

I. Introduction

Introduction

Purpose of the Master Plan

Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. The purpose of the Village of Dexter Master Plan is to state the goals and identify the policies and strategies regarding land use and development that the Village will pursue to attain those goals.

How Is the Plan to be Used?

The Master Plan is used in a variety of ways:

1. Most important, the Plan is a general statement of the Village's goals and policies and provides a single, comprehensive view of the community's desires for the future.
2. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission, Village Council and other Village bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development. The Plan provides a stable, long-term basis for decision-making providing for a balance of land uses specific to the character of the Village of Dexter.
3. The Plan provides the statutory basis upon which zoning decisions are made. The City and Village Zoning Act, 207 of 1921 requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Village Ordinances, specifically the Zoning Ordinance and Map.

4. The Plan attempts to coordinate public improvements and private developments. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Village and its residents.
5. Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Village's direction for the future.

In summation, the Village of Dexter Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Village that compliments the goals of nearby governmental units, wherever possible. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

Other Planning Documents Incorporated by Reference

The Village of Dexter Master Plan incorporates by reference the following planning documents:

Dexter Ann Arbor Road Corridor Plan – This plan has emphasis on the eastern portion of the Dexter-Ann Arbor Corridor and is referenced extensively throughout this document.

Baker Road Corridor Plan – This plan is the result of a joint planning effort between Scio Township and the Village of Dexter Planning Commission while much of the area discussed within the plan is found outside the Village limits, the Village of Dexter Master Plan endorses the goals and objectives of this document.

Downtown Dexter DDA Parking Study – The objectives of the study are: to assess the existing parking system within the context of the downtown retail shopping district and adjacent areas; to assess present and future parking needs; to recommend specific improvements for parking downtown; and to further recommend management strategies for implementation. The recommendations and management strategies are incorporated by reference.

Historic Context

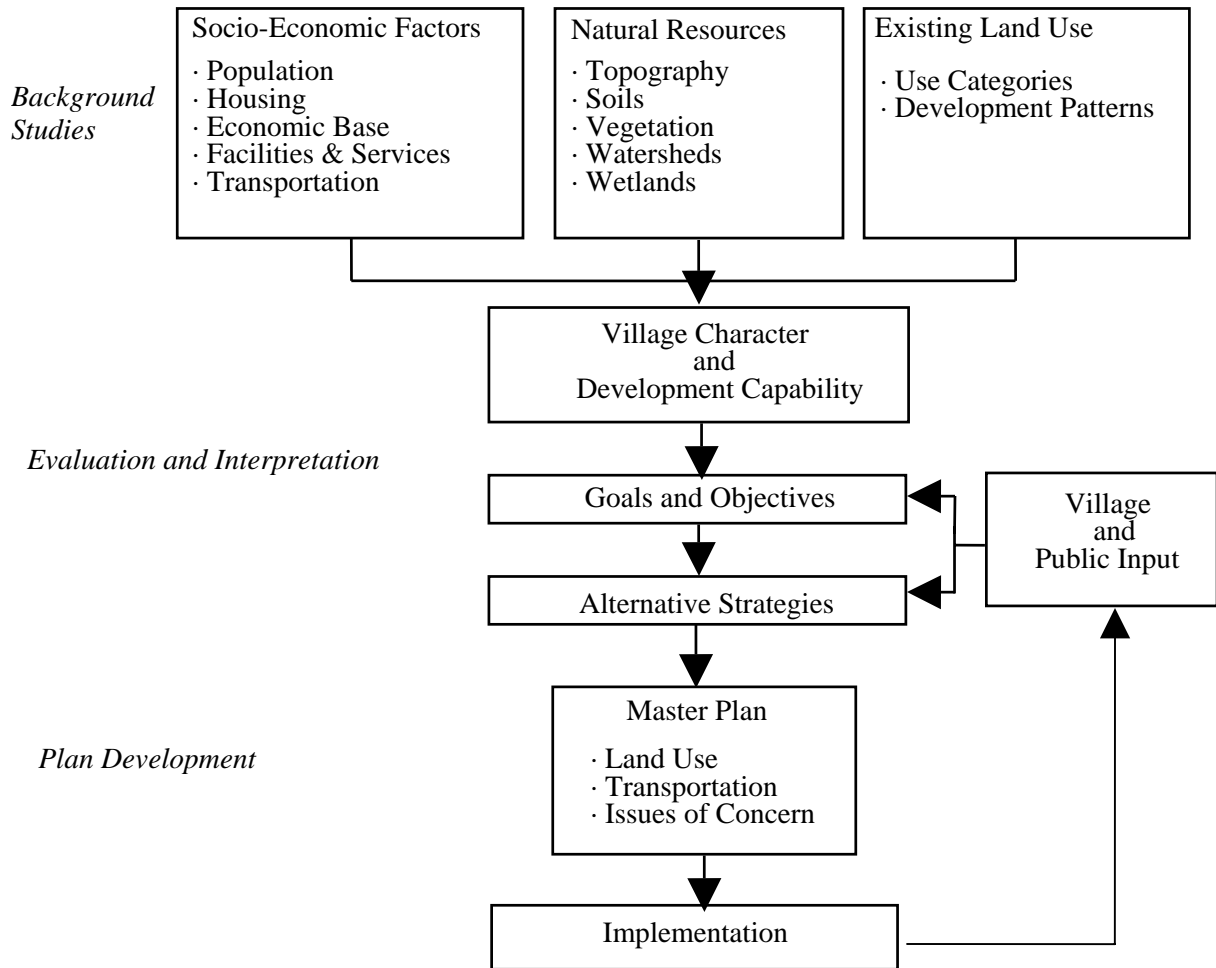
This document represents a full amendment to the Village of Dexter Master Plan, adopted by the Village in February of 1994. An amendment of the 1994 plan was made one (1) year later to incorporate annexed property found at the east and west ends of town. In 1997, a further amendment of the 1994 plan was made which provided special emphasis on the Dexter Ann Arbor Road Corridor. The current amendment is intended in part to incorporate the three (3) documents into one (1) comprehensive plan. In addition, this document has been updated to include all new information available to the Village, i.e. census, etc. and addresses the Village's current desires for the future.

Because communities are constantly changing, the information contained in a plan becomes outdated in time. As the conditions change, so do opportunities and expectations for the future. It is therefore essential to periodically update the information contained in the Master Plan as well as reevaluate its basic vision and implementation programs. Current State Legislation regarding Village Planning requires five (5) year reviews of the Master Plan. The review process will be discussed in more detail in the implementation section of the Ordinance.

Planning Process

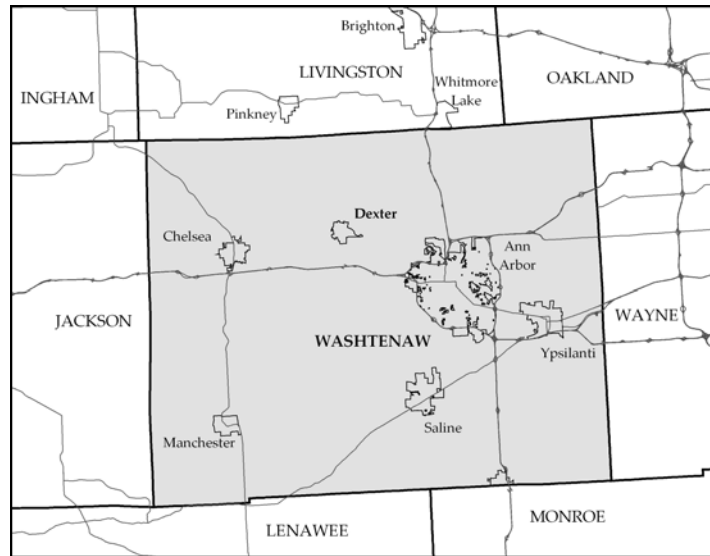
The process used to generate the Plan consisted of four phases: background studies; evaluation of Village character and development capability; identification of goals, and policies; and plan development.

Background studies involving data inventory and analysis from Census data, existing reports, and field survey were gathered. Sound community planning cannot take place in a vacuum. Many factors that exist must be taken into account when formulating plans for the future. This process is illustrated in the following diagram.

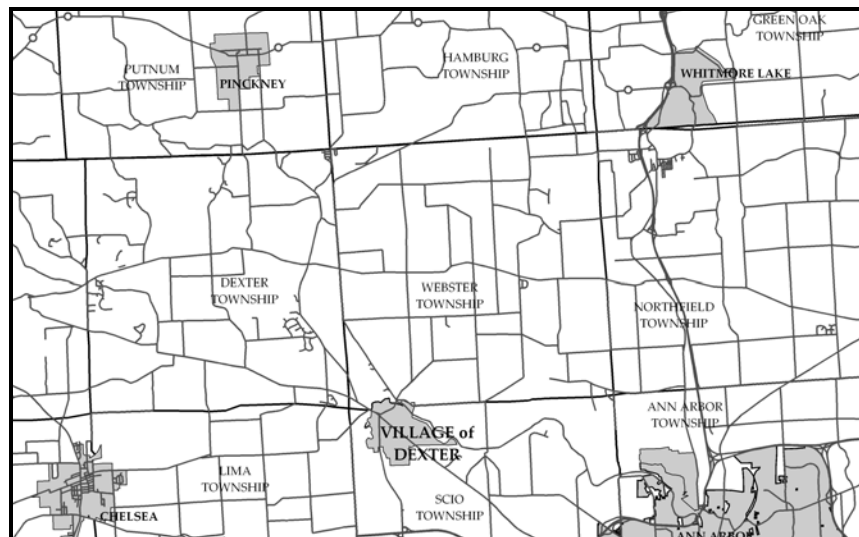


Regional Setting

The need to consider the region surrounding the Village of Dexter is of importance. The Village is located within the central portion of Washtenaw County, almost due east of the Village of Chelsea, southeast of the Village Pinckney and northwest of the City of Ann Arbor. However, the abutting communities are primarily rural and semi-rural Townships.



The Village of Dexter is almost completely surrounded by Scio Township with the exception of Webster Township to the north and a small portion of Dexter Township to the west where it abuts the new Westridge Subdivision. The City of Ann Arbor is located approximately seven (7) miles east of the Village, and allows access to entertainment, restaurants, medical, and educational opportunities for Village residents.



The Village has easy access to the I-94 freeway via Baker Road, nearby Zeeb Road, as well as the M-14 freeway. Dexter-Ann Arbor Road provides the primary access from the Village to the City of Ann Arbor, and along with Baker Road provides the primary access roads into and out of the Village. Appropriate planning across borders will help facilitate compatible land use patterns between communities.

Community History of Dexter

The following history is taken from a 1967 promotional brochure produced by the Dexter Chamber of Commerce. A copy of the original text is found in an appendix of this plan.

The Village of Dexter, as well as the Township derived its name from the Hon. Samuel W. Dexter, who bought a large tract of land in this vicinity and originated the village. The area was first settled in 1824, and the village of Dexter was first known as "Mill Creek Settlement." It wasn't until the Village was platted in 1830 that the name was changed to Dexter. The first sawmill in the area was built in 1827 by Ousterout and Hull, and the first gristmill was built in 1844.

Judge Dexter was appointed County Court Justice in 1826 and first held court here in 1827. That same year he established a post office in his home and carried the mail for the entire area to and from Ann Arbor by horseback.

The first merchant, Charles Coudin came to Dexter in 1830. Alexander Crane, the first blacksmith, found three homes on the plat when he arrived that year. The first school was also built that year. The Village of Dexter was said to have been laid out in such a way that the sun could shine on both sides of each street all day.

Judge Dexter's home was built in 1841 by Calvin Fillmore whose brother Millard Fillmore became president of the United States in 1850. Judge Dexter's home was called Gordon Hall.

In the early days, Dexter was frequently visited by large numbers of Indians, who came to swap venison, maple sugar, powder and trinkets. These Indians were peaceful and there is no evidence of hostility between the settlers and the Indians.

A regiment of young men called the Dexter Riflemen was started in 1832 and were called into action several times to guard not only their homes, but also the State of Michigan.

A woolen mill was erected in 1838, which had 216 spindles and was run by water power. This was the first major industry in Dexter.

The coming of the railroad to Dexter on July 4, 1841 was a cause of much celebration. Many dignitaries from Ann Arbor and Detroit came in on the train. There were speeches and games, refreshments, and the cannon was fired.

The first newspaper, The Dexter Leader was first published in 1869. The telephone came to Dexter as early as the 1880's and electric lights came to Dexter in 1897. That year a moving picture show was held in the Opera House.

Through the years, Dexter has grown into a thriving community with many factories, 3 modern community schools and a Catholic school, a public library, modern sewage and water treatment plants.

Dexter tho being a modern progressive area still retains it old time charm and hospitality.

This description provides a glimpse into the past of the Village. The following sections of the Village of Dexter Master Plan will carefully review the current state of the Village and provide a map to help guide the residents and officials in the future development of the Village.

II. Background Studies

Population and Housing Characteristics

The review and analysis of population and housing in the Master Plan is done in part to help evaluate the character of the community and understand the trends of the past. This information is needed as a basis for a community to plan for their long-term goals. The evaluation of the data is used to help understand the changing trends in population, housing, employment, and economics. The data found is then evaluated to help support the long-term decisions recommended for the Master Plan.

Sources used for the information and data gathering were the 2000 U.S. Census, the Southeast Michigan Council of Governments (SEMCOG) and the Washtenaw County Metropolitan Planning Commission.

Population

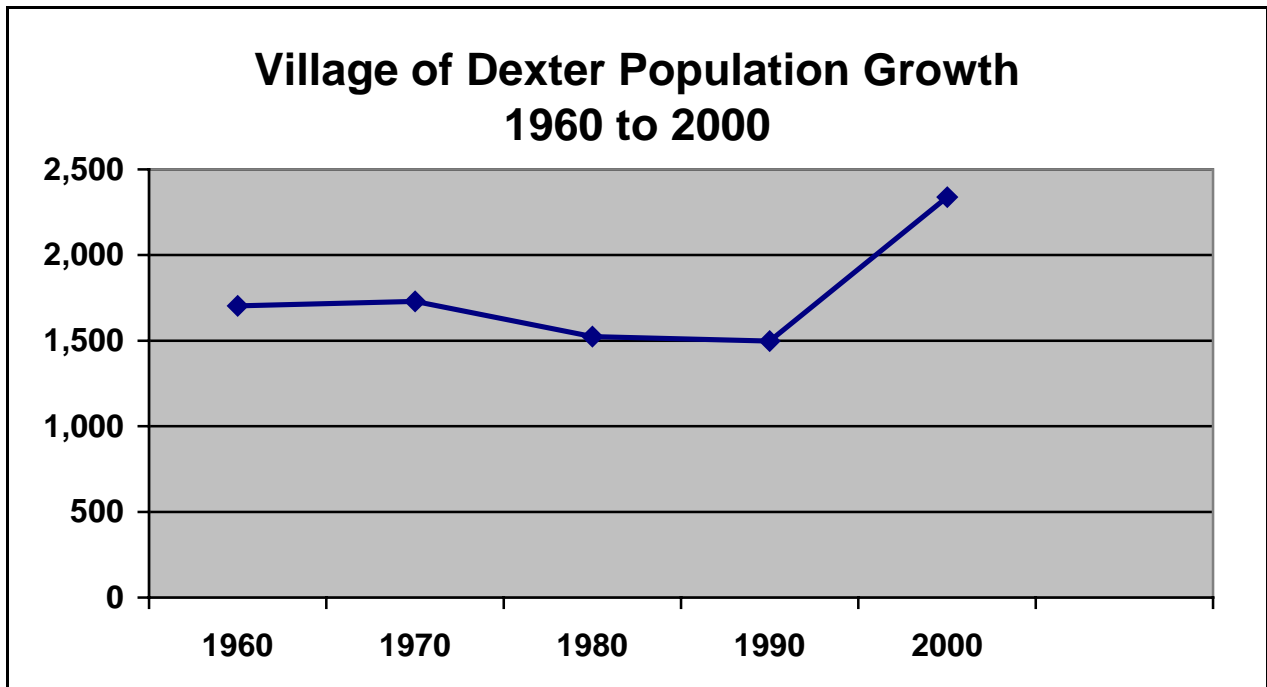
Table 1 represents population changes from 1960 – 2000 for the Village of Dexter and the surrounding areas. The Village’s population changed dramatically from 1990 to 2000, reversing a trend of declining population over the previous 30 years.

In 1960, the population was 1,702 and by 1990, the population had decreased to 1,497, a 12% decrease. Since 1990, the Village’s population has significantly increased. In SEMCOG’s 2020 Regional forecast, the Village’s 2000 population was projected to be 2,294, a 53.2% increase in 30 years, but the Village’s actual 2000 population had exceeded the projection, reaching a total population size of 2,338. From 1990 – 2000 the Village of Dexter’s actual population had increased 56.2%.

The following population change table compares the Village’s growth over the last 40 years with the Townships surrounding the Village of Dexter, the County and State.

**Table 1
Population Change 1960 – 2000**

Community	1960	1970	1980	1990	2000	% Change 1990-2000
Village of Dexter	1,702	1,729	1,524	1,497	2,338	56.2%
Dexter Township	1,698	2,238	3,872	4,407	5,248	19.1%
Lima Township	995	1,281	2,124	2,132	2,224	4%
Scio Township	4,454	5,476	6,505	9,580	15,759	64.5%
Webster Township	1,286	1,981	2,760	3,235	5,198	60.7%
Washtenaw County	172,440	234,103	264,748	282,937	322,895	14.1%
State of Michigan	7,823,194	8,875,083	9,262,078	9,295,297	9,938,444	7%



Source: 2000 U.S. Census, SEMCOG, Washtenaw County Metropolitan Planning Commission (WCMPC)

When comparing the data from the surrounding Townships and region, it is apparent that the entire area is experiencing considerable growth. Scio Township, within which the Village of Dexter is located, has had the most significant growth of those communities studied since 1990 at 64.7% and is projected to continue to grow an additional 39% by 2030. The Village of Dexter has grown 56.2% since 1990 and is the third fastest growing community in the area. Webster Township, north of the Village of Dexter has also grown significantly at 60.7% since 1990.

