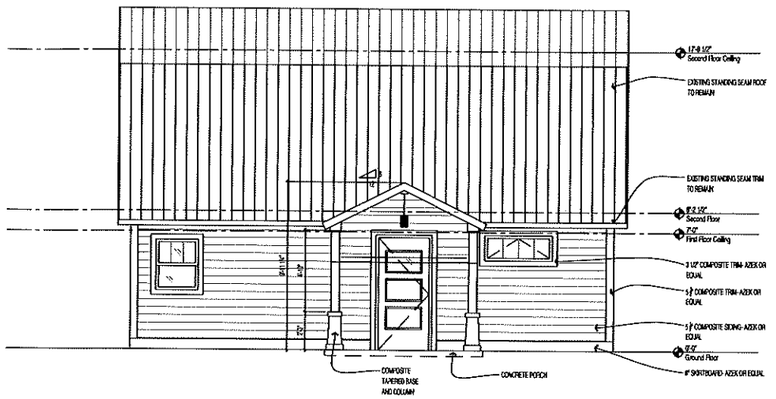
Date	Revision/Issue
9.22.25	For Construction
10.3.24	Owner Review

Sheet Description
Building Section

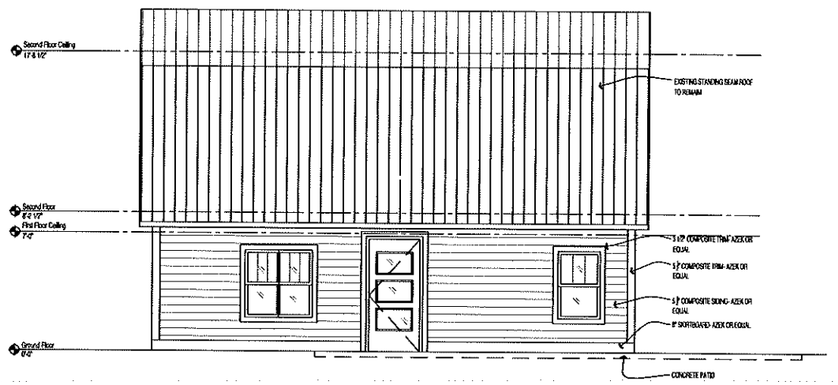
Sheet
A4.2



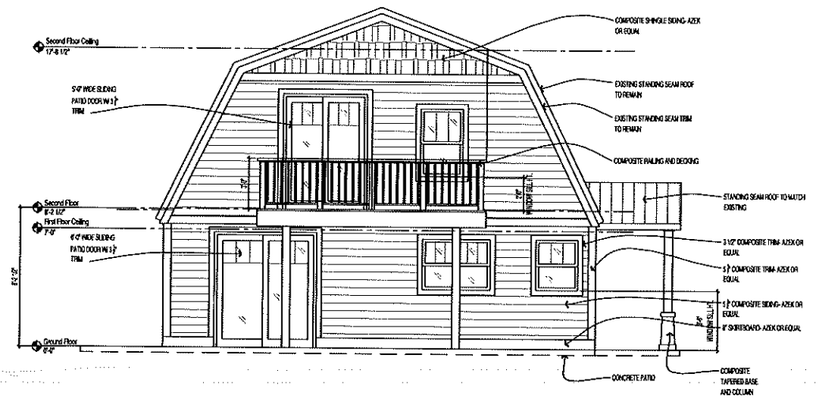
East Elevation | 1/4"=1'-0" Mikk ee03 | 11



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

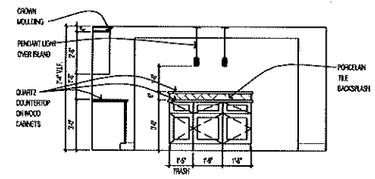
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Renovation
Mikkelson Residence
3101 North Lima Center Road
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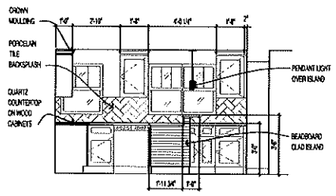
Date	Revision/Issue
9.22.25	For Construction
9.3.24	Owner Review
8.19.24	Owner Review