The City of Ann Arbor is found nearby (7 miles to the east) and has been a catalyst for growth in all the areas surrounding it, including the Village of Dexter. The population of the Village of Dexter and surrounding communities since 1960 has increased 203%, from 10,135 to 30,767.

The Village of Dexter is within the boundaries of Washtenaw County, which is also rapidly growing. Washtenaw County is the 34th fastest growing County in the State, and has had a 14.1% population increase since the 1990 U.S. Census.

Although the Village of Dexter has recently experienced a significant increase in population, it remains a community with a small town feel. Many residents of the Village find it a wonderful place to live and raise a family, which could be one factor in the recent growth in the area.

In addition to new population due to migration, the overall population can be shaped through changes in household size and composition. Throughout the country, household sizes are decreasing, which is related to the number of aging baby boomers and smaller family sizes.

A household as defined by the U. S. Census is all persons who occupy a housing unit. The occupants may be a single family, one (1) person living alone, two (2) or more families living together or any other group of related or unrelated persons who share living arrangements. Table 2 on the following page shows the changes in household size, from 1980 to 2000 and compares the change in the average number of persons per dwelling unit in the Village of Dexter and the surrounding areas.

Table 2
Average Persons Per Household

Community	1980	1990	2000	% Change 1990-2000
Village of Dexter	2.60	2.36	2.31	-2.1%
Dexter Township	3.08	2.87	2.80	-2.4%
Lima Township	3.24	2.90	2.76	-4.8%
Scio Township	2.00	2.69	2.59	-3.7%
Webster Township	3.14	2.95	2.93	-0.7%
Washtenaw County		2.49	2.41	-3.2%
State of Michigan		2.65	2.56	-3.4%

Source: 2000 U.S. Census, SEMCOG, WCMPC

In 2000, the Village of Dexter had a household size of 2.31 persons per household, a 2.1% decrease from 1990. Surrounding areas have also been experiencing a decrease in household size since 1990. Lima Township’s household size decreased 4.8% and Scio Township had a decrease of 3.7% in household size. Although Lima and Scio Township’s had larger decreases in household size, the Village of Dexter still has the areas smallest household size of 2.31 persons when compared to the adjacent communities.

Causes for the decreases in household size have been speculated to be the aging of our national population, the likelihood that children are not living in homes with their aging parents, and people are not choosing to have as many children as has been historically documented.

The total number of households within a community also helps explain the changes in a community and the community’s potential future population growth. The Village of Dexter has experienced a decrease in household size, but has had a dramatic increase in total households and population. As illustrated in Table 3, the Village of Dexter has seen a dramatic increase in total households since 1990.

**Table 3
Total Household By Community**

Community	1980	1990	2000	% Change 1990 – 2000
Village of Dexter	588	633	1,013	60.0%
Dexter Township	1,265	1,527	1,863	22.0%
Lima Township	659	891	1,168	31.1%
Scio Township	2,147	4,113	6,070	47.6%
Webster Township	884	1,097	1,774	61.7%
Washtenaw County		105,114	125,327	19.2%
State of Michigan		3,424,122	3,785,661	10.5%

Source: 2000 U.S. Census, SEMCOG, WCMPC

As shown in the table, the Village of Dexter had an increase of only 8% in total households from 1980 – 1990, significantly less than all other surrounding municipalities, but between 1990 and 2000 the Village of Dexter’s total households increased by 60%; a significant increase compared to the municipalities in the surrounding areas.

The reason for the significant increase in total households within the Village of Dexter is due to the annexation of approximately 330 acres of land for development of single-family homes, attached condominiums, and commercial development. Within those annexed areas, the Village anticipates a total household growth of 800 single-family homes. As of 2002, only slightly over 300 have been completed. When “built-out” the Village can expect a total population increase of 1848 people, doubling the population since 1990. This estimate is based in part on the current household size of 2.31 persons.

The Village of Dexter has experienced a surge in population due primarily to the increase in buildable land (annexation), which resulted in a doubling of the available housing units within the Village. Further, due to the amount of land annexed into the Village that has not yet been developed, the Village of Dexter will continue to see significant population and housing unit increases in the upcoming years.

In addition to historical data, the examination of the age groups is an important factor in determining the make-up and future needs of the Village. The Village of Dexter compared to other communities, has the lowest median age in the area. The Village's median age in 1990 was 33.9 years and in 2000 was 33.7. The Village of Dexter's population composition has not significantly changed, but is on average five (5) years younger than the surrounding municipalities. In addition, 38.1% of the population is between the ages of 25 – 44, and 15.8% of the population is under the age of 18. Generally it can be determined that a young population between the ages of 25 – 44 years are in the family forming stage of their life, which could also mean increases in the potential for population growth in the near future.

**Table 4
2000 Percent of Population By Age Group and Median Age**

Age Group	Village of Dexter	Dexter Township	Lima Township	Scio Township	Webster Township	Washtenaw County
0-5	7.7%	6.1%	4.7%	6.8%	7.3%	3.2%
5-9	8.1%	7.6%	7.4%	8.0%	8.8%	6.3%
10-14	6.9%	9.6%	8.6%	7.9%	9.3%	6.1%
15-19	5.8%	7.1%	8.3%	6.4%	6.8%	8.7%
20-24	4.5%	3.5%	2.9%	4.9%	2.3%	11.9%
25-34	19.1%	1.0%	7.3%	12.8%	8.5%	16.6%
35-44	19.0%	18.6%	18.4%	17.9%	20.9%	15.5%
45-54	13.1%	19.5%	20.0%	17.8%	19.3%	13.5%
55-59	3.3%	6.2%	6.2%	6.0%	6.3%	4.3%
60-64	2.6%	3.5%	4.7%	3.2%	3.3%	2.9%
65-74	4.8%	5.0%	6.6%	5.1%	4.6%	4.3%
75+	5.0%	3.3%	5.0%	3.2%	2.5%	3.8%
Median Age	33.7	38.2	41.3	37.0	38.7	31.3

Source: 2000 U.S. Census, SEMCOG, WCMPC

The following table provides figures for median household income for the Village of Dexter for the years 1990 and 2000. The figures are provided in 1999 dollars for comparison. As seen in the Table, the median household income for the Village (the income of all persons age 15 and over, related or not) has increased while the overall households in poverty has decreased. The poverty level, as defined by the U.S. Census, includes money before taxes and does not include capital gains and noncash benefits. In 2002, the national poverty level was \$22,007. When a family's total income is less than that family's threshold, then that family, and every individual in it, it is considered to be in poverty.

Table 5
Household Income

	1990 Census	2000 Census
Median Household Income (in 1999 dollars)	\$43,434	\$50,510
Households in Poverty	48 (8%)	26 (3%)
Persons in Poverty	71 (5%)	107 (5%)

Source: 1990 and 2000 U.S. Census

Housing Characteristics

The housing stock within the Village of Dexter has taken a dramatic turn since the 1990 U.S. Census. In 1990, the Village had 676 total housing units, only a 10.3% increase from the 1980 U.S. Census. By 2000, the Village's housing units had increased by 63.6%, from 676 units in 1990 to 1,106 units in 2000 (see Table 6).

The housing unit increase was due to the annexation of 330 acres of land into the Village. Prior to the annexations, the Village of Dexter had been built-out with little or no room to grow. With the annexation of the land and the people's interest in locating within the Village, the population surged resulting in the current increase in housing units.

Table 6
Total Housing Units Available By Community

Community	1980	1990	2000	% Change 1990 - 2000
Village of Dexter	613	676	1106	63.6%
Dexter Township	1,330	1,850	2,168	17.2%
Lima Township	684	802	1,198	49.4%
Scio Township	2,215	3,590	6,338	76.5%
Webster Township	917	1,173	1,859	58.5%
Washtenaw County	98,173	111,256	131,069	17.8%

Source: 2000 U.S. Census, SEMCOG, WCMPC

While the Village has seen significant increases in new single-family construction, the percentage of renter occupied homes has only slightly decreased since 1990. In 1990, 40.2% of the total dwelling units were renter occupied and in 2000, 38.9% of the housing units were renter occupied. The Village of Dexter has a significantly higher, (over 18% higher), renter occupied housing composition than any of the surrounding community's and is only slightly lower than Washtenaw County's 40.3% renter occupied composition (see Table 7 on the next page). Within Washtenaw County, there are two (2) major educational institutions that tend to increase the percentage of renter occupied housing units. Neither of these institutions are found within the

Village of Dexter. It would also seem that the Village of Dexter is an attractive place to rent because of the perception of low rents and affordability.

**Table 7
Dwelling Unit Owner/Renter Composition By Community**

Community	Total Occupied Dwellings	Owner Occupied		Renter Occupied		Total Vacant		Total
		Units	%	Units	%	Units	%	
Village of Dexter	1,013	619	61.1%	194	38.9%	93	8.4%	1,106
Dexter Township	1,863	1,699	91.2%	164	8.8%	305	14.1%	2,168
Lima Township	1,168	1,063	91.0%	105	9.0%	30	2.5%	1,198
Scio Township	6,070	4,825	79.5%	1,245	20.5%	268	4.2%	6,338
Webster Township	1,774	1,669	94.1%	105	5.9%	85	4.6%	1,859
Washtenaw County	125,327	74,830	59.7%	50,497	40.3%	5,742	4.4%	131,069

Source: 2000 U.S. Census, SEMCOG, WCMPC

The Village of Dexter’s vacancy rate has risen since 1990. In 1990, the vacancy rate was comparable to those of other surrounding communities at 6.4%, but in 2000 the vacancy rate rose to 8.4%, the second highest in the area behind Dexter Township (see Table 7). The U.S. Census Bureau determined vacancies rates based on six (6) categories of vacant units: for rent; for sale only; rented or sold, not occupied; for seasonal, recreational, or occasional use; for migrant workers; and other vacant. Dexter Township, which is north west of the Village, had a vacancy rate of 14.1% in 2000, but it is also a community with many seasonal and recreational homes and cottages, which would account for the large vacancy rate. The Village of Dexter on the other hand does not maintain the summer population that Dexter Township does. The Village of Dexter’s rental units increased from 272 units to 392 units, a 45.0% increase from 1990 – 2000, which could constitute the slight increase in the vacancy rate, although it is still relatively low.

Housing value is a characteristic that can be used to help guide the long-term goals of a community and to help evaluate the composition of the housing stock in the community. Whether the housing in a community is primarily rental units or single-family homes may effect the value of the home and the care that is put into keeping the home in good condition. Housing value is also a good indicator of the income level of the homeowners in the community or in the area. Table 8 shows the owner-occupied housing values for the Village of Dexter and the surrounding area.

Table 8
Value of Specified Owner-Occupied
Housing Units and Median Value in 2000

Value (\$)	1990	2000					
	Village of Dexter	Village of Dexter	Dexter Township	Lima Township	Scio Township	Webster Township	Washtenaw County
Less than \$50,000	26	7	9	0	38	6	910
\$50,000 to \$99,999	206	43	79	29	80	40	7,563
\$100,000 to \$149,999	75	181	219	145	414	138	13,800
\$150,000 to \$199,999	17	191	388	208	487	257	15,227
\$200,000 to \$299,000	0	107	627	170	1,221	499	14,329
\$300,000 to \$499,000	0	4	140	80	1,099	420	7,115
\$500,000 to \$999,000	0	0	31	15	166	43	1,567
\$1,000,000 or more	0	0	0	0	22	7	219
Median (dollars)	\$86,100	\$160,300	\$206,800	\$187,900	\$258,200	\$254,300	\$174,300

Source: 2000 U.S. Census

Table 8 represents the value of the owner occupied homes in the Village of Dexter and in the surrounding areas in the year 2000. The year 1990 was added next to the Village of Dexter to represent the dramatic increase in owner occupied housing value from 1990 to 2000 in the Village of Dexter.

The median owner occupied housing value has almost doubled in the Village of Dexter between 1990 and 2000, and value of owner occupied homes has shifted from \$50,000-\$99,999 to \$150,000-\$199,999. The Village of Dexter has also seen a significant increase in the number of homes over \$200,000. In 1990, there were no homes valued over \$200,000 and in 2000 there were 111 homes over \$200,000. The increase in the value of owner occupied homes could be attributed to the increase in new residential construction within the Village of Dexter, and inflation, although it would appear that even the older homes within the Village have seen an increase in value due to renovation and restoration.

The Village of Dexter, as in 1990, still has slightly lower housing values than those in the surrounding communities, while still being comparatively close to the median housing value in Washtenaw County.

Table 9 represents the monthly rent within the Village of Dexter and the surrounding townships. The median rent in the Village of Dexter has increased from 1990 to 2000 by almost 50%. In 1990, the surrounding townships all had rental rates much higher than the Village of Dexter, although in 2000 the Village of Dexter surpassed Lima Township. Lima Townships rent was the only township in the surrounding area that had a decrease in the median rent, although the Village of Dexter's median rent increased the least amount. It was previously noted that the Village of Dexter's renter occupied housing units had decreased. Knowing the monthly rent has increased and the number of units has decreased could indicate that due to the decrease in the number of units the value has subsequently increased.

**Table 9
Monthly Contract Rent By Community**

Monthly Rent (\$)	1990	2000					
	Village of Dexter	Village of Dexter	Dexter Township	Lima Township	Scio Township	Webster Township	Washtenaw County
Less than \$200	0	0	0	0	29	0	1,713
\$200 to \$299	17	0	0	0	0	0	1,187
\$300 to \$499	125	50	13	47	101	11	6,905
\$500 to \$749	109	181	27	36	503	6	19,683
\$750 to \$999	11	112	33	16	468	33	12,105
\$1,000 to \$1,499	8	31	31	11	94	28	5,742
\$1,500 or more	0	4	10	0	31	0	1,553
Median (dollars)	\$490	\$680	\$900	\$524	\$741	\$908	\$687

Source: 2000 U.S. Census

Table 10 on the next page indicates that the Village of Dexter has seen a significant increase in the amount of management and professional related occupations. The number of Village residents people employed has also risen, as expected, with the population. Table 10 also shows that the Village of Dexter’s resident’s occupations appear to be following the same trends as all industries. All occupations within the Village of Dexter follow industry trend, except two. In only two (2) categories of occupation and industry, has there been a decrease in the amount of workers, all others have continued to increase. Farming, fishing, and forestry related occupations have decreased as well as the industries numbers as a whole; and transportation related occupations and the industry has declined in numbers. The Village of Dexter is not different from many other communities throughout the country. All communities are losing agriculture and transportation and communication related occupations.

**Table 10
Village of Dexter Based Employment**

OCCUPATION	1990	2000	% TOTAL 2000
Management, professional, and related occupations	256	586	42%
Service Occupations	119	222	16%
Sales and Office occupations	181	348	25%
Farming, fishing, and forestry occupations	10	5	<1%
Construction, extraction, and maintenance occupations	108	118	8%
Production, transportation, and material moving occupations	140	121	9%
TOTAL Employed civilian population	814	1,400	100%
INDUSTRY			
Agriculture, forestry and hunting, and mining	17	0	0%
Construction	66	90	6%
Manufacturing	199	241	17%
Whole sale Trade	27	55	4%
Retail Trade	122	139	10%
Transportation and warehousing, and utilities	38	19	1%
Information	0	46	3%
Finance, insurance, real estate, and rental and leasing	42	58	4%
Professional, scientific, management, administrative, and waste management services	124	141	10%
Educational, health and social services	162	448	32%
Arts, entertainment, recreation, accommodation and food services	30	70	5%
Other services (except public administration)	0	52	4%
Public Administration	13	41	3%
TOTAL Employed civilian population	840	1,400	100%

Source: 2000 U.S. Census

Table 11 on the next page provides a historical of the State Equalized Value (SEV) of all properties within the Village, inclusive of the industrial facilities tax (IFT) which results from the additional tax levied on the properties within the industrial park. The largest rate of growth between 1997 and 2003 was 21% in the year 2000 and again in 2003. Overall, the Village's SEV has steadily increased, a pattern which is expected to continue. SEV is an indication of the value of property in a community and is based on 50% of the "true" cash value of property. The local assessor determines cash value of all properties in the Village. Property taxes are based in part on 50% of the total value. As noted above, it appears that property values will continue to increase in the Village.

Table 11
Village of Dexter SEV Plus IFT Growth

Year	State Equalized Valuation plus IFT	Percent Increase / (Decrease)
1997	\$85,340,000	--
1998	\$99,059,000	16%
1999	\$120,324,000	21%
2000	\$127,594,000	6%
2001	\$140,673,000	10%
2002	\$157,519,700	12%
2003	\$189,975,500	21%

Source: Scio Township Assessing Department

Transportation and Circulation Analysis

Functional Classifications

The Village of Dexter uses the National Functional Classification (NFC) system for categorizing different types of roads within the Village. The NFC system is a planning tool developed by the Federal Highway Administration that has been used since 1960's to identify transportation routes, their function and what types of traffic the roads are intended to serve. It is also a system that the Village of Dexter can use for policy decisions regarding traffic routing, on-street parking, snow removal priorities, traffic signal priorities, streetscape design, and traffic management.

As part of the Transportation Equity Act for the 21st Century, also known as TEA-21, the NFC system is used in determining what roads are federal-aid roads, and able to obtain Federal funding. Federal-aid roads are eligible for federal funds as part of the National Highway System, for principle arterials, or as part of the Surface Transportation Program. In order to be considered for federal-aid, roads must be classified one of the following:

- ❖ principle arterials (urban and rural)
- ❖ minor arterials (urban and rural)
- ❖ urban collectors (urban and rural)
- ❖ major collectors (urban and rural)
- ❖ minor collectors (urban and rural)

The Federal Highway Administration has developed road definitions and classifications for funding eligibility. The publication titled Highway Functional Classification: Concepts, Criteria and Procedures, provides definitions for each of the road types noted above. The difference between the urban and rural designations is their location within the urban growth boundary as defined by the Michigan Department of Transportation. According to MDOT, all roadways within the Village are considered urban. All minor collectors have limitations on their applicability for federal aid.

Principal Arterials are designed to carry traffic through major travel corridors and longer distances. Examples of principle arterials are interstate highways, freeways, and other state routes between large cities, such as I-94 and US-23. There are no principal arterials (rural or urban) found within the Village limits.

Minor Arterials serve by collecting smaller traffic levels moving shorter distances and collecting or funneling it onto principle arterials. Minor arterials tend to be roads, such as highway overpasses that lead to major arterials and connect neighborhood streets to major arterials. With minor arterials, greater emphasis is placed on serving the needs of the local community and fronting properties. Examples of minor arterials are State routes between smaller cities, important surface streets is smaller cities, and major roads serving local and suburban traffic. Examples of minor arterials within the Village of Dexter, each of which is urban due to their location within the urban growth boundaries, are Dexter-Ann Arbor Road from Baker Road to the Village limit east and Baker Road from Dexter-Ann Arbor Road to the Village limit south.

Urban, Major and Minor Collectors are streets that provide access and funnel traffic to the principal and minor arterial street system, and in reverse provide more access to property that arterials do. The collector streets within the Village are all urban due to their location within the urban growth boundary, and include the following:

- ❖ Main Street, from Baker Road to the western Village limit.
- ❖ Central Street, the entire length.
- ❖ Huron River Drive, the entire length within the Village.
- ❖ Joy Road, the entire length within the Village.

To the west of the Village, Huron River Drive becomes a minor collector because it is located outside of the urban growth boundary. No major collector roads are located within or near the Village.

Local Streets are streets that primarily function to serve the abutting land use in the immediate area and provide access to property. All streets not fitting one of the above categories is considered a local street. Local streets are not eligible for federal aid.

See Map 1 for the functional classification of all Village roads.

Circulation Routes

The Village of Dexter lies near the I-94 and M-14 Corridors approximately 7 miles west of the City of Ann Arbor, 2 miles from I-94 and 5 miles from M-14. Two (2) minor arterials lead into and out of the Village, Dexter-Ann Arbor Road from the east and Baker Road from the south. Since 1990 the Village of Dexter has seen a major increase in the traffic levels due to the significant growth in the Village and the surrounding townships such as Scio, Dexter, Webster, and townships further north such as Putnam where the Village of Pinckney lies. The Village of Pinckney is approximately 13 miles from any major highway, and as a result, many of the southeast Michigan commuters from that area travel through the Village of Dexter.

The population growth within the Village of Dexter from 1990 to 2000 was 56.2%. The average growth rate of the townships using the transportation routes through the Village was 34%, or over 4,100 people between 1990 and 2000. The major transportation routes have had a dramatic increase in the amount of traffic passing over them each day due to the large increases in population. Baker Road, which brings traffic from I-94 to the Village; Dexter-Ann Arbor Road which brings traffic from M-14, the City of Ann Arbor and the I-94 Zeeb Road exit; and Mast Road which brings traffic from Webster Township, the second fastest growing township in the County, all contribute to the congestion that the Village of Dexter experiences on a daily basis.

Main Street is also one of the only ways to access the highways west of the Village's central business district. Traffic has progressively increased in this corridor; over 16,700 vehicles traveled this route in a 24-hour period in 2001.

Map 1 – National functional classifications

There are also a number of constraints that inhibit continued flow for the thousands of vehicles that travel through this corridor each day. The Village of Dexter's west entrance is a historic stone one-lane bridge that must accommodate the high traffic levels and often creates traffic back-ups during the morning and evening commutes.

The Village's Main Street Bridge is on the Critical Bridge List and in need of total reconstruction. The bridge allows access to and from downtown from the west side of the Village and is a significant link in the overall transportation of the Village, but is under the Washtenaw County Road Commission's jurisdiction. Therefore, the Village has no real control over the priority the bridge takes within the County.

Road Improvements

The Village of Dexter street fund comes from General and Enterprise Funds for curb, gutter, storm sewer and paving projects. An ongoing within the street fund is a storm water Master Plan study to help the Village identify areas that are most in need of storm water management facilities. For many years, storm water problems have existed on Fifth Street between Alpine and Broad Streets. The runoff from this area has created significant depth in the ditches and has contributed to flooding and standing water problems. The Village's plan is to progressively address storm water runoff through the addition of curb and gutter on Village streets coinciding with the addition of sidewalks. The Stormwater Master Plan is also part of the federally mandated Phase II requirements that will ultimately make the Village responsible for all stormwater released into the Huron River and Mill Creek.

Street resurfacing throughout the Village is a continual process of identification and funding allocation. The Village has a standing budget of approximately \$20,000 per year to dedicate to street resurfacing, but at no specifically identified locations. Act 51 funds and Surface Transportation Program Urban Funds (STPU) are State and Federal funds allocated to municipalities to help offset the costs of this essential public need. Many of the streets within the Village of Dexter are in need of repair and resurfacing, as many are over 30 years old.

The increase in traffic from new population has made traffic lights and sequencing a more apparent and visible concern. The addition of new schools and single-family developments has changed traffic patterns and new intersections have subsequently been created. The addition of traffic lights at the corners of Baker Road and Shield Road and also, Baker Road and Creekside Intermediate School are being explored due to the higher levels of traffic during certain times of the day. A new traffic light and intersection realignment project was recently completed at the corner of Ryan Drive and Dan Hoey Road. A traffic signal has also recently been added to the Dexter-Ann Arbor Road and Meadowview Intersection.

Road Jurisdiction

The Village of Dexter is at the cross section of three townships in Washtenaw County, Michigan: Scio Township, Webster Township, and Dexter Township, with Lima Township less than ½ a mile down Dexter-Chelsea Road. The Village of Dexter has jurisdiction within the Village limits with a few exceptions at the borders. The Village of Dexter has its own Department of Public Works (DPW) that maintains the roads within the Village, while the municipalities surrounding the Village rely on the Washtenaw County Road Commission (WCRC) for the maintenance of their roads. Dexter-Ann Arbor Road is primarily in Scio Township and is maintained by the Washtenaw County Road Commission. Dexter-Ann Arbor Road leads directly into the Village from the east and is maintained by the WCRC just inside the Village limits to Dan Hoey Road. The WCRC also maintains up to the Village limits on Baker Road and just inside the Village limits across the Main Street Bridge, while the Village's DPW maintains the remainder.

Public Transportation

The Village of Dexter does not operate its own public transit, however the Village has service provided by the Western-Washtenaw Area Value Express (WAVE). The Village of Dexter has several stops on the route between the City of Ann Arbor and the Village of Chelsea for residents and visitor convenience. The WAVE service runs Monday thru Friday from 6:00 am to 6:48 pm, with service approximately once every two hours. Ridership has increased from 20.4 average riders per day in August 2003 to 33.8 riders per day in February 2004, a 66% increase. The

Village's population composition also includes 12.4% senior citizens, who historically use public transportation more frequently.

Non-Motorized Transportation

Pedestrian Access

The Village of Dexter is made up of both grid patterns of development and curvilinear patterns of development. Many of the Village of Dexter's major roads and pedestrian connections are along the minor arterials, with only a few along the neighborhood principles or collector streets. Dexter has primarily ninety-nine (99) foot right-of-ways throughout the grid pattern sections of the Village with sufficient room for the addition of sidewalks on both sides of the road. The newer curvilinear pattern sections of the Village have sixty (60) foot right-of-ways, and include five (5) foot sidewalks on both sides of the street. Sidewalk on both sides of the road appears to be the trend with all new developments in the Village.

Strong interest in expanding pedestrian circulation has encouraged the Village to invest in sidewalks on at least one side of Village streets and to actively pursue funding opportunities that contribute to the installation of municipal sidewalks and pedestrian circulation systems. It is also recommended that the Village strive to repair or replace existing sidewalks prior to the installation of new routes or routes on both sides of streets.

In 1996, the Village conducted a sidewalk inventory to identify the areas throughout the Village that lack sidewalks and a "Safe Routes to School" study to identify critical areas that are not adequately serviced by sidewalks. The study recommended that the sidewalks be installed to improve the safety of school children and detour those children from walking in the roadways. The sidewalk study also helped identify areas that were major connections to the school campus. Areas identified by the study and implemented into the 2002 Capital Improvements Plan were access to Creekside Middle School on Baker Road, and the addition of sidewalks along Forest Street between Baker Road and Kensington Street. Forest Street was not only identified for the creation of linkages to the schools, but also to increase the pedestrian accessibility to the downtown business district. As a result of the sidewalk study and inventory, several sidewalks

have been installed throughout the Village, although many more are still needed. The Village of Dexter intends on continuing to plan and budget for long-term maintenance, installation and repair of sidewalks to improve the circulation throughout the Village, because of the strong commitment to safety that is shared by Village leaders, staff and residents.

It is the long-standing goal of the Village of Dexter to provide safe pedestrian circulation, and promote the sense of community by providing walking linkages to all areas in the Village. The Village feels as though pedestrian paths not only provide safe and efficient circulation, but they also provide safe, easy and accessible exercise opportunities for all Village residents. A sidewalk survey was completed in July of 2002 and indicates significant gaps in the existing system. Map 2 indicates locations of all of the existing sidewalks within the Village.

Alternative Transportation

Non-motorized transportation routes (not including sidewalks) throughout the Village are generally lacking. The Village of Dexter has become a major destination for bikers' en-route the surrounding rural communities. Dexter is connected between the City's of Ann Arbor and Chelsea, and also connected to the Hudson-Mills, Delhi and Dexter-Huron Metroparks.

Several bike paths have developed along major traffic corridors. Huron-River Drive, which runs along the Huron River from Ann Arbor to the Village of Dexter, is known for its amazing scenery and high levels of bicycle traffic. Dexter-Chelsea Road and Dexter-Pinckney Road are also major bicycle corridors. Plans are currently under way to add an approximately ten (10) mile hike – bike trail spearheaded by the Huron-Clinton Metroparks and funding from the Department of Natural Resources, the Washtenaw County Regional Corridor Initiative and other sources. The long-term goal is to extend the trail across Washtenaw County along the Huron River. Plans for the Washtenaw County Greenway Corridor are underway and it is anticipated that trail construction would start within the next few years.

Map 2 – Pedestrian Pathways

The Village of Dexter's contribution to the regional connection system is to help with connection of the trail system from the existing Warrior Creek Park, on the west side of town, to the Central Street Bridge, on the northeast side of town through the Village. The Village's goal is to incorporate sidewalks and bike paths at the same time for safe and cost effective non-motorized transportation routes throughout the entire Village.

Scio Township has begun the process of creating a Greenways Plan. This Plan is anticipated to include links between the Village of Dexter, the City of Ann Arbor, and other destinations within Scio Township. A visioning session was held on March 9, 2004 (see Appendix), at which time the participants identified the need for non-motorized transportation links. These links would not just be for recreation, but for work, shopping, connection between neighborhoods, etc., and would be in the form of pedestrian walkways, bike paths, wildlife corridors, nature trails, horse trails, and river corridors.

Capital Improvements/Community Facilities

Village Organization

Village Administration

The Village of Dexter's downtown district was built in the 19th century after Judge Samuel Dexter settled and platted the Village in 1824. Many of the original structures still remain today even after 180 years of growth. Today, the Village of Dexter has grown to approximately three (3) square miles and the population has almost doubled in one (1) decade.

The Village's administration has evolved significantly over the past 180 years of existence. Today the administration provides many public services to Village residents, including public safety, sewer and water service, road, trash removal and government services to protect the public's health, safety and welfare, along with administering governmental services and facilitating long-term community goals.

The Village of Dexter built the first Village Hall in 1955 to serve as the primary location for Village administrative and government duties. The Village Hall was built on land originally intended for the construction of a mill by Henry Ford, but the land was deeded to the Village from Scio Township in 1950. In 2002, the Village Hall's function changed from Village Offices to being the home of the Dexter Area Fire Department and the Washtenaw County Sheriff Station #3. The Village Hall currently remains the home of the Department of Public Works (DPW), although plans are underway to find a more appropriate location to properly accommodate the DPW's staff and equipment.

In the 2005-2010 CIP funds, began to be restricted to allow for general fund dollars to be spent on the construction of a new DPW garage. Based on the amount of funds restricted, a new DPW garage could be constructed as early as 2005.

In 2002, the Village Offices were moved to a temporary location above the National City Bank in downtown Dexter while plans for a new Village Hall are researched. Relocation of the

Village Hall has been a priority for many years, although funding and an accessible downtown location have been roadblocks for new building construction or relocation.

Village Utilities

Waste Water Treatment Plant

The Village of Dexter's wastewater treatment plant (WWTP) services the entire Village. Many of the 8" clay sewer lines were constructed in the 1930's, and additions were made to the system to accommodate the growth of the Village in the 50's and again in the 70's. In 2000-2001, the Village participated in a state rural development project. The rural development project provided the Village with gravity sewers on the northeast side of the Village, which were previously serviced by lift stations. The rural development project also provided for the replacement of transmission lines with new, larger pipes, renovations to existing lift stations, alarms for the wells and lift stations, four (4) new water wells, renovation of the iron filters, pumps and chlorination systems at the water filtration plant, and updated the waste water treatment plant equipment.

The Village of Dexter's current WWTP has remained at the same design capacity since 1977. The WWTP has been designed to have an average daily capacity of .58 mgd. In 2001, only an average of 61% of the capacity was used, although the Village has already committed the remaining 39% capacity to the approved subdivisions currently under construction. Those subdivisions include Dexter Crossing, Huron Farms, Orchard River Hills, Westridge, and Bates Farms in Scio Township, which is part of a 2007 Annexation Agreement. See Map 3 for areas under the 2007 Annexation Agreement.

Water Plant

The Village of Dexter has a limited system servicing the entire community with four (4) wells. Dexter's water plant treats it's water for the removal of iron found naturally in the groundwater and with chlorine to disinfect the water. The Village is in the process of replacing the water pipes throughout the Village's system. At this time, approximately 85% of the water pipes have

been upgraded to ductile iron. The Village does not soften or add fluoride to the water system due to its natural occurrence in the groundwater.

In 1998 two (2) test wells were installed at the Ryan Drive on the east side of the Village to test for new well locations. In 2000, the Village installed and put into production three (3), 8” wells at 200 feet in depth. All of the wells are capable of pumping 300 gallons per minute for a total of 900 gallons per minute, or 1.3 million gallons per day with all three wells running at the same time. The Village installed new wells due to the lack of available capacity from the two (2) old wells and the discovery of VOC’s (volatile organic compounds) in the groundwater. In 2004, the fourth well was installed.

In 1990, the Village improved the water pressure and volume of water throughout the Village by installing a 500,000 gallon water tower located in the Research and Development Park. The installation of new 12” and 16” transmission mains from the wellfield to the industrial park also helped increase the volume and pressure of the entire system.

The Village is progressively completing upgrades to the existing water lines. The Village’s CIP identifies projects by their priorities for the next five (5) years.

See Map 4 for the utility locations within the Village.

Storm Water Management

Open ditches and culverts service over 90% of the Village of Dexter. Storm drains throughout the Village take both the collected storm water and the surface runoff and discharges it into the Huron River and other nearby streams. In 2002, the Village of Dexter started working with the State of Michigan, Scio Township and the Huron River Watershed Council to implement Phase 2 storm water management requirements in order to comply with Phase 2 efforts to improve the environmental impacts that untreated storm water discharge has when it is discharged into the nearby rivers and streams. The implementation of the Phase 2 requirements will include improved storm water management strategies, such as detention and retention basin pretreatment requirements, water quality, improved site plan review standards and community education. Due

to the Villages lack of storm water treatment, the Village must become creative with how storm water is conveyed prior to its entering the existing closed system and the ditched and culverts that discharge into the Huron River. The implementation of a storm drain maintenance schedule and attempts to partially treat storm water prior to its entry into nearby rivers and streams, will dramatically improve the quality of the Village's storm water that impacts the Huron River and its ecosystem.

The future of the Village's storm water management system should be identified in order for the Village to plan for growth and development in the area. The Village needs to be aware of the condition of existing facilities and remaining capacity, if any. Storm water facilities that are currently at capacity need to be earmarked for reconstruction or repair so that development and redevelopment within the Village are not stalled and the Village can appropriately and efficiently manage and treat storm water and the storm water discharge.

In 2004, the Village's Stormwater plan was submitted to the MDEQ for approval and compliance with the Federal Phase 2 requirements.

Dexter Area Fire Department

The Dexter Area Fire Department (DAFD) was created in 1985. The DAFD consists of Dexter Village, Dexter, Webster and Lima Townships as a regional or intergovernmental fire department.

The Dexter Area Fire Department (DAFD) consists of 4 full-time personnel, a chief and 27 paid on-call volunteers that cover a 65 square mile area within Washtenaw County and have an ISO (Insurance Service Organization) rating of 5. The DAFD has one (1) primary station and three (3) substations throughout the area, covering all of the Village of Dexter, 90% of Webster Township, 80% of Dexter Township, and 10% of Lima Township. The main fire station located in downtown Dexter is equipped with an engine rescue pumper, tower, tanker/pumper, and two (2) rescue/brush trucks. The Dexter Township substation is equipped with a brush/rescue truck and the Webster Township substation is equipped with a pumper engine.

New Map 4 – utilities map

In addition to the four (4) member communities, an agreement is also in place with adjacent townships to provide mutual aid in an effort to more efficiently and effectively serve the largest area possible.