Sheet Description
Exterior Elevations

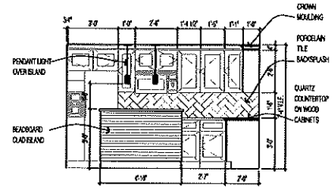
Sheet
A5.1



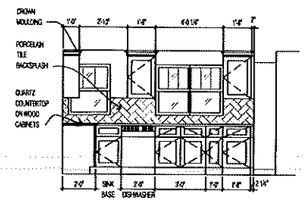
Interior Elevation- Kitchen | 1/4"=1'-0" | Mikk_le01 | 9



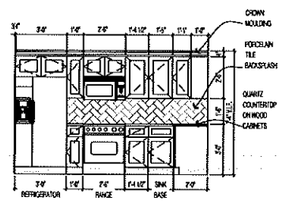
Interior Elevation- Kitchen | 1/4"=1'-0" | Mikk_le01 | 6



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

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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
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:

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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: 734 368 3231

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.)

|

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

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Michelle Stamboulellis
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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PURPOSE OF THE PUBLIC HEARING

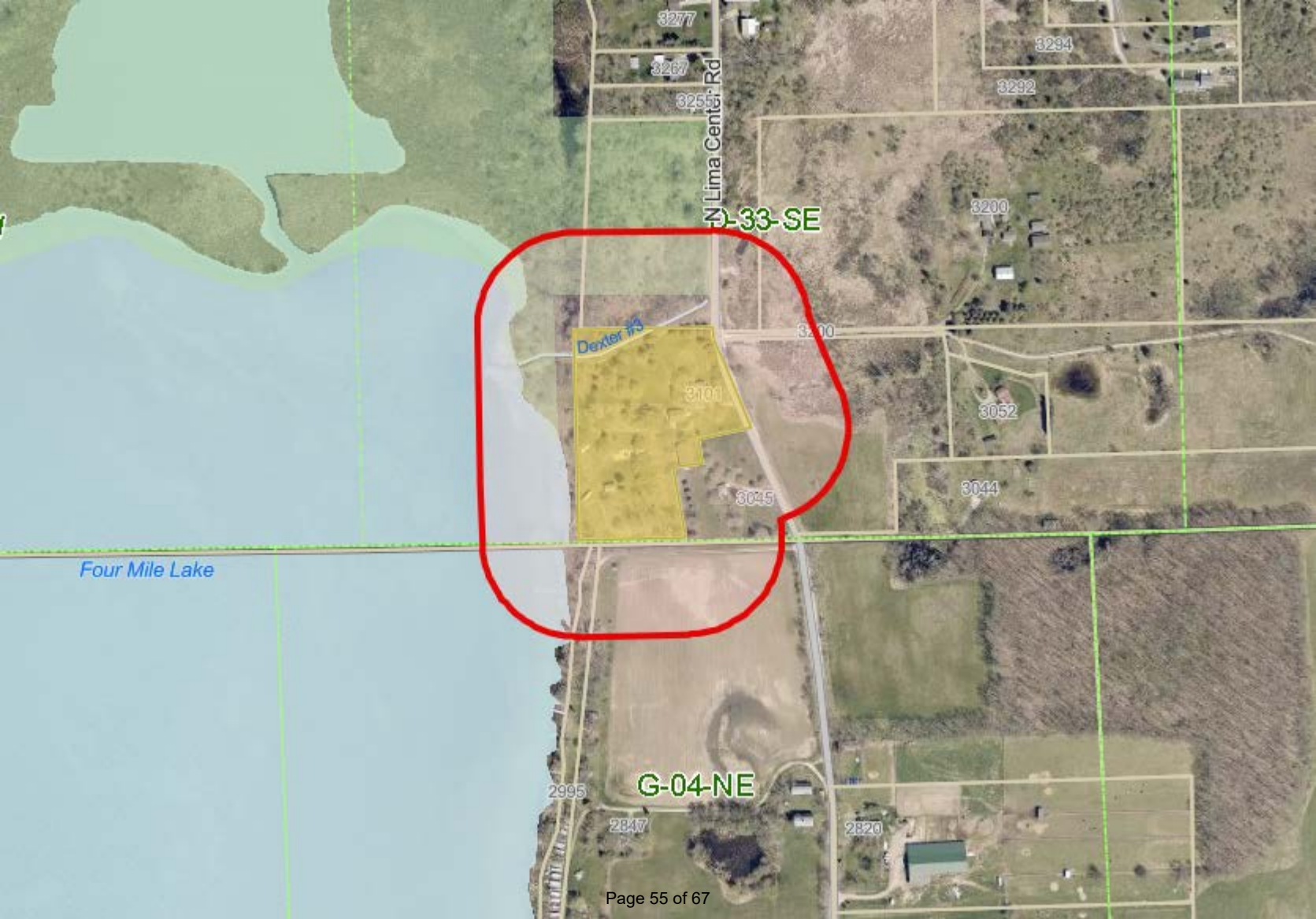
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Cc: File
Interested Properties (Properties within 300 feet)
Utilities Registered with the Township for Public Notice