Police Services

The Washtenaw County Sheriff's Department serves the Village of Dexter's law enforcement and public safety needs. The Village of Dexter does not have its own police department thus services is provided under contract with the Washtenaw County Sheriff's Department. The Washtenaw County Sheriff's Sub-Station #3 is located within the Village limits and deputies are dispatched from that location. Coverage of the Washtenaw County Sheriff's Department includes all of Dexter Village, Webster Township and Dexter Township. There are nine (9) deputies located at Station 3, including one (1) school liaison, four (4) rotating deputies, who patrol the three (3) municipalities; three (3) "COPS" (community oriented police), that work in conjunction with the individual municipalities on special problems, crime prevention and other local law enforcement activities; and one sergeant. The Washtenaw County Sheriff's Sub-Station #3 is equipped with one (1) motorcycle for special events and day-to-day patrol, five (5) marked patrol cars and one (1) unmarked patrol car to cover the entire 75 square mile service area.

Downtown Development Authority

The Village of Dexter's Downtown Development Authority (DDA) is one of the most active groups within the Village. Within the last eight (8) years, the DDA has spent over two (2) million dollars on streetscape and infrastructure improvements in the downtown district. The DDA also continues to develop projects that attract and retain businesses in the Village's downtown. See Map 5 for the DDA boundaries.

The downtown streetscape improvements have contributed to an increase in viable businesses in the downtown and have encouraged individual property owners to make facade improvements and continued building investment. As a result of the successful streetscape project in the

downtown the Village has experienced a new phenomenon, lack of room. The Village and the DDA are now working together in the development of long-term expansion plans for the downtown, including the acquisition of property and the redevelopment of underutilized sites. In 2003, the DDA constructed a new sixty-four (64) space parking lot between Main Street and Forest Street, and in 2004 released a Request for Proposals (RFP) to redevelop the vacant property north of the new parking lot. A successful project identified as Monument Park was approved by the Village in 2005. Monument Park is a multi-tenant retail/office development.

As part of the Village and DDA's plan to continue to revitalize the downtown, parking, and bridge and pedestrian improvements have become priority. The Village also plans to make the downtown a more inviting place for those traveling in and around the area by considering improvements to Alpine Street and the development of a Farmer's Market. The DDA plans to implement more inviting entrances and welcome signs to ensure that the Village is visible for those who are looking to visit the quaint downtown district.

Chamber of Commerce

The Village of Dexter's Chamber of Commerce plays an active role in the economic and business development in Dexter. The recent population growth has also prompted the Chamber to advocate the continued support of local businesses and merchants.

The Chamber of Commerce has designated the Dexter Area as "A Place to Grow" due to the substantial increase in the population of the entire surrounding area. The Chamber of Commerce helps organize and advertise many of the Village's community events with the goal of bettering the business environment in the Village. Since the population increase in the Village, the Chamber has continued to be a very active participant in community and business growth and due to the successful track record, the Chamber's membership has grown to approximately 220 members since 2002. Chamber's Activities include:

- Dexter Daze
- Apple Daze
- Victorian Christmas
- Dexter in da Moonlight

New Map 5 – DDA boundaries

Property Transfer Agreements

Map 3 depicts lands currently under agreement between the Village of Dexter and surrounding communities for annexation into the Village. The following is a brief summary of those agreements. As the specific details of annexation are beyond the scope of a Master Plan, the specific details of the agreements can be obtained at the Village Administrative offices.

- Dexter/Scio Annexation Agreement, Amended April 11, 1995. This agreement provides for the annexation of property from Scio Township into the Village of Dexter. Essentially, this agreement provides specific areas to be annexed into the Village after a December 31, 2006 moratorium has expired for land in two (2) phases.
- Dexter/Scio 425 Agreement for the Dexter High School, January 2000. An agreement to provide municipal services to the Dexter High School site located on the southeast corner of Parker and Shield Roads. The property in question remains a part of Scio Township, but under the jurisdiction of the Village.
- Dexter/Webster Conditional Transfer Agreement, April 1997. Provides for the transfer of properties as shown on Map 3 in three (3) separate considerations.
 - (A) 94.15 acre parcel located in Section 361 of Webster Township with frontage on Island Lake Road and Dexter-Pinckney Road.
 - (B) Twenty-eight separate parcels of land. To be annexed upon request of owners. (Jurisdiction to the Village.)
 - (C) Five parcels of property in Section 32 of Webster Township north of Joy Road and east of Mast Road. Utilities may be extended by the Village only for industrial use of this property. (Jurisdiction of the Township)

As noted above, full details of the above noted annexation/ 425 agreement language can be viewed at the Village Administrative offices.

Planning for Properties Outside the Current Village Limits

In the case where properties are brought into the Village either through annexation or property transfer agreement (PA 425) the Village shall after study of the area amend the Master Plan to include said property into the Future Land Use Plan. The designation of this property shall be based in part, but not be limited to the following factors:

- Existing land use and zoning of the subject site and adjacent parcels,
- Natural feature considerations, i.e. woodlands, wetlands, floodplains, etc.,
- Transportation, i.e. roadway capacity and condition,
- Availability and capacity of utilities, i.e. sewer and water, etc.,
- Any applicable planning studies conducted in the area of consideration.

Map 3 - 2007 Annexation Agreement Areas

Natural Features

The Village of Dexter is located amongst rural farming townships in southeast Michigan. Many significant natural resources exist within the Village of Dexter, although most of the significant natural resources are limited to the borders of the Village. It will be important for the Village of Dexter to maintain existing natural features as development continues to occur within the Village limits.

The Village of Dexter generally follows the same topography as southeast Michigan and the entire State of Michigan, fairly level with some low rolling hills. Two (2) water bodies, the Mill Creek and the Huron River surround the Village, creating elevation changes within the areas adjacent to those water bodies. The natural features map (Map 6) shows the water bodies and the steep slopes leading to the water bodies that surround the Village. Other areas of the Village have minimal steep slopes, but these areas were used for gravel extraction and have subsequently been altered by extraction processes and are not in their original state. The Village does have small areas with elevation changes, although none of them are major slopes that span across large areas.

Woodlands and wetlands also border the Village boundaries. Due to the lack of any significant woodlots, the Village encourages limited removal of mature trees upon site development to help save trees within the borders. When considering land to be annexed, saving existing natural features and protecting habitats should be a priority.

Dexter is within the Middle Huron River watershed and lays along side the Huron River and the Mill Creek, as can be seen in the natural features map. The Mill Creek is located on the westerly boundary of the Village and the Huron River along the Village's northern boundary. Along the western border of the Village and along the Mill Creek is the most diverse landscape, as shown in the natural features map. Coming from the south, the landscape entering the Village changes from an open water creek and forested wetlands to a more meandering creek with scrub shrub and emergent wetlands becoming more prominent due to the Mill Pond dam embankment. On

Map 6 – Natural features

the north side of town along the Huron River the landscape is primarily open water and forested wetlands, as can be seen in the natural features map. As the Huron River runs east it becomes a more open channel with less scrub shrub and forested wetlands.

The Village of Dexter has been settled for over 150 years and has consequently experienced the removal of natural features once found in the area. Although the Village of Dexter has been urbanized, significant natural features still exist, including Smith Woods Park, the 17-acre park just outside of the Village limits.

The Village's northeastern border along the Huron River remains the most natural. This section of town is within the Village's Environmental Protection Zone, as can be seen in the Village zoning map. The Environmental Protection Zone has the greatest potential for becoming a link to the Washtenaw Counties regional greenway system due to its location adjacent to the Huron River and the abundant natural resources and recreation opportunities available.

The Mill Creek and the Mill Pond are within the Village providing Village residents with considerable access to natural resources. The Mill Pond, just west of downtown, was created when Henry Ford originally dammed the Mill Creek in 1932 for hydropower to be used in a timber mill. The Mill however was never activated. After the Mill Creek was dammed, the tributary began to back up into the floodplain and has resulted in significant surface water on the westerly boundary of the Village. The Mill Pond has become a place for wildlife to subsist and could be viewed as somewhat of a wildlife observatory.

The Village is currently researching the removal of the dam on the Mill Creek to restore the creek to its natural state and allow for the migration of species restricted by the dam for the past 70 years. The removal of the dam will further open up recreation opportunities within the Mill Creek tributary and the Dexter area. Upon the removal of the dam, the Village intends on reclaiming the area, establishing a park and returning the area to the natural state.

As the bridge is under the jurisdiction of the Washtenaw County Road Commission, this project will be initiated by them. County plans to remove and replace the bridge are under consideration as of the writing of this Master Plan.

The Village of Dexter is within the scenic and natural open areas of the Middle Huron River Watershed and plans on further developing the existing natural areas within the Village to enhance the small town feel. The Village's goal is also to provide wildlife habitat and recreation opportunities for Village residents and guarantee that the resources that exist today continue to be preserved into the future.

The Village has recently developed a Tree Maintenance, Replacement and Enhancement Program to facilitate the continued care and enhancement of Village street trees. The Village's goal is to encourage species diversity in an effort to preserve and enhance the existing Village character.

In 2004, the Village conducted its first street tree replacement in which 104 street trees were planted in coordination with residents. The Village plans to continue this type of street tree planting and maintenance through due creation of a Tree Board.

Parks and Recreation

Local

In 2002, the Village Parks Commission began revising the Parks and Recreation Facilities Master Plan. The revised Master Plan was adopted in 2003 and includes updated parks and recreation facilities data, and the re-evaluation of the priorities due to the completion of many of the previously identified goals and objectives. Although there are many goals and objectives still not met, the annual Capital Improvements Plan (CIP) spells out many of the Parks Commissions revised priorities, goals and intentions.

The Village of Dexter has grown substantially in population and in recreation needs, but only slightly in parkland acquisition since the 1997 Park and Recreation Facilities Master Plan. Dexter Community School District has built three (3) new schools; a middle school, and elementary school and a new high school, and the former high school has been retrofitted to an intermediate school for 5th and 6th graders that has provided additional parks and recreation facilities.

The Parks and Recreation Commission is made up of seven (7) Village residents, which may include two (2) residents of surrounding townships. The Commission is responsible for researching and analyzing the parks and recreation facilities within the Village of Dexter and making recommendations of their findings to the Village Council.

The Village of Dexter Parks and Recreational Facilities consist of five (5) park areas, Monument Park, Warrior Creek Park, Peace Park, Dexter Community (Wellfield) Park and Smith Woods. Monument Park, Warrior Creek Park and Peace Park are close to the Village's downtown district and are frequented by many Village and non-Village residents. The Village's Smith Woods is not developed and Dexter Community Park was recently developed with two (2) play structures, a swing set, and a walking path. Table 12 on the next page summarizes the size and type of park, and all existing recreational facilities.

**Table 12
Parks and Recreation Facilities**

Park Name	Site Size (Acres)	Park Type	Recreational Facilities
Monument Park	.3 Acres	Urban Neighborhood Park	Picnic Area, Benches, Drinking Fountain, Gazebo/Bandstand
Warrior Creek Park	2.15 Acres	Neighborhood Park	Playground Equipment, Picnic Areas, Scenic Viewing Areas, 2 Porta-Johns
Peace Park	.2 Acres	Mini-Park	Picnic Areas, Benches, Reflection Areas
Dexter Community Park (formerly Wellfield Park)	5 Acres	Community Park	In Planning Stage – Pavilion, picnic tables, walking trail, basketball court, grills, play equipment
Smith Woods Park	17 Acres	Community Park	Nature/Hiking Trails/Woodlot
Bates Elementary School	5 Acres	Public School/ Neighborhood Park/ Indoor Community Pool	Playground Equipment, 1 soccer field, 1 basketball court
Cornerstone Elementary School	5 Acres	Public School/ Neighborhood Park	Playground Equipment, Walking path, Playfields
Wylie Elementary School	10 Acres	Public School/ Neighborhood Park	Playground Equipment, Walking Trail, 1 baseball, 1 softball, Indoor Community Pool
Creekside Intermediate School	25 Acres	Public School/ Neighborhood Park	Playground equipment, 4 tennis courts, 3 football/soccer, 2 softball, 1 baseball field, Track
Mill Creek Middle School	5 Acres	Public School/ Neighborhood Park	6 tennis courts, 2 soccer fields, 2 softball fields
Dexter High School	30 Acres	Public School/ Neighborhood Park	10 tennis courts, 3 soccer fields, 3 basketball courts, 2 baseball and 1 softball field, Indoor Pool, Indoor Jogging Track

Source: November 2002 Inventory and Dexter Community Schools.

The Villages four (4) parks range in size from .2 acres to 17 acres. Monument Park is the Village’s town square where many community functions, such as Dexter Daze, Apple Daze and Victorian Christmas are held. The .3-acre urban park also has a gazebo for concerts, social and cultural events, as well as a community-gathering place in the downtown district. Warrior Creek Park is a 2.15-acre park that offers the Village residents the closest access to the Mill Creek and other natural resources. In the future, the Village hopes to connect Warrior Creek Park to the

HCMA regional trail and along the current Mill Pond once the dam is removed and the Main Street bridge is replaced.

Playground equipment installed in 2002 and plans for future park development plans to improve access make Warrior Creek Park a desirable park for residents of all ages. Peace Park is a 0.2 acre mini park on the east side of the Village. Peace Park has picnic tables and benches for residents to enjoy. The mission of Peace Park was to encourage residents to relax and reflect on the cultural and social diversity of the Village and of the surrounding areas. Smith Wood is the Village's largest park. The 17 acre park is undeveloped, although trails have been cleared throughout the wooded and otherwise undisturbed land.

Dexter Community Park (formerly known as Wellfield Park) is the Village's most recent acquisition. In 1998, the Village purchased approximately 6.7 acres of land on the far east side for the location of the new municipal wells. Subsequently a contribution of \$40,000 was made will allow the Village to develop a neighborhood park in 2004. A cooperative effort to develop the park is underway between the Village and the developer to develop the park into a highly needed active recreation facility. It should be one (1) of the goals of the Village of Dexter and its Parks Commission to provide readily available indoor recreation opportunities in the future. Whether the Parks Commission actively pursues funding or donations, or the Village commits to an indoor recreation budget, the availability of indoor recreation for Village residents should be improved. Village and school park facilities are shown on Map 7.

Map 7 – Parks and recreational facilities

Evaluation of the Village's Parks and Recreation Facilities

The National Parks and Recreation Association (NPRA) has developed standards to help communities across the country determine park and recreation facility needs based on population. The standards are used much less now due to the varying needs and composition of different communities, although the standards are still used as a guide. The Village of Dexter still uses the standards as a guide, although the standards are generally for much larger communities, because no other standards currently exist.

The Village's available recreation relies heavily on the Dexter Community Schools for many of its facilities. With approximately 24 acres of parkland, the schools provide multiple indoor and outdoor recreation opportunities. The Dexter Community Schools provides the Village with between 75 and 80 acres of community parkland, although 30 to 40 of those acres are at the new high school located outside the current Village limits. The schools outdoor recreation facilities are always open to the residents of the Village, with the exception of the indoor pool and other indoor recreation facilities that are used on a daily basis by the school and Community Education. The Community Education Department that is administered through the Dexter Area Schools is open to the residents of the Village although space and schedule limitations do exist.

The Village currently has adequate parks and recreation facilities when the schools facilities are considered, but the Village and the Parks Commission would like to become self sufficient with the ability to provide the substantial portion of the variety of recreation opportunities for all age residents. The schools provide four (4) baseball fields, six (6) softball fields, seven (7) soccer fields, two (2) football fields, including a track, ten (10) tennis courts, three (3) outdoor basketball courts, three (3) indoor regulation size gyms, three (3) other non-regulation gyms, and two (2) indoor pools which are administered through the school community education and recreation department.

Washtenaw County Parks and Recreation

The Washtenaw County Parks and Recreation Commission's (WCPARC) role within the Village of Dexter is to be an active liaison to local governments and to assist local units in providing facilities and opportunities that local governments cannot. The WCPARC's 1998 County Parks and Recreation Plan's objective is to protect open space and natural areas and to facilitate inter-community recreation. The WCPARC currently owns and operates 11 parks and 1,127 acres of parkland throughout Washtenaw County, which included areas for field games, gardening, hiking/skiing, nature interpretation, picnicking and swimming.

The Village of Dexter will be looking to work with the WCPARC to facilitate a collaborative effort for County recreation between Scio Township and the Village over the next few years.

Regional Parks and Recreation

The Southeast Michigan region is serviced by the Huron-Clinton Metropolitan Authority (HCMA), which controls approximately 24,000 acres of land within five (5) counties. Washtenaw County has three regional parks all within seven (7) miles of the Village limits, totaling 1,800 acres. Hudson Mills Metropark, the largest of the three (3), 1,595 acres, provides multiple recreation, learning, and group facilities and activities. Dexter-Huron Metropark, a 120 acre park, also provides many recreation and family recreation opportunities. Delhi Metropark, a 53 acre Metropark also along the Huron River provides play areas, picnicking, and boat and canoe rental. All of the HCMA parks within Washtenaw County are along the Huron River Corridor and are depicted on Map 7.

The HCMA is the largest provider of parkland surrounding the Village of Dexter. The HCMA is also actively working towards increasing parkland around Dexter through park connections within the County's regional corridor and greenways project. The Village of Dexter is working with the HCMA to connect the Village with a regional trail system, and to link the Village's parks into the regional system along the Huron River. The Village and the schools are also working together to extend the system along the Mill Creek through the Village school's future

nature corridor and outdoor lab. Scio Township has recently adopted a Greenways Plan that will also be used as a guide to regional greenway development in the area.

State Parks and Recreation

The State of Michigan's role in parks and recreation is more specialized than that of local or regional government. Washtenaw County's largest provider of parks and recreation facilities is the State with 15,800 acres of land containing a variety of activities, many of which are near the Village of Dexter. The State's strongest asset is their ability to acquire and develop property for unique parks that other entities may not be able to do. The State's goal is to acquire property near urban areas to preserve open spaces and undisturbed areas.