3277
3267
3256
N Lima Center Rd
3294
3292
G-33-SE
3200
Dexter #3
3101
3052
3045
3044
Four Mile Lake
G-04-NE
2995
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


DEXTER TOWNSHIP
ESTABLISHED 1824
NOTICE OF
PUBLIC HEARING
This property is petitioned for rezoning and will be the subject of a public hearing with the Dexter Township Planning Commission
For questions or inquires, please call (734) 426-3767, visit dextertownshipmi.gov/planning-commission, or scan the QR code to the right
Dexter Township Hall—6880 Dexter-Pinckney Rd. Dexter, MI 48130
2026. 8. 17

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: August 18, 2026

Re: Data Center Ordinance and Master Plan Proposed Changes

Please see attached the map that shows the amount of buildable space once the 500-foot buffer is applied. As the draft Data Center Ordinance is currently written, data centers cannot be within 500 feet of any residential used property; property zoned Rural Residential, Lake Residential, or Open Space Community; primary/secondary school; medical clinic; park; day-care center and preschool. The limited space shown on the map raised the concern as to whether a data center could be built within the 5.7 acres of buildable land. Following a meeting with legal counsel, staff recommends the following changes be made to the Data Center Ordinance and the Master Plan.

Proposed Data Center Ordinance Changes:

Change the High Resource Demand Facility Ordinance to Data Center Ordinance.

- Only allow for small scale and accessory data centers to be built in the Township that can be built on the remaining 5.7 acres of land.

- Remove anything that references "High Resource Demand Facility" as this will only be about data centers.

Proposed Master Plan Changes:

Add language to the Master Plan on location where data centers may be allowed and the infrastructure that the Township has.

- The Township's Infrastructure.
    - The Township only has the infrastructure to support small and medium scale data centers. Dexter Township does not have municipal water systems needed to support large-scale data centers. The Township's roads are limited in capacity for heavy trucks needed to construct large-scale data centers.
    - Neighboring municipalities in Washtenaw County have the road and water infrastructure better able to accommodate the infrastructure needs of large-scale data centers.
    - Large-scale data centers currently under development in Saline Township, Ypsilanti Charter Township, and Lyon Charter Township can fulfill the needs of the region.

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

- Location of the data center overlay district.
    - The data center overlay district is planned in the commercial district at North Territorial Road and Dexter-Pinckney Road due to its location on a County Primary Road, and proximity to non-residential areas.
    - The location will minimally impact agricultural lands and the Township's rural character.

Proposed Power Plant Ordinance:

There was discussion on adding the Power Plant regulations to the High Resource Demand Facility Ordinance. However, with the changes proposed above, this would have to be a stand-alone Ordinance.

Next steps:

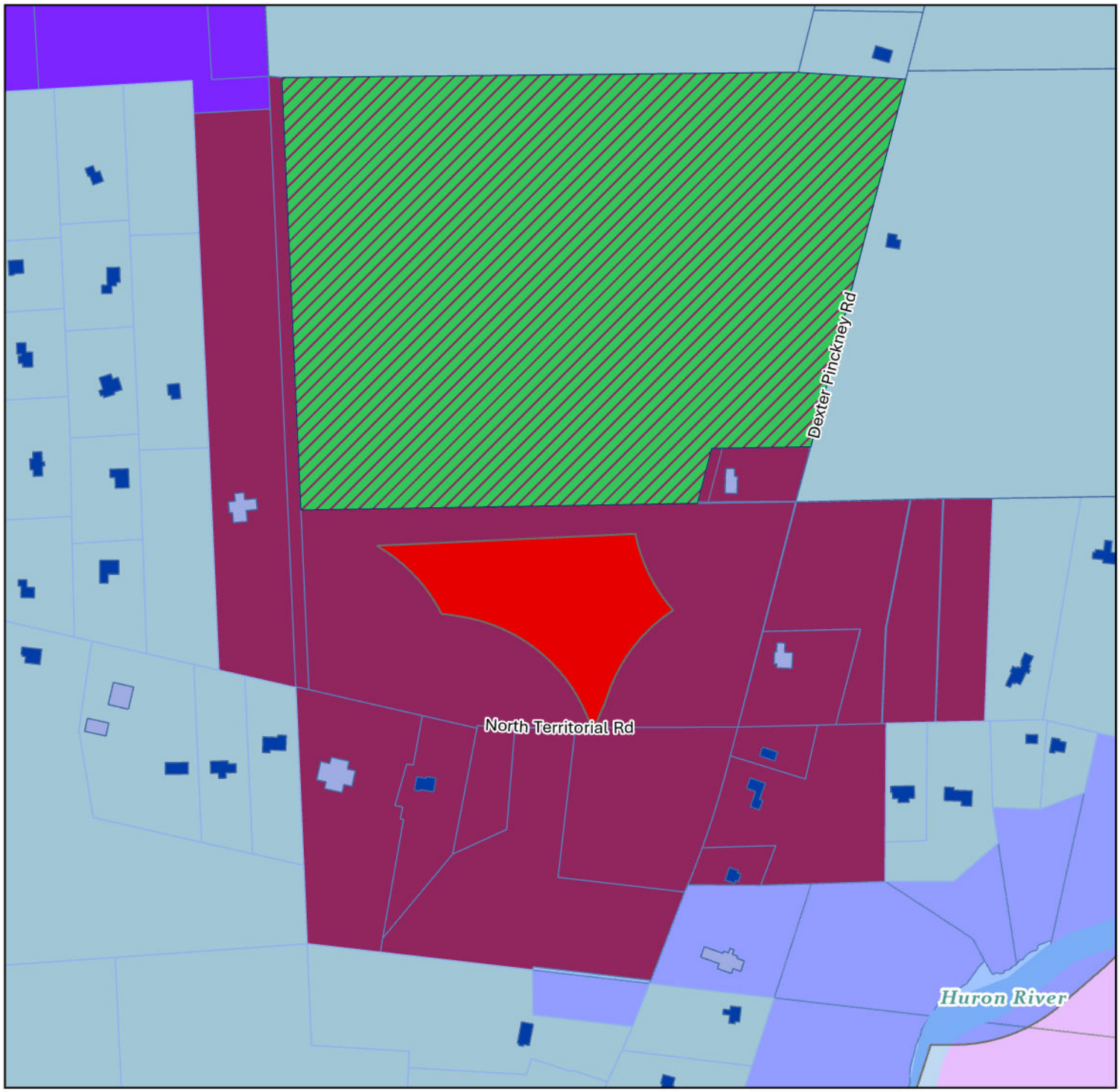
Please review the following proposed changes and be prepared to discuss them at the upcoming Planning Commission meeting. Due to the scale of the proposed changes and the discussion that needs to be had on the proposed changes, the updated draft will be presented at the September Planning Commission meeting, or we can schedule a special meeting before.

We look forward to discussing the proposed changes and the next steps.

Sincerely,

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

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



- 500 foot buffer
- Residential strutures
- Building Footprints
- Agricultural
- Recreation Conservation
- Commercial
- Common Use
- Public Recreation
- Public Institutional
- Rural Residential
- Lakes Residential
- Open Space Community
- Commercial/Recreation Conservation

500 Foot Data Center Buffer

Dexter Township
Washtenaw County, Michigan

0 0.05 0.1 Miles

Data: Dexter Township and Washtenaw County
Prepared by: Carlisle/Wortman Associates, Inc.
Date: August 12, 2026

Dexter Township

Planning Commission

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

Chair
Steve Burch
Vice Chair
Chandra Hurd
Secretary
Christina Maier
ZBA Rep
Shaun Smith
BOT Ex Officio
Alicia Abbott
Commissioners
Marty Straub
Dan Barry

Recording Secretary
Janis Miller

REGULAR MEETING OF THE PLANNING COMMISSION
Tuesday, July 28, 2026

1. Call to Order

Chair Burch called the meeting to order at 6:00 PM.

2. Pledge of Allegiance

BOT Ex-Officio Abbott led the Pledge of Allegiance.