When evaluating the Park and Recreation facilities within the Village of Dexter, the National Parks and Recreation Association (NPRA) standards were used. The standards help to determine the amount of parkland that a community is either deficient in, or has a surplus of. The following are the types of parks that the NPRA uses to evaluate park facilities based on service area and park amenities:

A **Mini- Parks** is the smallest park type, typically serving an area with a 0.25-mile radius. Mini-parks are usually 0.25 – 0.5 acres per 1000 people and specialize in a particular age group, such as tot lots. Mini-parks are typically less than 1 acre in size. The Village's Mini-Park is Peace Park. The new private parks throughout the single-family subdivisions currently under construction are also considered mini-parks and within the Village limits.

Neighborhood Parks or playgrounds are parks that serve a 0.25 –0.5-mile radius. Neighborhood parks are usually 1 acre per 1000 people, with a minimum recommended size of 5 acres that specialize in more active recreation such as field games. The Neighborhood Parks, and most widely used parks are Monument Park in the Central Business District and Warrior Creek Park along the Mill Creek.

Community Parks are parks that typically serve areas of a 2-mile radius. The recommended size for a Community Parks is 5 acres per 1000 people, and a minimum of 10 acres in size. Community Parks are areas with intense recreation opportunities and have a much larger and more diverse environment of plant and animal life. The Village’s Community Parks are Smith Woods and the most recently acquired Wellfield Park.

The Village of Dexter is not deficient in parkland when the Dexter Community Schools facilities are considered. Without the schools facilities the Village is deficient in both Neighborhood Parks and in Mini-Parks (see Table 13 on the following page). Although statistically the Village has a surplus in Community Parks, this is a misrepresentation of Village facilities due to the location and pedestrian access to the main Community Park, Smith Woods. Due to the proximity of Smith Woods to Village residents, it is questionable as to whether or not it actually serves the recreation needs of the Village residents.

Table 13
Comparison to Accepted Standards –
The Village of Dexter and Dexter Community Schools

Dexter Community Comparison to Accepted Standards	Recommended Minimum Acreage per 1,000 Residents	Existing Acreage	Recommended Acreage in Dexter for Proposed Population	Surplus (Deficiency) in Dexter Based on Proposed Population
Mini-Parks	0.25	0.5	0.575	(0.75) acres
Neighborhood Parks	1.0	2.15	2.8	(0.65) acres
Community Parks	5.0	22	14	8 acres
Regional Parks	5.0 – 10.0	0	8	Not Applicable

Source: SEMCOG, NPRA, November 2002 Inventory

- Notes: 1 Based on National Recreation and Parks Association recommendations (1995).
- 2 Existing public acreage includes the Village of Dexter only.
- 3 Based on December 2002 SEMCOG Population Estimate of 2,862.

The Dexter Community Schools provides many of the Village’s current recreation facilities, as do many schools within smaller communities. The Village of Dexter should work towards becoming an independent provider of recreation facilities for the residents of Dexter. As the Village continues to grow, the need for more recreational facilities will become increasingly apparent as the availability of facilities at the schools decreases. Although services should not be

duplicated, the residents of Dexter should have the opportunity to utilize recreation facilities at their discretion, not at the schools. Although the Dexter Community Schools are cooperative about letting residents use the facilities, sporting events and classes restrict facility availability for the residents of the Village of Dexter. The Village should begin to look more seriously into how other communities in the area have successfully funded a community recreation facility so that the Village can be prepared when the opportunity presents itself.

Wellhead Protection

In 2002, the Village of Dexter implemented its first Wellhead Protection Program (WHPP) to protect the groundwater and the municipal drinking water. The Village provides water service to all residents within the Village boundaries through its existing water system and four (4) municipal wells. The Village's wells are approximately two hundred (200) feet in depth and have a capacity of nine hundred (900) gallons of water per minute. The four (4) Village wells serve the entire Village population, as well as all industrial and commercial businesses.

The Village of Dexter understands the importance of groundwater protection. As a result, the Village has created the Wellhead Protection Program (WHPP). Protecting the groundwater is not the only a way to protect the Village's financial investment in the municipal water supply system, but also for protecting drinking water supplies and promoting the health and safety of the Village residents. A Wellhead Protection Program also reduces standards for monitoring requirements and increases state support and remediation of environmentally contaminated sites and regulatory inspections to communities with wellhead protection areas.

Wellhead Protection Programs were created by the Safe Drinking Water Act, as amended in 1986. The requirements for the plan include creating a Wellhead Protection Team and designating each member's roles and responsibilities. The Village's Wellhead Protection Team meets on a quarterly basis to develop and discuss new education programs, pamphlets, flyers and other groundwater protection projects. Another element of the WHPP is to research and determine the wellhead protection area, an area that is delineated through certain methods of evaluating traveling patterns of groundwater. Wellhead Protection is also used as a way to help educate residents on the importance of well abandonment and/or well closure.

The Wellhead Protection Area (WHPA) is defined as the area that contributes groundwater to the Wellfield (area in which the wells are located). The Village's WHPA is a one-mile radius around the municipal wells due to the location of the wells in a confined aquifer (Map 8). An aquifer is a subsurface area that holds groundwater that can be readily conveyed through the

Map 8 – Wellhead protection area

water system from the municipal wells. A confined aquifer is also an area underground that contains groundwater in a clay layer, called an aquitard. When wells are surrounded by an aquitard, the water is considered confined, or to have a barrier that protects the water from contaminants.

A confined aquifer is not the only way to determine a groundwater recharge area. The Village of Dexter also tested for the presence of tritium. Tritium is a chemical that is naturally occurring in water; however, after nuclear weapons testing in the 1950's higher levels of tritium appeared in the atmosphere. Higher levels of tritium found in water can be used to trace and date groundwater. Testing for tritium can determine how long the groundwater has been out of contact with the atmosphere. Higher levels of tritium in water tell us that water has been in contact with the surface post 1950, and low levels of tritium in water tell us that the groundwater has been protected in a confined aquifer underground since before the 1950's.

Based on the determined date of the water it can be inferred if the groundwater is susceptible to surface contamination. The tritium levels in the Village of Dexter were found to be low and therefore it was concluded that the Village of Dexter's groundwater is not subject to surface contamination and that the water within the groundwater recharge area has been confined for over 50 years. To identify the Village's WHPA boundary, the state of Michigan's standard 10 year time of travel was used to determine the one-mile radius that would surround the Wellfield and be the actual WHPA. The 10 year time of travel standard is a means of determining that if a contaminant was spilled within that one-mile radius it would take 10 or less years to reach the municipal wells.

Developing a Wellhead Protection Program also requires communities to identify possible sources of contamination within the community. A contaminant source inventory identifies the locations that contaminants are stored and the types of contaminants at the location. The inventory also helps a community be proactive in how they deal with a spill if one ever occurred.

Another way that the WHPP helps communities protect their wells is to have a Wellhead Protection Area management plan. A Wellhead Protection Area management plan details how sources of contamination will be managed in order to prevent hazardous materials from ever escaping the site in which they are stored. The Village of Dexter has implemented site plan standards, that require a developer to demonstrate the types hazardous substances stored on a site and how they will be contained, as well as a checklist that applicant's must fill out that identifies state and county agencies with jurisdiction over various groundwater and environmental issues.

The last, but most important part of the Wellhead Protection Program is the public education and participation. In order to be able to protect drinking water it is important to educate those residents within the municipality who drink the water, and contribute most to what seeps into the groundwater. Car oil, gas, and other fertilizers and chemicals used outside around homes and in communities may seem minute when used by an individual, but can be one of the largest contributors to groundwater contamination when combined. Proper well abandonment is also very important because inactive wells can act as a conduit for contaminants.

Educating residents on what they should do to protect groundwater is the best way to guarantee that groundwater is protected. For the third year of the 2003 grant award, the Village's focus will be education and awareness and well abandonment. Flyers, newspaper notices and water bill messages will be used to educate residents about groundwater protection. Establishing programs through community organizations, the schools and the utility department will make certain that a wide range of Village residents and residents of other communities are aware of the importance of protecting groundwater and how their daily activities can impact groundwater and drinking water quality.

Wellhead Protection is an ongoing program that the Village of Dexter hopes to continue for a long period. Residents of the Village change frequently, as does research and information on new ways to help protect groundwater. The Village is taking a proactive approach to the protection of groundwater to ensure the health, safety and welfare of the residents and to ensure safe, clean drinking water.

Wellhead Protection and the Relationship with the Master Plan

The future land-use plan should take into consideration the Wellhead Protection Area and plan on making recommendations for future land uses within these areas. The Wellhead Protection Plan provides for another layer of analysis that is used in the development of the overall Master Plan. All rezoning requests and other land use analysis should carefully consider the Wellhead Protection Plan and area as a part of the deliberation. The Village Planning Commission or Village Council should not approve specific development requests that have the capacity to negatively impact the wellhead protection area.

Water Resources

The Huron River and its largest tributary the Mill Creek encircle the Village of Dexter. The Huron River constitutes primarily the northern border of the Village, with some minor exceptions. The Mill Creek is the west border of the Village, although a site condominium project (Westridge of Dexter) was also annexed beyond the Mill Creek. The Village does not currently have a program in place for protection of the Huron River or the Mill Creek, however the Village does belong to a regional organization, the Huron River Watershed Council (HRWC). The HRWC is staffed with experts in the fields of watershed management, river ecosystems and river habitats. The HRWC provides information on watershed management and protection and organizes community groups and volunteers for river clean-up days and other habitat monitoring and restoration projects. The HRWC is a regional organization that the Village participates with and is a member of, although the HRWC has taken the lead in the conservation and education of the river and its tributaries.

Economic Development

The Village of Dexter contracts with the Washtenaw Development Council (WDC) and the Michigan Economic Development Corporation (MEDC) to help retain existing and attract new, business and industry within the Village of Dexter. Over the past decade, the Village has focused its attention on the Research and Development Park that was created through a Local Development Finance Authority (LDFA). The Village's Research and Development Park was created in 1988 and encompasses 125 acres of land on the Village's south side. All future research, development and industry should be directed to the industrial park. In the case that more research, development or industrial zoning is needed within the Village, the Village should consider expansion of the existing industrial park.

The Village does not have economic development staff, but works with the WDC to attract businesses and industry to the research park. WDC compiles information from sites available within Washtenaw County and provides that information to prospective occupants. The WDC acts as an agent between a municipality and a business.

The mission of the WDC is, "To operate a centralized, cooperative, publicly and privately supported economic development effort that assists in providing jobs and tax base for the residents and communities of Washtenaw County". Ultimately the WDC works with communities within Washtenaw County to provide places for people to work, along with providing communities with a way to increase the tax base, and increase the amount of residents and workers within the area that contribute to the economy. It is important that the Village of Dexter utilize the services of the WDC to be prepared for the expansion of business and industry into western Washtenaw County.

The State of Michigan's Economic Development Corporation (MEDC) is in effect a larger scale of the WDC. The WDC provides more localized services, while the MEDC contributes more to the retention and attraction of business and industry in the entire State of Michigan.

As part of economic development, the State of Michigan allows municipalities to offer tax abatements. Tax abatement is a tax break that communities can offer as an incentive for a business to locate in a particular community. Tax abatements within the Village of Dexter last between 1-12 years and can be up to a 50% abatement or tax break. Tax abatement is available within the Dexter Research and Development Park. The Park is also a TIF District. In 2007, the TIF will be eliminated and the additional tax revenue will be returned to the Village's general fund.

The Village of Dexter should continue to strengthen the cooperation and commitment to working with the WDC and the MEDC. The continued effort and support for economic development will ensure that the Village is able to attract top quality jobs and industry for the residents of Dexter, as well as increasing the tax base within the Village. In order for the Village's Research and Development Park to reach its full potential and be the most beneficial to the residents of Dexter, the existing business owners and the tax base, the park must be fully occupied. The Village should continue to develop and utilize the WDC and the MEDC to obtain one hundred (100) percent occupancy within the Research and Development Park.

The Village also encourages economic development through the DDA (Downtown Development Authority). The DDA is primarily within the central downtown district and along the Dexter-Ann Arbor Corridor (see Map 5). The DDA was created in 1986 and is a TIFA (Tax Increment Financing Authority). Through a TIFA, the DDA is permitted to capture tax increases associated with improvements to buildings or property within the DDA. The amount of taxes captured through the TIFA is then reinvested in the DDA. The reinvestment of the taxes by the DDA facilitates further investment by property owners and encourages economic development.

The DDA's first economic development program took place in 1998. The DDA's reinvestment comprised significant streetscape and infrastructure improvements. The DDA has also bonded for future improvements to the downtown area due to the obvious impacts that the initial downtown improvements had on the economic development of the Village of Dexter.

Intergovernmental and Regional Cooperation

Intergovernmental cooperation is an important part of municipal development decisions that help to limit negative impacts on the built, and the natural environment. Coordinated planning with adjacent jurisdictions helps limit the duplication of services and helps support local planning efforts through joint planning and land use decisions. If adjacent jurisdictions work and plan together, the negative impacts on the environment and the region can be minimized. Coordinated planning can encourage preservation of large areas of open space and woodlands, and can also promote the planning of land uses that compliment each other, limiting potential conflicts. Coordinated planning efforts make possible open space preservation and greenway corridors for recreation, and also help with the migration of species within the area and region. Intergovernmental cooperation is essential to protecting the environment and facilitating quality land use development. Natural resources, such as air and water, do not conform to jurisdictional boundaries; therefore, it is important that there be collaboration between adjacent jurisdictions to guarantee their protection.

The environment and existing land uses can be negatively impacted when individual jurisdictions ignore regional issues. There are a number of regional planning organizations, such as the Southeast Michigan Council of Governments (SEMCOG), the Huron River Watershed Council (HRWC), the Huron Clinton Metro parks Authority (HCMA), Washtenaw Area Transportation Study (WATS) and Washtenaw County Government that can assist the Village in its planning efforts. Organizations such as SEMCOG facilitate regional planning in areas of transportation, the environment, and community and economic development. Some of the other organizations noted above facilitate planning for other regional issues such as roads, transportation, parks and recreation, and watershed protection that overlap jurisdictional boundaries.

Intergovernmental cooperation is often ignored even though it is essential for cohesive regional development. The Village of Dexter should continue to work with these organizations in support of regional planning and in an effort to protect regions resources. The Village should encourage and participate in the development of a regional land use plan, and continue to increase communication and area wide planning efforts with Scio, Webster, Dexter, and Lima Townships.

It should be noted that the Village of Dexter Master Plan was developed under the regulations and guidelines of the coordinated planning act which ensures that adjacent municipalities, regional planning groups, and utilities have an opportunity to be involved in the planning process.

Intergovernmental cooperation is a key component to an environmentally conscious, viable and sustainable region. The Village should take a lead role in coordinated planning with the townships and municipalities in the area and continue to participate in regional programs and organizations. As the region continues to grow, decisions made in one community could greatly influence another, therefore communication, cooperation and planning is essential for the Village and the surrounding communities.

III. Existing Land Use Analysis

Existing Land Use Analysis

An important element in developing a future land use plan for the Village is the development of a picture of “where we are now.” The background studies of this plan, including sections on population, housing, transportation and community facilities, provide a part of the picture.

The existing land use map and associated text provides the rest of the picture and an important graphic description of “where we are now.” The existing land use map indicates land use patterns and associations as they exist currently within the Village of Dexter. The map also points out potential conflicts within the Village and potential opportunities for future land use.

A field survey was completed in May of 2002 to update the existing land use map developed for the 1994 Master Plan. The most significant change from the 1994 Master Plan is the addition of acreage to the Village through annexation. Two (2) areas identified in the 1995 Master Plan addendum added a total of 204 acres into the Village from Webster Township (94 acres) and Scio Township (110 acres). The Webster Township site known at the time as the Fricke site (later to become the Westridge Subdivision), and the Scio Township site known at the time as the Kingsley site (later to become the Dexter Crossing commercial/residential development) provided an infusion of new housing, population, and commercial development unprecedented in the history of the Village of Dexter.

The following is a description of the eleven (11) existing land use categories identified within the Village, summarized on Table 14, evaluated on Table 15 and shown on the Existing Land Use Map (Map 9).

Single and Two-Family Residential: This classification includes improved single land parcels having one-family detached and two-family dwelling units that are located in predominately residential areas.

Map 9 - Existing Land Use.

Multiple Family Residential: This classification includes land areas that are occupied by predominately residential structures containing dwelling units for three (3) or more households. This form of housing is commonly referred to as “apartments” or “condominiums.”

Convenience Retail: This category is comprised of improved land parcels occupied by retail facilities and their related off-street parking, loading and unloading areas, which serve the day-to-day convenience needs of the Village residents. Included are retail uses offering goods and services such as: food, meat, drugs, bakery, beauty and barber shops, and dry cleaning establishments.

Comparison Retail: These uses are described as improved land parcels occupied by intensive retail uses with related off-street parking, loading and unloading facilities, which offer commodities which are normally purchased at infrequent intervals and for which the customer may shop in different locations within the community or in surrounding communities. Individual uses included in this category are such activities such as apparel stores, shoe stores, furniture and appliance stores, large discount stores, and similar activities.

Office: This category includes improved land parcels that offer professional services, office facilities and provide related off-street parking, including such as real estate, medical, professional, and clerical offices. Office facilities that are accessory to commercial or industrial uses are not included in this category.

Industrial: This classification includes improved land parcels used for industrial activities such as manufacturing, assembling and general fabricating facilities, warehouses and other non-manufacturing uses which are considered to exert primary influences on adjacent areas or parcels due to the scale of operation, type of operation, or type of traffic.

Public: The public lands category includes improved land parcels owned by Federal, State, County, or Village governments or the local school district. Examples of this land use type are the Village Hall, library, post office, parks and schools.