3. Roll Call

Present: Chair Steve Burch, Vice Chair Chandra Hurd, Secretary Christina Maier, BOT Ex-Officio Alicia Abbott, Commissioner Dan Barry, Commissioner Marty Straub.

Absent: ZBA Representative Shaun Smith (excused).

Also present: Director of Planning & Zoning Fletcher Reyher, Recording Secretary Janis Miller, and Township Attorney Keith Brown (Foster Swift), Planner Brady Heath (Carlisle Wortman).

4. Approval of Agenda

Motion to approve the agenda as presented was made by Abbott and seconded by Barry. All ayes. Motion carried.

5. Conflict of Interest Review

No conflicts of interest were declared.

6. Public Comment

Opened 6:03 PM. No public comment was received.

7. Public Hearings

A. None.

8. Action Items

A. None.

9. Discussion Items and Public Comment as Appropriate

A. Review and Discussion of the Draft High Resource Demand Facility (Data Center) Ordinance and Attorney / Engineer Comments

DPZ Reyher provided an overview of the draft High Resource Demand Facility (HRDF) ordinance, which has been under development over the preceding months. He emphasized that no data center application has been filed in Dexter Township; the ordinance is a proactive measure prompted by increased regional activity. The Township Board enacted a moratorium on data center applications in spring 2026, which was extended at its July 21st meeting for an additional 180 days.

Overview of the Draft. Under the ordinance, data centers would be permitted only as a Special Land Use in the General Commercial (C) District — located near the North Territorial and Dexter-Pinckney intersection — and prohibited in all other districts. Key provisions include mandatory community engagement prior to a public hearing, buffering and setback requirements, water conservation and stormwater standards, emergency access and fire protection requirements, a Risk Mitigation Plan, and a decommissioning plan backed by a financial guarantee. DPZ Reyher noted that after applying the 500-foot residential setback buffer, approximately 33 acres of usable commercial land remain for this use. If a pending conservation easement on the nearby Esch property is finalized, that figure would shrink to approximately 14.2 acres.

Attorney Comments. Township Attorney Brown (Foster Swift) commended the draft as one of the best of its kind he had reviewed and confirmed that staff and Carlisle Wortman should continue with it. He summarized the legal additions his firm made to the draft, including: a standard escrow provision to ensure the Township recovers all ~~review~~ costs from the applicant rather than burdening taxpayers; an explicit standalone definition for cryptocurrency mining facilities; a 125% financial guarantee amount for decommissioning (previously unspecified); and a notice provision added to the violations and hearing procedures section to shore up due process. Attorney Brown confirmed that the Township's position against an exclusionary zoning challenge was defensible given the remaining acreage and the high bar for a developer to demonstrate community need.

Engineering Comments. DPZ Reyher summarized comments from OHM Advisors, the Township's engineer, which included: requiring a hydrogeologic study given likely reliance on private wells and septic in Dexter Township; requiring long-term groundwater monitoring; mandating stormwater review and a recorded maintenance agreement under Washtenaw County Water Resources Commissioner standards; and a recommendation to reevaluate whether the 4-foot below-grade removal standard adequately addresses deep foundations and basements.

Discussion. The Commission raised several substantive points during discussion:

- Minimum lot size for small-scale facilities. The 2-acre minimum lot size for small-scale data centers was identified as likely unworkable once setbacks are applied — a square 2-acre parcel is approximately 295 feet per side, which cannot accommodate a building of up to 25,000 square feet alongside a 500-foot residential setback. The Commission directed that staff verify the minimum lot area is achievable given all applicable standards, and Attorney Brown confirmed economic viability arguments do not constitute a valid exclusionary zoning challenge.
- Setback discrepancy. The 400-foot setback listed under dimensional standards (Section F.4) was identified as a typographical error and should consistently read 500 feet, consistent with the siting provision in Section F.6 and the buffer maps provided.

Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: www.dextertownshipmi.gov.