Semi-Public: This classification includes land uses and accessory facilities that are privately owned or operated, are used by the public or a limited number of persons, but are not profit-oriented. Included in this classification are uses such as churches, cemeteries, private clubs, parochial schools, sports clubs and other similar organizations.

Public Utilities: This classification includes land parcels containing aboveground utility or communication facilities, including electric and gas generating plants, booster and transformer stations, and related storage or service yards.

Vacant: Vacant lands include all parcels or parts not included in one of the above definitions and which have no apparent use at the time of the survey or which are undeveloped.

Other: This classification includes water, road right-of-ways, and railroad right-of-ways.

Table 14
Existing Land Use Acreage 2002*
Village of Dexter

Category	Acreage	Percentage of Total
Single & Two-Family Residential	420.42	37.7%
Multiple Family Residential	56.21	5.0%
Convenience Retail	9.55	1.0%
Comparison Retail	28.52	2.6%
Office	23.64	2.1%
Industrial	124.66	11.2%
Public	141.01	12.5%
Semi-Public	8.75	1.0%
Public Utilities	1.07	0.0%
Vacant	253.39	22.6%
Other	48.25	4.3%
Total Acreage	1,115.50	100%

* Field survey completed May of 2002 by Carlisle/Wortman Associates and Village Staff.

**Table 15
Land Use Comparison 1992 – 2002**

Category	1992 % of Total	2002 % of Total	Change
Single & Two-Family Residential	18.1%	37.7%	+19.6%
Multiple Family Residential	3.2%	5.0%	+1.8%
Convenience Retail	0.8%	1.0%	+0.2%
Comparison Retail	0.1%	2.6%	+2.5%
Office	0.5%	2.1%	+1.6%
Industrial	10.3%	11.2%	+0.9%
Public	10.1%	12.5%	+2.4%
Semi-Public	1.4%	1.0%	-0.4%
Public Utilities	0.1%	0.0%	-0.1%
Vacant	37.6%	22.6%	-15.0%
Other	-	4.3	-

Single and Two-Family Residential

As seen on Table 13, single and two-family land use is the principal use found within the Village of Dexter. According to the Table 14, 37.7% (420 acres) of the Village is comprised of single and two-family residential land use, which passed vacant lands as the predominant use noted in the 1992 Village land use survey.

Single-family uses can be found in five (5) general clusters or neighborhoods. Neighborhood #1, at the far west side of the Village is the Westridge Subdivision. Westridge is found within one (1) of the areas of the Village that was annexed for development. Westridge can be characterized as a “typical” modern style subdivision with curvilinear and cul-de-sac streets. While Westridge is within the Village limits, it is separated from the Village property by the railroad bridge and the Mill Creek. These physical impediments isolate Westridge to a certain degree and make pedestrian access to the Village Center all but impossible.

Neighborhood #2 is found on the north side of Dexter-Ann Arbor Road roughly between Alpine Street to the west and Kensington Street to the east. This neighborhood is characterized by an abundance of historical homes and a traditional “grid” street system, complete with alley access to the rear of many of the parcels. Traditional Neighborhood Design (TND) and “New Urbanism” are residential design concepts gaining favor throughout the United States that try to replicate the grid and alley system of the past. In other words, many developing communities are trying to create the type of neighborhoods we have here within the Village. What was old is new again.

Traditional neighborhood design, i.e. narrow lot width, homes oriented toward the street, garages in the rear, alley access, grid street pattern, sidewalks, and, other similar features are gaining favor in that there are thought to help create a sense of community, and help develop neighborhood relations. It also helps to promote vehicular and pedestrian circulation and connectivity and is an efficient way to develop land.

Neighborhood #3 is found south of Ann Arbor Street from Baker Road on the west to Kensington Street (including Wall Court) to the east. This neighborhood is similar to neighborhood #2 in that it is a traditional “grid” type neighborhood following many of the principals listed above.

As seen in the pedestrian pathway maps there are significant gaps in the sidewalk system of both neighborhood #2 and neighborhood #3. The provision of sidewalks within these neighborhoods is an important objective to help ensure safe pedestrian access.

Neighborhood #4 is that area found east of the Kensington R.O.W., north of Ann Arbor Road to the Village limit. This neighborhood is the Orchard River Hills/Huron Farms subdivision area. This neighborhood is a newer neighborhood that has seen substantial growth since the last Village Master Plan was adopted. Neighborhood #4 has some features of a more modern development, i.e. cul-de-sac construction, but also contains what could be described as a “modified” grid system carrying the traditional neighborhood design of neighborhood #4 to the east. Good pedestrian access is proposed throughout this neighborhood. We would note

however, that neighborhood #4 has a circuitous physical connection to neighborhood #2, i.e. street or sidewalk access.

Neighborhood #5 is found in the far southeast portion of the Village and encompasses what is known as the Dexter Crossing development. Neighborhood #5 is similar in part to neighborhood #1 (Westridge) in that it is characterized by a more modern, suburban style layout with curvilinear streets. Neighborhood #5 is a fast growing neighborhood and when combined with Neighborhood #1 and #4 represent the primary population growth within the Village. This neighborhood was approved by the Village as a mixed-use development with commercial, multi-family residential, as well as single-family residential components.

Multiple Family Residential

Multiple family residential land uses encompass approximately 5.0% of the Village and are found primarily in four (4) separate developments.

- 1) The Walkabout Creek Apartments located south of Dan Hoey Road and east of Baker (170 units).
- 2) The Cottonwood Condominiums (42 units) and Huron Commons Condos (70 units) located at the north end of Inverness Street.
- 3) The Huron View Court Condominiums (34 units) located on the north side of Dexter-Ann Arbor Road, west of Meadowview Drive, and the proposed Dexter Crossing Condominiums (114 units) found south of Dan Hoey Road and east of Lexington Drive.
- 4) Eaton Court (25 units) located on the north side of Dexter-Ann Arbor Road in the Ann Arbor Road corridor area.

Outside of these four (4) areas, multi-family housing is scattered on individual parcels within the Village. The majority of these individual multi-family structures are found in proximity to the downtown district of the Village.

Convenience Retail

Convenience retail uses (serving the day-to-day retail needs of Village residents) are found primarily within the “downtown” area of the Village along Main Street. According to Table A, convenience retail uses encompass 9.55 acres within the Village, or 1.0% of the total land area. This land has remained relatively unchanged since the last Master Plan was completed in 1992. Scattered convenience retail uses are found along Baker Road south of the downtown and near the intersection of Second Street and Central Street.

Comparison Retail

Comparison retail (items of a comparative nature, normally purchased at infrequent intervals) is found in the downtown area and at the far east side of the Village along Dexter-Ann Arbor Road. The primary comparison retail use within the Village is the Dexter Crossing commercial shopping center. This land use takes-up 28.52 acres or 2.6% of the land area of the Village.

Office

Office uses are found primarily along the Dexter-Ann Arbor Road corridor and along the Baker Road corridor. Office uses are not found or planned for the central portion of the Village. Office use comprises 23.64 acres or 2.1% of the total land area of the Village.

Industrial

Industrial used property is found generally along the perimeter of the Village. The primary industrial area within the Village is the Dexter Research and Development Park found south of Dan Hoey Road. A secondary industrial area is found north of Huron River Drive and contains a mixture of existing industrial uses. There are various other industrial areas within the Village with a cluster of existing uses found near the intersection of Baker and Grand Streets. Industrial land use takes up 124.66 acres or 11.2% of the total land area.

Public

The Village of Dexter is home to a significant amount of public lands by way of Dexter Public School property. The majority of these lands are found north of Dan Hoey Road, east and west of Baker Road. Other public lands including the Village Library, Post Office, and parks are found in various locations throughout the Village.

Public Schools from west to east along Dan Hoey Road include the Creekside Intermediate School, Bates Elementary, Wylie Elementary, Cornerstone Elementary, and Mill Creek Middle School. Public lands are the third highest use of land within the Village comprising approximately 141 acres of land or 12.5% of the Village. This is significant amount of property that is “off” the tax roles of the Village. The Village of Dexter by and large carries this burden as long as there are a few other Dexter Area Schools located outside this “corridor of schools.”

Semi-Public

A relatively small amount of semi-public lands are found within the Village and include uses such as churches, cemeteries, private clubs, parochial schools, sports clubs, or other similar organizations. A total of 8.75 acres or approximately 1.0% of the Village is found within this district.

Vacant Lands

With the exception of single and two-family residential land use, vacant land is the most significant land use in the Village. Table A indicates that 253 acres or 22.6% of the Village remains vacant. This is somewhat misleading as a significant portion of the vacant space is found in relation to property within the Village adjacent to the Huron River. This area has significant natural feature constraints, i.e. wetlands, woodlands and steep slopes and will likely remain vacant in the foreseeable future.

Public Utilities and Other

Public utilities and all other unspecified categories (as previously described) comprise a total of 49 acres or approximately 4.3% of the land area of the Village. This category includes such things as water, right-of-ways, and municipal utility facilities.

IV. Goals and Policies

Goals and Objectives

The Goals and Objectives section of the Master Plan provides a broad framework for land use decision making in the Village. Goals are general statements of the desires of the Village, while objectives are more specific in nature, providing a general statement on how each goal may be obtained.

Village Meeting Summary

The goals and objectives provided in this section were developed in large part through a Town meeting/Visioning session held at the beginning of the Master Plan process. Approximately sixty (60) persons attended the Town meeting and gave their visions for the future of the Village on the following topics:

- ❖ Housing and Neighborhood Issues
- ❖ Parks and Open Space
- ❖ Economic Development
- ❖ Image and Aesthetics
- ❖ Transportation Issues

The top ten (10) visions of the community by vote are identified below:

1. Transportation Issue: Resolve thru traffic (bridge, viaduct, and scale of streets)
2. Parks Issue: Open path connection (expand walkable community aspects of Dexter). Use walkways, paths, and greenways to connect to outlying parks for recreation, activities and exercise.
3. Commercial/Industrial/Economic Development Issue: Provide for a mixed use of downtown retail, senior, commercial, and general housing services.

4. Transportation Issue: Pedestrian/bike connections to schools and regional parks. Link a bike system throughout the Village.
5. Commercial/Industrial/Economic Development Issue: Redevelop Brownfield (DAPCO) site along Mill Creek.
6. Expand Village Industrial Park (into Scio Township).
7. Parks Issue: Continue with the development of Mill Pond Park and Gordon Hall.
8. Establish a more profound operating fund to enhance existing parks and provide more facilities for parks.
9. Housing and Neighborhood Issues: Allow for properly planned affordable housing with acceptable density levels.
10. Housing and Neighborhood Issues: Address vacant run down homes.

Of the top ten (10) visions, traffic through the Village and its relationship to the existing Main Street Bridge and train viaduct is of primary importance. It is recognized that the one-lane viaduct at the west end of town is a constraint to both vehicular traffic and virtually a complete impediment to pedestrian access to the far west side of the Village.

The resolution of the Main Street Bridge and train viaduct is related and must be coordinated with two (2) of the other top ten (10) visions. The vision with the second highest priority, to use walkways, paths, and greenways to connect to outlying parks for recreation, activities, and exercise will not be fully possible without resolution of bridge/viaduct issue. Further, the vision with the fourth highest priority, for pedestrian/bike connections to schools and regional parks and to link a bike system throughout the Village, is also somewhat dependent of the first vision.

It can be seen that pedestrian and vehicular circulation throughout the Village make-up some of the primary visions or goals for the community.

The following goals and objectives are a combination of results of the community visioning session, recent background studies, and current Master Plan goals.

Residential Goals

Goal 1

To provide a desirable residential environment for the Village residents, recognizing that a viable, healthy residential component is of primary importance to the overall health and vitality of the community.

Goal 2

Build upon and emphasize the “Village Atmosphere” of Dexter as a special and unique aspect of this community.

Objectives

1. Provide for a range of housing options for Village residents including affordable housing and senior housing options.
2. Allow residential density levels that correspond to available infrastructure (sewer, water, and roads) and adjacent land use.
3. Promote the clean-up and rehabilitation of blighted properties.
4. Provide pedestrian access to link all parts of the Village.

5. New construction (both residential and commercial) should be done in a way that recognizes Village characteristics and is incorporated into the fabric of the Village.
6. Strengthen and protect the viability of residential neighborhoods by limiting non-residential intrusions into residential areas, and by separating commercial and industrial areas from residential areas with open space and other buffers.
7. Improve living amenities in all residential neighborhoods through high standards of housing design and construction, and by providing access to usable contiguous and convenient open space.
8. Encourage the maintenance of and/or improvements to local streets and sidewalks to ensure safe access to the Village's residential neighborhoods, while discouraging extraneous non-residential traffic.
9. Encourage the continued maintenance of and reinvestment in residential structures to protect existing housing from deterioration, and recognize in order to maintain high quality housing, some deteriorated homes or residential areas may need to be redeveloped.
10. Preserve and enhance the older, small town residential character of the Village, including the promotion of the visual compatibility of residential buildings in size, setbacks and architectural features, and the provision of design transitions between different types of buildings.
11. Encourage the pattern, layout and design elements of the existing residential neighborhoods that will emphasize the Village center's rural, small town image. A "grid" street pattern should be encouraged for new developments that follow traditional neighborhood design (TND) guidelines.

12. Consider programs and techniques to help maintain and improve neighborhoods and the condition of housing stock within the Village, which may include improvements to the Village's building inspection practices, and assisted housing rehabilitation.

Recreation/Open Space Goals

Goals

To assist in the provision of recreational opportunities for all residents of the Village. Recreational opportunities included both passive, i.e. nature trails, picnicking, etc., to active recreational opportunities including programs and activities offered by the Village and other agencies.

Objectives

1. Open path connections for walkways, paths, and greenways, to connect outlying parks for recreation and exercise. Expand the walkability of the Village of Dexter.
2. Continue to develop existing parks and other public property for improved recreational opportunities for Village residents. (Mill Pond) (Gordon Hall) (Well Park field)
3. Provide for continued funding of Village Parks and park facilities.
4. Encourage cooperative use of parks and recreational facilities between the Village, Townships, Huron Clinton Metro Authority, Washtenaw County Parks and Recreation Commission, and Dexter schools.
5. Continue to encourage use of public school facilities as a recreational resource for Village residents through cooperation with the schools.

6. Continue to cooperate with other public organizations, such as Washtenaw County Parks and the Huron-Clinton Metropolitan Authority, in providing recreation services and facilities to avoid unnecessary duplication.
7. Develop enhancement of existing recreation facilities.
8. Where possible the Village should pursue the acquisition of park property to help address deficiencies in park land as identified in the Village Recreation Plan.
9. Encourage privately owned and commercial recreation facilities to locate in the Village, provide the type and location of such facilities to be consistent with the Village's recreation goals.
10. Enhance and encourage environmentally sensitive recreational facilities along the scenic and aesthetic natural features of the Village, such as Mill Creek, Mill Pond, and the Huron River.
11. Develop a plan for the Mill Pond area that takes into consideration the removal of the Mill Pond Dam.

Economic Development – Commercial/Industrial Goals

Goal 1

To improve the viability of the Downtown Dexter area as the retail and service center of the Village. Retail expansion outside of the downtown area (Central Business District and Village Commercial District) should be discouraged. Selectively expand the CBD into surrounding VC areas to open up additional redevelopment opportunities, improve the critical mass, density and walkability of the downtown.

Goal 2

Continue to work with local and regional economic development agencies (Washtenaw Development Council) to identify opportunities for continued economic development and job creation within the Village.

Goal 3

To provide for industrial development in a manner that increases the community's tax base, results in proper land use relationships, and does not negatively impact the environment.

Objectives

1. Provide for mixed-use retail, office, and residential developments in the downtown area.
2. Identify and develop Brownfield sites within the Village and work with the Washtenaw County Brownfield Redevelopment Authority in this regard.
3. Explore possible expansion of Village Industrial Park.
4. Provide convenient and adequate parking in the downtown area.
5. Require adequate setbacks for industrial operations, landscape buffers and greenbelts to minimize visual and environmental conflicts with adjoining land uses.
6. Provide safe traffic flow for industrial uses, separated from residential areas. Pursue secondary access points into the industrial park where possible.
7. Locate future industrial development within the planned industrial/research park.
8. Improve the Village center area through effective planning and implementation of public improvement projects.

9. Promote and coordinate activities aimed at improving the business climate within the Village. Assist in the coordination of the Chamber of Commerce, Merchants and Downtown Development Authority.
10. Foster development, redevelopment and expansion within the Village center, thus creating new employment and business opportunities.
11. To minimize the negative impacts of industrial areas on non-industrial areas and on the environment.
12. To provide a balanced industrial development strategy to achieve environmental compatibility and maintain the neighborhood character of the Village.

Transportation/Circulation Goals

Goals

To provide a transportation system that facilitates the smooth, safe, and efficient flow of automobiles, trucks, buses, emergency vehicles, bicycles and pedestrians.

Objectives

1. Resolve issues with Village “through traffic” and constraints. Specifically, address the Mill Pond dam, bridge and railroad overpass at the west end of the Village. The Village of Dexter strongly supports the replacement of the Main Street Bridge with a “context-sensitive” design to reflect the historic nature of the downtown area. The Village must coordinate activities through the County Road Commission.
2. Provide for improved pedestrian/bike (non-motorized) transportation through-out the Village. Provide sidewalks on both sides of the street.

3. Provide Village residents with improved public transportation options. Continue to work with the Western-Washtenaw Area Value Express (WAVE) to provide improved service to Village residents.
4. Provide for coordination of the transportation system between the various jurisdictional entities including the Village, County Road Commission, Washtenaw Area Transportation Study, and Michigan Department of Transportation.
5. Develop and improve sidewalks to link uses such as shopping, offices, and residential areas to parks, open spaces and activity centers.
6. Improve the function and appearance of local streets, streetscapes, and alleys, providing adequate rights-of-ways and appropriate improvements for the traffic volume.
7. Encourage new streets to be designed in an interconnecting network (grid) with flexibility within the grid system, similar to the existing street network.
8. Provide for senior citizen transportation options for Village residents. This may include dial-a-ride or similar opportunities.
9. Work with surrounding communities to consider forming a transit consortium to fund services for a growing older population to provide transit to life line and leisure destinations.

Urban Service Expansion Goals and Objectives

Goal 1

It is recognized that from time to time expansion of Village utilities (sewer and water) may be requested by property owners outside of the Village Limits for certain land uses and residential densities that would not be possible without municipal utilities. In those cases priority shall be given to the extension of sanitary sewer, water systems and other utilities to areas which are in

accordance with the adopted land use goals and objectives contained in this Plan and other applicable planning documents of the Village, County, surrounding Townships, and within the current capacity of the water and sewer system. In addition to this general goal, the following specific objectives shall apply to any expansion of municipal services into adjacent communities.

Objectives

1. Extensions of sewer and water service shall not be made which result in a burden to existing residents and businesses. The benefiting property owner shall submit for review of the Village studies that verify adequate capacity for the proposed expansion.
2. Cost of service implementation shall be borne by the benefiting property owners as well as any needed studies with regard to sewer and water capacity.
3. Extension of sewer and water into adjacent communities shall only occur with an appropriate intergovernmental agreement in place, i.e. PA 425 agreement, or straight annexation into the Village of the subject property.
4. Extension of public utilities outside of the Village of Dexter shall be considered only under the following circumstances:
 - To respond to changes in land use and/or traffic patterns that rationally supports the extension of utilities.
 - The receipt of community benefits made possible by the extension of utilities that provide counterbalance to the utility and growth management impacts caused by such extension.
 - Areas of expansion shall be immediately adjacent to the Village limits, rather than creating new, isolated district areas.

Natural Resource Goals

Goal 1

To provide for the protection and maintenance of the Villages natural resources with particular attention to the Huron River, Mill Pond and the Mill Creek areas.

Goal 2

Continue to concentrate efforts on wellhead protection to protect this vital community resource.

1. Protect and preserve existing trees and wooded areas within the Village.
2. Assist property owners in the redevelopment of Brownfield sites and existing vacant property in all areas of the Village. Work with the Washtenaw County Brownfield Redevelopment Authority.
3. Protect and enhance the Huron River, Mill Creek and Mill Pond.
4. Promote street tree planting to help preserve the residential character of the Village.
5. Promote protection and maintenance of the Village's natural landscape.
6. Promote the safe management and disposal of all waste materials, both hazardous and non-hazardous, which are generated within or transported through the Village, and cooperate with state and local agencies to ensure that any contaminated sites are returned to an environmentally safe condition.
7. Reduce noise and air pollution and site lighting levels so as to minimize their impact on residential areas.

8. Monitor and improve, where necessary, the Village's wastewater treatment and stormwater management systems to minimize negative impacts on the Huron River, Mill Creek, and Mill Pond.
9. To utilize progressive stormwater management and erosion control techniques to ensure that development will not adversely impact natural resources and surrounding property. Incorporate Federal Phase II Stormwater Guidelines into planning review process of the Village.
10. Continue the wellhead protection program initiated by the Village to ensure that this vital resource is not compromised.
11. Protect the Village's wellhead and groundwater through proper land use planning. Direct potentially hazardous land uses and processes away from the wellhead protection zone as indicated.

Dexter – Ann Arbor Road Corridor Goals

The Dexter – Ann Arbor Road Corridor is defined as the area surrounding Dexter – Ann Arbor Road from Kensington Street, southeast to the Village boundaries. The following goals and objectives are taken from the Dexter – Ann Arbor Road Corridor Plan as adopted by the Village Planning Commission. The goals and objectives of the Dexter – Ann Arbor Road Corridor Plan are hereby adopted by reference. The following is a summary of the goals provided in that plan:

Development and Land Use

Goal 1

Encourage development in the corridor area that is separate and distinct from the downtown (central business district), and that serves the needs of Dexter's growing population.

Goal 2

Encourage development in the Corridor, as it is the only largely undeveloped area in the Village.

Goal 3

Encourage the development of the Corridor as a vibrant, cohesive and functional area of the Village.

Goal 4

To provide all segments of the population with high quality and affordable community services and facilities.

Corridor Character

Goal 1

Encourage the development of a unique corridor with a distinct yet harmonious character.

Goal 2

Encourage the development of an attractive, cohesive and effective system of signage in the Corridor.

Goal 3

Encourage a system of lighting within the Corridor that relates to the lighting in the Village center.

Goal 4

Encourage the preservation of natural features and the development of parklands in the Corridor and encourage their interrelationship with existing parkland and natural areas.

Transportation and Safety

Goal 1

Encourage the use of traffic engineering techniques to handle increased traffic volumes resulting from new development which do not detract from the character, appearance, and pedestrian qualities of the Corridor.

Goal 2

Encourage design practices which lessen the potential for automobile safety problems in the Corridor.

Goal 3

Develop the Corridor in a manner that is appealing and accessible to pedestrians and bicyclists.

Objectives

1. Promote the types of development that would add to the variety of businesses and services already available in Dexter, meeting the needs of residents and strengthening the Village's economic base.
2. Continue to follow the guidelines for the Corridor that blends the character of the more intensely developed old Village center into the lower density development of the Corridor.

3. Support land use decisions that enhance the economic, aesthetic and functional qualities of the Corridor without detracting from these same qualities in other areas of the Village.
4. Establish a compact commercial center at the Dan Hoey intersection, rather than allowing commercial development to spread out in a strip along the entire Corridor.
5. Promote the development of professional business offices in the Corridor to allow for more retail and service developments at the commercial center (at the Dan Hoey Road intersection) and in the central business district.
6. Promote the Corridor as a location for new development within the Village boundary.
7. Ensure that development does not have a negative impact on the future Village well fields or the groundwater recharge area in the Corridor.
8. Promote the idea of an all-purpose corridor that is able to serve the needs of the Community.
9. Provide physical linkages between uses within the Corridor, and from the Corridor to existing areas within the Village.
10. Ensure that current infrastructure capabilities and development needs are compatible, and make decisions that support future compatibility.
11. Maximize the efficient use of existing community facilities and encourage the addition to or reuse of community facilities which are consistent with the Village's plan.
12. Encourage regularly scheduled maintenance and development of adequate utility systems throughout the Village, including underground utilities, in order to achieve attractive developments.

13. Prepare and annually update a comprehensive capital improvements plan for Village facilities and major equipment expenditures.
14. Provide for adequate manpower to meet the safety and security needs of the Village.
15. The development of residential, commercial and industrial land shall be timed and staged in conjunction with the provision of supporting public facilities, such as streets, sidewalks, and utilities.
16. Public facilities and utilities shall be located to maximize the efficiency of services provided, and to minimize their cost and impact on the natural environment and adjacent land uses.

Baker Road Corridor Goals

Changing households, economics and population over the past few years has resulted in opportunities for redevelopment along the Baker Road Corridor. In 2005 Katie's Restaurant submitted a site plan for redevelopment, while Colorbok and Martinrea, both along the corridor, announced that the manufacturing operations were relocating.

In January 2006 the Planning Commission hosted two (2) Visioning Sessions in which over 80 residents and stakeholders participated. The Visioning Sessions were held to gather additional public input into how the Southern entrance to the village, or Baker Road, should be redeveloped.

The Baker Road Corridor currently has a variety of land uses within the area bounded by Ann Arbor Street to the north and the Dexter Public School property to the south. This special area deserves consideration as a "gateway" into the Village Center. The specialized Visioning session were held to ensure that additional consideration was given to the unique opportunity for redevelopment happening along the corridor and the areas sensitive nature as a major thoroughfare and entrance the Village of Dexter.

Goal 1

Unify Design Elements Within the Corridor – Common design elements on individual sites should be pursued to help develop an identity for the entire corridor study area. Design elements should be visually consistent and include landscaping, signage, lighting, and architectural design. Design elements should promote the continuation of the downtown streetscape theme.

Objectives

1. Create a “first impression” with a defined entrance to the Village of Dexter.
2. Promote consistent buffering, greenbelts belts between the sidewalk and the roadway, and landscape planting within the corridor. Open landscaped areas, pocket parks or common open space should be incorporated into new large development plans.
3. Promote consistent sign design within the corridor that capitalizes on the village’s historic and small town character. Promote building signage, particularly perpendicular signage to alleviate the need for additional ground signage and to help businesses effectively attract pedestrian and vehicular traffic. Work to eliminate existing nonconforming signage.
4. Parking lot, site lighting and streetscape lighting should be consistent throughout the corridor. Light fixtures matching the theme put in place downtown should be carried into Baker Road.
5. New buildings should be reviewed for architectural compatibility with the historic nature of this part of the village. New buildings should respect that historic nature through design.
6. Develop architectural standards that promote and encourage redevelopment and infill, but maintain and enhance the village’s small town, historic character.
7. Promote buildings that have a sense of scale within the neighborhood and area. New developments should be compatible and blend with the existing or recently redeveloped buildings.

Goal 2

Improved Access Management and parking options – The goal of access management should be to manage access to land development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity needs, speed and limiting the number of conflicts between pedestrians and vehicles. Create a variety of parking options including on street and off street parking, as well as shared parking to improve access and pedestrian safety within the corridor.

Objectives

1. Encourage the use of traffic calming elements such as trees, benches and streetlights to help slow traffic and create the sense of a smaller Baker Road.
2. Provide appropriate spacing between driveways and intersections.
3. Encourage the use of parking lot islands and landscaping to help manage storm water. Parking lots should also have pedestrian ways for safety within parking lots.
4. Promote the consolidation of curb cuts and shared driveway access. Parking lots should be shared when possible to reduce curb cuts. Parking lots should be located in the rear or on the side of buildings.
5. Maintain the three (3) lane road, however as curb cuts are reduced consideration should be given to adding boulevards to facilitate improved pedestrian safety and visual character within the corridor and the village's southern entrance. Consideration should be given to the use of mid-block pedestrian refuge islands where appropriate.
6. Establish a 120-foot right-of-way as properties redevelop to accommodate bike lanes, pedestrian amenities and green space. Promote smaller/shorter front yard setbacks to create a sense of place when entering the Village of Dexter. Reduced setbacks help slow traffic and create a less intimidating atmosphere for pedestrians.
7. Parking lot and site lighting should be consistent throughout the study area. Light fixtures matching the theme put in place downtown should be carried into the corridor area.

Goal 3

Improved Pedestrian Access and Non-motorized transportation and access for public transit – The improvement and expansion of the existing sidewalk system along Baker Road should be a priority. The addition of bike lanes along Baker Road should be a priority.

Objectives

1. Allow for convenient pedestrian access from the adjacent neighborhoods to the Baker Road Corridor area. Make sidewalk improvements in the adjacent neighborhoods where necessary.
2. Improve pedestrian and bicycle safety and access along the corridor. Promote the addition of pedestrian crossings at intersections and mid-block crossings where appropriate.
3. Create a pedestrian and bicycle connection from Dexter Community Schools to the downtown with pedestrian amenities such as a larger greenbelt with benches, trees, lighting and signage that encourage safe pedestrian use.
4. Upon removal of the Mill Creek Dam establishing a greenway connection along the Mill Creek and Baker Road to downtown should be a priority.
5. Develop provisions for the protection and enhancement of natural features in new developments and along the Mill Creek.
6. Utilize the Washtenaw Area Transportation Study's Non-Motorized Plan for Washtenaw County to facilitate decisions related to non-motorized transportation within the village.

Goal 4

Develop the Baker Road Mixed-Use Area Overlay – Provide for a mixed-use designation to accommodate the mixture of existing land uses and to promote the redevelopment and infill development of this important part of the Village. Development with the corridor should be separate, but complimentary to downtown. Development that services the needs of village residents and commuters should be encouraged. Desirable mixed uses include the following:

Office uses, including professional offices, medical and dental.

Limited Retail

Commercial Uses that provide essential products and services

Recreation and Entertainment

Residential (variety of types, including high density multiple family, lofts, condominiums, townhouses, row houses, apartments, senior housing and single-family).

Objectives

1. Flexibility in permitted land uses. Provide for a mixture of land uses where compatible.
2. Flexibility in parking requirements, to allow for the conversion on homes along the corridor to non-residential land uses.
3. Promote residential land uses in appropriate areas, i.e. where it abuts existing residential areas, i.e. second floor rental situations.
4. Ensure that existing residential neighborhoods are substantially buffered from high-density redevelopment projects or more intense land uses.
5. Encourage the maintenance of the small town residential character within the commercial districts closer to downtown.
6. Support land uses decisions that enhance the economic quality of the village, but do not detract from existing unique qualities such as sense of scale, neighborhood and small town characteristics.

Goal 5

Create an environment that encourages economic development and investment into the community. –
Develop standards that provide incentives for redevelopment.

Objectives

1. Provide for flexibility in zoning requirements and regulations that encourage better site design.
2. Promote the continued improvement of public infrastructure to ensure that adequate services are available for redevelopment. Encourage the development of a regional storm water solution on one of the larger parcels within the corridor.
3. Create a destination within the corridor.
4. Promote diversity in the mixture if land uses within the corridor. Discourage strip malls, big boxes and fast food.
5. Promote the expansion of public transportation within the corridor and the village.
6. New development that strengthens the village tax base and employment should be promoted.
7. Infill, redevelopment and development should, when appropriate enhance the quality of life within the Dexter.

V. Future Land Use

Future Land Use

The following future land use descriptions and future land use map (see Map 10) are based upon research and analysis of a wide variety of sources including the following:

Village-Wide Public Visioning Session: A successful visioning session was held on June 19, 2002. The session was open to all Village residents and to neighboring communities' residents as well. Participants were asked to discuss their "visions" for the future of the Village. Topics discussed included the following: housing and neighborhood issues, economic development, parks and natural features, transportation issues, community image and aesthetics. The vision session results are provided as an appendix to the Master Plan and are found at the end of the document.

Background Studies: Background studies provide a clear picture of the historical and existing state of the Village, and the projected trends and needs for the future of the Village. Issues associated with population, housing, natural resources, transportation, and parks were studied. Background studies are an integral part of the Master Plan and help to provide a factual basis upon which the goals, objectives and future land use map are based.

Existing Land Use Analysis: All existing land uses were documented and mapped within the Village. A field survey was completed in May of 2002 to verify all existing land uses. The existing land use analysis and map are found beginning on page 58.

Goals and Objective: This part of the Master Plan outlines the goals and objectives of the community. The goals cover issues such as residential development, recreation, commercial/industrial development, transportation and circulation, natural resources, and two special sections dealing specifically with the Ann Arbor Road Corridor and the Baker Road Corridor. The public visioning session was a primary source of the Village goals and objectives.

Map 10 – Future Land Use Map

The sections below provide a description of each of the future land use categories used in the future land use map (Map 10). Each category below provides a general description and intent, and a listing of appropriate uses and their corresponding zoning classifications where applicable.

Single-Family Residential – Village Density

Intent: The intent of this category is to maintain the well-established character, scale and density of the single-family neighborhoods that are characteristic of the Village of Dexter.

Description: Located primarily within the Village center, these older neighborhoods consist of detached single-family homes, including numerous historic structures. The recommended density in these areas is four (4) to six (6) dwelling units per acre. These predominant characteristics should be maintained by encouraging programs and techniques to improve neighborhoods and housing conditions. In addition, development on vacant lots within this residential classification should only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures, and development patterns of these residential neighborhoods. There are limited areas outside the Village Center identified in the future land use map that also provide opportunities for a higher density single-family atmosphere.

Relationship to Physical and Natural Features: The Single-Family Residential – Village Density land use category is located in areas where the public services and infrastructure are adequate to accommodate the planned density. The natural features within this designation are somewhat limited, however, natural features such as existing trees and any relationship with the Huron River or Mill Creek must be considered in new development or redevelopment of these areas.

Appropriate Uses: Desirable land uses and elements of the Single-Family Residential – Village Density land use include:

- Single-family dwellings.
- Density of between 4 and 6 dwelling units per acre.

Single-Family Residential – Suburban Density

Intent: The intent of this category is to maintain and create a larger lot residential development pattern outside of the Village center and to provide direction for the development of vacant lands in a transitional manner that is still compatible with the Village center.

Description: The Single-Family Residential – Suburban Density designation is contained within four (4) peripheral locations in the Village, each having an area of land under development. The recommended density in this area is two (2) to three (3) dwelling units per acre.

Relationship to Physical and Natural Features: The Single-Family Residential – Suburban Density land use category is located in areas where the public services and infrastructure are adequate to accommodate the anticipated density. The natural features outside of the Village center vary extensively, each depending on the previous land use for the site and/or in the area. Natural features within these areas must be considered and preserved where possible including: wetlands, woodlands, steep slopes, flood plain, etc.

Appropriate Uses: Desirable land uses and elements of the Single-Family Residential – Suburban Density land use include:

- Single-family dwellings.
- Density of between 2 and 3 dwelling units per acre.

Multiple Family Residential

Intent: The intent of this category is to provide for a mix of multiple family uses near the Village center.

Description: The Multiple Family Residential designation encompasses areas bounded by Baker Road to the west, either side of Grand Street and along the railroad. The anticipated uses include townhouses, garden apartments, or two (2) to three (3) story apartments at a density not to exceed nine (9) dwelling units per acre.

Relationship to Physical and Natural Features: The intent of this land use category necessitates the availability of the public services and infrastructure, but much like the Single-Family Residential – Village Center designation, Multiple Family Residential is planned in areas without significant natural features present.

Appropriate Uses: Desirable land uses and elements of the Multiple Family Residential land use include:

- Townhouses, garden apartments, two (2) to three (3) story apartments.
- Density not to exceed 9 dwelling units per acre.