- Residential use vs. residential zoning. The 500-foot siting buffer applies to residentially used properties, not only residentially zoned parcels. Several commercially zoned parcels near the target area contain homes. Staff agreed to prepare a revised map accounting for residential structures within the commercial district to determine the true buildable area.
- Decommissioning financial assurance. The Commission discussed whether a surety bond adequately protects the Township if an operator goes bankrupt. Attorney Brown confirmed that a cash deposit into an escrow account — one of three options listed in the draft — is permissible and has not been challenged. The Commission had no objection to requiring the cash escrow option.
- Below-grade removal depth. Multiple commissioners supported treating 4 feet as a minimum and allowing for greater depth on a site-specific basis, particularly where basements or deep foundations are present.
- HRDF definition scope. The Commission suggested adding language to the definitions section to capture emerging high-intensity compute uses (AI, cloud computing, high-performance computing) that might be characterized differently than a traditional data center, to prevent definitional evasion.
- Definition clarity. Commissioners noted that the "large-scale" definition using an "or" between 25,000 sq ft and 10 acres may be redundant given the dimensional standards already require a 10-acre minimum lot, and asked staff to clarify whether the acreage element should be removed from the definition.
- Community meeting report deadline. The Commission requested that a specific deadline be added to Section E.4 requiring applicants to submit post-meeting reports to the Township within a defined period (approximately 10–15 days) rather than leaving the timing open.
- University of Michigan. In response to a commissioner question, Attorney Brown confirmed that the University of Michigan and other Michigan constitutional universities are exempt from local zoning, and the Township would have no regulatory authority over a data center sited on their property.

Public Comment:

Opened 6:49 PM. Several residents addressed the Commission, offering comments including: requests for greater specificity tying the ordinance to the Master Plan Cornerstones; concern about the adequacy of the 500-foot setback based on documented noise impacts in other communities; a recommendation to characterize the required pre-construction studies as full environmental impact statements rather than baseline studies; suggestions for a minimum number of required community meetings (at least three); a request to consider acoustic modeling for the full facility including cooling systems, generators, and transformers; concern about decommissioning escrow becoming inaccessible in bankruptcy; a suggestion to explore requiring gray water treatment; questions about Non-Disclosure Agreements (NDA) practices by data center developers; and a comment that data centers are industrial in character and that the Township should rely on its Master Plan — which promotes agricultural and residential uses — as a basis for regulation.

Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: www.dextertownshipmi.gov.

Commissioners directed Staff to continue developing a revised draft incorporating attorney, engineering, and Commission comments for future review and eventual public hearing. No formal action was taken.

B. Review and Discussion of Draft Article 4 and Section 16.36 Ordinance Language

DPZ Reyher and Planner Heath presented three options for amending Section 16.36, which governs how the Township handles land use applications for uses not expressly listed in the Schedule of Uses in Article 4.

Option 1 retains the existing framework in which the DPZ makes the similarity determination, with the addition of a Master Plan compatibility criterion and a cross-reference to Article 4.

Option 2 divides authority by parcel size: the DPZ reviews uses on parcels under 5 acres; the Planning Commission reviews uses on parcels 5 acres or greater. Staff noted that parcel size is not a reliable proxy for use intensity or compatibility.

Option 3 creates a two-step hybrid: the DPZ evaluates objective, measurable criteria (parking, traffic, utilities, stormwater, noise/odor/glare); if the DPZ determines similarity, the matter then comes before the Planning Commission for discretionary review of neighborhood compatibility and Master Plan consistency. Either body may deny the request, with ZBA appeal available.

The Commission discussed the practical rarity of unlisted use applications — DPZ Reyher noted he had not encountered one in seven years — and weighed concerns about placing sole discretionary authority with a single staff member against the desire to avoid unnecessary bureaucratic burden. The Commission reached near-unanimous consensus that Option 3 best balances these concerns, appropriately reserving objective technical assessments for staff while entrusting discretionary determinations to a public body. A member of the public and former Chelsea Planning Director offered the perspective that any unlisted use not clearly fitting the ordinance should be directed to petition for a text amendment rather than receive an administrative interpretation, and urged the Commission to consider the fee structure for such a process.

DPZ Reyher indicated his intent to bring a clean draft based on Option 3 as a scheduled public hearing item.

Motion to schedule a public hearing to evaluate and select changes to Section 16.36 – Uses Not Specifically Listed was made by Maier and seconded by Hurd. All ayes. Motion carried.

C. Review and Discussion of Closed Session Process & Procedures

Attorney Brown provided an educational overview of the Michigan Open Meetings Act (OMA) as it pertains to the Planning Commission. Key points included:

- All deliberation on public policy by a public body must occur in a properly noticed open meeting. Email exchanges among a quorum of members on substantive matters constitute a violation; only logistical communications are permissible.
- Closed sessions are permissible only for enumerated statutory purposes under MCL 15.268. The most applicable to the Planning Commission is the attorney-client

privilege exception, which permits discussion of written legal opinions in closed session to preserve privilege.

- No deliberation or action may occur in closed session; those must take place in open session upon return.
- To enter closed session, a roll call vote of two-thirds (2/3) of all appointed members is required — for a seven-member body, 5 affirmative votes are needed at all times regardless of attendance. (A commissioner noted that 0.667 × 7 rounds to 5; the attorney acknowledged the calculation.)
- Closed session minutes are kept sealed for one year, approved at the subsequent meeting via a separate action, and returned to the secretary after approval.

The Commission discussed whether there was meaningful reason for the Planning Commission — as distinct from the Township Board — to ever enter closed session, and generally concluded that most legal guidance received relates to interpretation of law rather than to personnel or litigation matters that would typically require confidentiality. The Commission expressed appreciation for the clarity provided and noted that counsel is accessible for real-time questions.

10. Approval of Planning Commission Minutes

Chair Burch identified a spelling error on page 3 of 6, second paragraph: "combat ability" should read "compatibility." Maier noted an additional correction to a motion attribution in the minutes. The format of the AI-generated minutes was discussed; the Commission and Recording Secretary acknowledged the minutes are wordier than traditional format but reflect the shortest version of the current AI-assisted process, noting that the administrative assistant who was developing optimized prompts for the system has since left the Township.

Motion to approve the minutes of the June 23, 2026 Planning Commission meeting as amended was made by Barry and seconded by Straub. All ayes. Motion carried.

11. Correspondence

DPZ Reyher noted that correspondence from resident Joseph Spiegel — consisting of data center research materials, ordinances from other jurisdictions, and supplementary articles — had been shared with commissioners prior to the meeting. Correspondence from Trustee Sikkenga containing questions was received; DPZ Reyher indicated responses would be provided to commissioners concurrently.

12. Township Board of Trustees Update

BOT Ex-Officio Abbott reported that at its July 21, 2026 meeting, the Township Board passed Resolution 26-710, enacting a moratorium on the issuance of permits, licenses, or approvals for power generation plants, and Resolution 26-711, extending the existing moratorium on data centers. The Board also approved a legal defense fund pertaining to elections, structured similarly to those formed by other Washtenaw County townships, with any unspent funds to revert to the general fund following the election.

13. Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary

Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: www.dextertownshipmi.gov.

Abbott announced that the Master Plan Review Committee will meet on August 12, 2026 at 6:00 PM at the Township Hall; the public is welcome to attend. DPZ Reyher confirmed the August 12th date.

Attorney Brown offered to provide draft policy language addressing NDAs between Township officials and developers if the Township Board or Planning Commission wished to pursue such a policy, noting he had prepared similar language for other townships. Abbott expressed interest in the concept and indicated she would convey the offer to the Township Supervisor for consideration.

Recording Secretary Miller provided an update on the ClerkMinutes™ AI platform, noting that the administrative staff member responsible for refining AI prompts has left the Township, and that future configuration of the system remains under evaluation.

14. Public Comment

Opened 7:23 PM.

Two residents offered brief comments. One asked whether an NDA signed by a Township official would automatically trigger a conflict-of-interest disclosure obligation, suggesting this mechanism could serve as a practical deterrent. A second resident asked for clarification on whether the University of Michigan's exemption from local zoning would extend to other state entities with property in the Township, such as the Pinckney Recreation Area; DPZ Reyher asked the resident to provide contact information for a follow-up response.

15. Future Agenda Items

A. Review and Discussion of Special Transitory Food Units / Food Trucks

B. Review and Discussion of non-renewable power plants — DPZ Reyher noted this item is prompted by the Board's newly enacted moratorium on power plant applications, arising from a Consumers Energy proposal in a neighboring township. The current zoning ordinance regulates renewable energy but contains no provisions governing non-renewable power plants.

16. Adjournment

Motion to adjourn was made by Straub and seconded by Maier. All ayes. Motion carried. The meeting was adjourned at 8:21 PM.

Respectfully submitted,

Christina Maier, Secretary	Janis Miller, Recording Secretary

These minutes were initially generated using ClerkMinutes™ AI software and subsequently reviewed and edited by the Planning Commission Secretary and the Recording Secretary.

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