Village Commercial

Intent: The Village Commercial designation incorporates a mix of uses typical of land abutting a central business district. These areas exhibit a compact development pattern, but have sufficient land to accommodate on-site parking and cover less land area. Uses typical of these areas include convenience retail, personal services, offices, public spaces, and single- and multiple family residences. Further increases in commercial floor space, through redevelopment with historically consistent architecture will improve the viability and attractiveness of this area into a high density, walkable downtown area.

Description: This designation is located at the periphery of the Central Business District.

Relationship to Physical and Natural Features: The intent of this land use category necessitates the availability of the public services and infrastructure. Limited natural features exist within this area due to the increased density and intensity of the planned uses.

Appropriate Uses: Desirable land uses and elements of the Village Commercial designation are:

- Community Commercial Retail stores
- Personal service establishments
- Offices
- Public open spaces
- Single- and multiple-family residences
- Historic preservation and redevelopment with historically consistent architecture

Community Commercial

Intent: The Community Commercial designation incorporates those commercial uses which are relatively independent and do not require a location in proximity to similar uses or a leading tenant to attract business.

Description: This designation is scope and located at the intersection of Central Street and the Conrail Crossing, and within the ARC (Ann Arbor Road Corridor) Special Planning area.

Relationship to Physical and Natural Features: Areas planned for the Community Commercial designation generally, but not always requires good accessibility and visibility along arterial roadways. The presence of natural features has little effect on their existence.

Appropriate Uses: Desirable land uses and elements of the Community Commercial designation are:

- Auto sales and services, grocery stores, restaurants, shopping centers, convenience stores, gas stations or home improvement showrooms.

Central Business District

Intent: The Central Business District designation incorporates a mix of uses within the core of the Village. The intensity of the development within the District tends to be higher than the rest of the Village due to the smaller lots sizes. Parking cannot be accommodated on most sites and the buildings cover the majority of the parcel. Uses customarily found in a Central Business District include municipal services, restaurants, banks (no drive thru), personal services, comparison retail, offices, public spaces, and single- and multiple family residences (second story). The continued maintenance of the historical structures and encourage new structures to maintain historic characteristics and character of the downtown are also essential within this area.

Description: This designation is centered on the Main Street corridor with the Mill Creek and Pond to the west and Baker Road to the east.

Relationship to Physical and Natural Features: The intent of this land use category necessitates the availability of the public services and infrastructure. While not integral to the designation, the proximity to Mill Creek and Pond adds to the viability and sense of place of this area. Limited other natural features exist within this area due to the increased density and intensity of the planned uses.

Appropriate Uses: Desirable land uses and elements of the Central Business designation are:

- Retail stores, personal service establishments, municipal facilities, offices, off-street parking, public open spaces, and a town square.
- Ground floor retail with office and/or multiple-family uses on the upper floors.
- Preservation of the Mill Creek and Pond.
- Historic preservation.

Highway-oriented and convenience commercial uses which require high accessibility and visibility are incompatible with the character of the Village center and should be discouraged.

Professional Business

Intent: The Professional Business designation is found only in the ARC Special Planning Area as described in the following pages. The Professional Business designation is intended to provide office business opportunities that tend to be appointment-oriented enterprises and do not depend upon adjacent uses for their business. Small, single tenant type buildings are discouraged in the Corridor.

Description: This designation is found only within the ARC Special Planning Area along Dexter Ann Arbor Road.

Relationship to Physical and Natural Features: Office and professional buildings are generally lower impact uses than commercial uses since they tend to generate fewer automobile trips per day. Ideally, they are located in an accessible site along an arterial road.

Appropriate Uses: Desirable land uses and elements of the Professional Business designation are:

- Medical and Health Care Buildings
- Professional Offices

Light Industrial

Intent: The Future Land Use Map establishes only one (1) area for Light Industrial use. This designation is intended to allow the continued operation of the current industrial uses despite its proximity to a single-family neighborhood.

Description: The Light Industrial area is located between Second Street and the railroad.

Relationship to Physical and Natural Features: Direct access to this area is provided via Second Street with rail access available to the rear. Municipal sewer and water are also available within this area. There are no natural features within close proximity to this area while an evergreen screen would be appropriate due to the proximity to an established single-family neighborhood.

Appropriate Uses: Desirable land uses and elements of the Light Industrial category are:

- Light manufacturing, assembly, packaging, and testing facilities.
- Abundant landscaping, screening of services and loading areas, and adequate landscape buffering to protect adjacent residential uses.

Land intensive industrial uses should not be permitted within the Village limits due to the associated off-site impacts that have the potential to significantly detract from the quality of life in the Village's residential neighborhoods.

Research/Development

Intent: The Research/Development uses are composed of a diverse range of wholesale, parts assembly, high technology, research facilities, laboratories, and light fabrication operations.

Description: The Future Land Use Map designates one (1) area for Research/Development use. The Dexter Industrial/Research Park is located south of Dan Hoey Road and is a subdivided industrial park targeted toward research and development activities.

Relationship to Physical and Natural Features: Utilities are available throughout the Research/Industrial area and soils are generally good for building construction. A woodlands buffer exists to the south of the industrial park that screens it from uses within Scio Township.

Appropriate Uses: Desirable land uses and elements of the Research/Development category are:

- Wholesale, parts assembly, high technology and light fabrication operations.

- Well-designed circulation systems, supportive facilities such as utilities, abundant landscaping, screening of services and loading areas, and adequate landscape buffering to protect adjacent residential uses.

Ann Arbor Road Corridor (ARC) Special Planning Area

Intent: This mixed-use designation is intended to encourage development that is separate and distinct from the Village center. The designation also plans for the following:

1. Overlay zone that provides flexibility in design.
2. Compact commercial center/node at Dan Hoey intersection with less intensive office or multiple-family residential uses throughout the rest of the corridor.
3. Performance standards for density, scale, setbacks, parks, landscaping, access management, linkages, etc.
4. Physical connections between the Village center and the corridor.
5. Design guidelines to blend with the Village center.
6. Shared parking and shared parking access standards with the specific goal of minimizing access points along Dexter-Ann Arbor Road.

Description: The ARC Special Planning Area is located along the Dexter-Ann Arbor Road corridor from Kensington Street southeast to the Village boundaries and contains a mix of existing land uses, as well as a large area of vacant land (see Map 11).

Relationship to Physical and Natural Features: Utilities are available throughout the Dexter-Ann Arbor Road corridor and the majority of the parcels have direct frontage on Dexter-Ann Arbor Road. The depth of some of these parcels provided a natural buffer for the adjacent uses.

Map 11 – ARC existing land use and FLU on 11 x 17

Appropriate Uses: Desirable land uses and elements of the ARC Special Planning Area category are:

- A mix of multiple family, office and commercial uses.
- Uses are to be separate and distinct from the Village center.
- Commercial center at Dan Hoey intersection.
- Lower density development pattern.
- Architectural standards to create a unified theme.
- Shared access along common drives, minimizing “curb cuts” along Dexter-Ann Arbor Road.

Within the ARC Special Planning Area designation, (see Map 11) there are three (3) sub-categories. Map 12 on the previous page depicts the multiple family and office designations that are abundant within the corridor and the commercial designation that is limited to the Dan Hoey intersection. These designations support the overlay zoning classification that was previously adopted for the corridor, and the limited quantity of commercial land decreases the potential for competition with the Village center.

Baker Road Special Planning Area

Intent: This mixed-use designation is intended to accommodate existing uses, encourage the upgrading of this area through redevelopment, and provide amenities that encourage public transit use. The designation also plans for the following:

1. Mix of complementary land uses.
2. Flexibility in parking requirements, shared parking and the reduction of curb cuts.
3. Permit conversion of homes to non-residential land uses.
4. Encourage a variety of housing types and higher –densities for residential infill projects.
5. Second story multiple-family residential uses.

6. Architectural standards and controls and unified design elements.
7. Better pedestrian and bicycle circulation and access.
8. Encourage redevelopment and infill development.
9. Maintain and enhance the village's small town, historic character.
10. Enhance the streetscape along Baker Road.
11. Establish a greenway connection with the removal of the Mill Creek Dam.
12. Encourage economic development within the corridor.

Description: The Baker Road Special Planning Area is located between Main Street/Ann Arbor Road and Dan Hoey Road, and contains virtually every land use and zoning classification found in the Village. All parcels abutting Baker Road are included within the designation, exclusive of the school property located at the southern end of the corridor (see Map 12).

Relationship to Physical and Natural Features: Utilities are available throughout the Baker Road corridor along with immediate access to Baker Road. The depth of some of these parcels provided a natural buffer for the adjacent uses with non-vegetative buffers required in closer proximity to the Village center.

Map 12 – Baker Road existing land use and FLU on 11 x 17

Appropriate Uses: Desirable land uses and elements of the Baker Road Special Planning Area category are:

- A mix of complementary uses, inclusive of Single Family Residential – Village Density uses.
- Conversion of single-family homes to non-residential uses.
- High density residential uses.
- Second story residential uses.
- Senior housing.
- Office uses and commercial uses that provide essential goods and services.
- Activity and entertainment uses.
- Architectural standards to create a unified theme.

Within the Baker Road Special Planning Area designation, (see Map 11) there are two (2) sub-categories. Map 12 depicts the mixed use and Village Residential designations. The mixed-use designation is in anticipation of an overlay zone that will be adopted for the corridor. The overlay zone would permit the mix of existing uses to remain while ensuring a cohesive pattern of redevelopment.

Public/Semi-Public

Intent: The Future Land Use Map designates uses such as existing and planned municipal buildings and facilities, parks, churches, cemeteries, public schools, and other uses providing public or semi-public services within this category. The Master Plan also designates areas for additional neighborhood parks in the Village to assist in meeting the recreational needs associated with future population increases and the development of new residential neighborhoods. These ‘neighborhood squares’ serve an important social and recreational role in the community and are designated so as to provide convenient pedestrian access for the residents.

Description: This category provides for establishments that are purely governmental as well as joint public and private facilities. These facilities are scattered throughout the Village.

Relationship to Physical and Natural Features: The location of these areas and the necessary utilities to service them are dependent on the function each facility serves.

Appropriate Uses:

- Municipal buildings and facilities
- Parks
- Churches
- Cemeteries
- Public schools
- Museums
- Libraries

Open Space/Recreation

Intent: Open Space/Recreation areas are designated on the Future Land Use Map in the areas surrounding the Huron River. These natural areas of the Village and adjacent townships contain environmentally sensitive resources such as wetlands, woodlands, and sloped areas. All of these resources present constraints to development for which the use of land should be restricted or even precluded. The Open Space/Recreation areas are also meant to strengthen the edges or boundaries of the Village and protect its character by distinguishing the older parts of the Village from surrounding new development essentially creating a greenbelt. Therefore, development in the Open Space/Recreation areas should be discouraged to protect the environmental resources and to maintain the Village character.

Description: This designation is intended to protect and preserve the unique natural resources of the Huron River while broadening recreational opportunities and an appropriate use of the land.

Relationship to Physical and Natural Features: Land in this use category generally includes environmentally sensitive areas where natural features need to be protected to preserve a balanced ecosystem.

Appropriate Uses:

- Public or private conservation areas
- Active and passive recreational uses

VI. Implementation

Implementation

The Master Plan is essentially a statement of goals and objectives designed to accommodate future growth and redevelopment. As stated in the introduction of this document, the Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs that will be useful if the Plan is to be followed.

A variety of programs or administrative tools are available to allow the Plan to succeed. These include:

Zoning Requirements

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes that include:

1. To promote orderly growth in a manner consistent with land use policies and the Master Plan.
2. To promote attractiveness in the Village's physical environment by providing variation in lot sizes, architectural features and appropriate land uses.
3. To accommodate special, complex or unique uses through mechanisms such as planned unit developments, overlay districts, or special land use permits.

4. To guide development away from conflicting land uses (i.e. industrial uses adjacent to residential areas).
5. To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
6. To promote the positive redevelopment of underutilized areas of the Village.

The Zoning Ordinance and Future Land Use map in themselves should not be considered as the major long range planning policy of the Village. Rather, the Master Plan should be regarded as a statement of planning policy, and zoning should be used to assist in implementing that policy.

Zoning Adjustments

Certain areas of the Village have been designated for a land use classification in the Master Plan which conflicts with either existing zoning or existing land uses. These designations were developed in order to guide the desired development of these areas. Certain areas may benefit from a Village-initiated rezoning in order to provide more consistency. Additionally, other areas may continue with an existing zoning designation that, although currently conflicting with the Future Land Use designation, may be rezoned in the future once the existing use terminates or conditions change. It is at this future time that the land use recommendations will provide guidance as to the proper zoning. The Village Planning Commission should further study and make decisions in regards to which areas warrant Village-initiated rezoning. The following should be considered for Village-initiated rezoning:

1. Baker Road – Create an overlay zone similar to the very successful Ann Arbor Road Corridor overlay standards. The overlay standards would accommodate the mixture of existing land uses and encourages redevelopment in a cohesive, architecturally compatible fashion. Architectural standards and flexible zoning regulations will be developed to ensure site designers have the guidance they need to develop high quality sites.

2. Encourage new residential developments to provide contiguous internal recreational amenities.
3. Create a vehicular access management ordinance and shared parking standards.
4. Modify the CBD zoning district to ensure redevelopment, increased viability, adequate parking, walkability and the reuse of the upper floors of the existing structures.
5. Create a tree preservation ordinance.
6. Create a Huron River, Mill Creek and Mill Pond overlay zone to ensure natural feature preservation.
7. Evaluate the adequacy of the noise, air and lights standards of the Zoning Ordinance.

Adopt land development regulations that provide standards and regulations specific to various elements within the Village:

1. Develop Storm water Management Regulations that comply with Phase II and encourage use of Best Management Practices (BMP's).

Adopt the following plans and programs specific to various elements within the Village:

1. Create development design guidelines as a means of preserving the existing architectural character of the Village. The emphasis of the guidelines shall be placed upon major renovation projects and new construction.
2. Create incentives for the maintenance and rehabilitation of the existing residential structures.

3. Continue to develop a plan for the Mill Pond area that takes into consideration the removal of the Mill Pond Dam.
4. Continue coordination with the Washtenaw County Brownfield Authority and upon identifying a site, adopt a Brownfield Redevelopment Plan.
5. Pursue a property maintenance ordinance, a component of which would recognize property owners who further the historic character of the Village.
6. Establish a Village-wide path system that requires developers to construct a pathway and/or contribute to the system which links new residential developments to downtown, local parks and/or schools.
7. Establish a Village-wide transportation master plan for all modes of transportation.

Plan Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning and zoning process and the day-to-day decision making which affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the Village moves toward realization of the goals and objectives contained within the Master Plan.

Plan Updates

The Plan should not become a static document. The Village Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. In accordance with Public Act 265, which amended the City or Village Planning Act, the Village is required to review the Plan every five (5) years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with the

Village Recreation Plan in order to provide proper long-range planning for recreation improvements.

Coordination with Adjacent Communities

As of January 9, 2003, all municipalities must notify neighboring jurisdictions, the county, the region, and any registered public utility company, railroad, or other governmental entities of the intent to amend, revise or create a totally new plan. Subsequent to the notification and eventual completion of the draft, the noticed entities are asked to review and make comments on the proposed plan. The comments are compiled by the Village of Dexter and Washtenaw County. The County then provides their comments to the Village, including an analysis of the proposed Plan as it relates to those of the adjacent communities and the County's plan. Upon receipt of the requisite comments, a public hearing shall be held and the plan eventually approved by the Planning Commission, or if asserted by the Village Council, Council may approve the Plan. Each of these requirements as outlined in PA 265 of 2001, and from henceforth shall be adhered to by the Village of Dexter.

Appendix I

Visioning Summary Votes

SWOT Exercise

Strengths

Fantastic downtown core businesses
Excellent school system
Excellent Fire Department
Many historic buildings
People in village
Older and newer neighborhood as assets
Creek / open space system / watershed
Access to metro parks
Strong sense of community
Small town feel
Great library
Proximity to Ann Arbor
Parks
Public transit
Walkable community
Industrial park / base
Many service clubs i.e. Lions Club
Active churches of many faiths
Active senior citizen organ.
Safe community to live in
Medical center
Commercial recreation / athletic opportunities
Sense of affordability with pride

Weaknesses

Lack of communication w/ area townships
Thru traffic relating to surrounding townships
Senior housing (lack of)
Sewer capacity
Water quality
Higher percent of rental properties
Areas without sidewalks
Lack of independent village office with room to grow
Area behind downtown
Entrances to village not well defined or represented
Parking
Lack of direct mail delivery
Bridges (Mill Creek, viaduct)
Traffic around post office facilities
Waste management doesn't recycle
Growth of Fire Department due to population growth – need for new facility
Early signs of sprawl

Opportunities

Removal of dam
Connection of metro parks thru paths
Possible tourist opportunities with Gordon Hall
Greenbelt around Village
Utilize new park system / waterfront
Improve open communication between surrounding townships
Cooperate with school district
Developers who care about the Village
Recreation opportunities for young people
Campus for schools
Income / education level of residents
Keep diverse business mix downtown
Continued restoration of historic buildings – encouragement
Affordable housing opportunities for young people

Threats

Removal of dam
Growing too fast
Loss of services / St. Joseph, church, library, post office
Higher tax rates for Village residents
Increasing traffic from outside townships – Washtenaw County Road Commission Policies
Loss of open space
Water / sewer system (older part of Village)
Developers who do not care about Village
Inappropriate design solution for Dam / Bridge / Viaduct
Loss of businesses in downtown
Rental / abandoned houses
Continued fragmentation of Village – how relate to pedestrian / bike ways
Increasing reliance on automobile – how relates to land use

Top Visions

Community Image & Aesthetics

- | | | |
|----|---|---|
| 1) | One Downtown – linked community | 2 |
| 2) | Input into design of bridge (west entrance) | 4 |
| 3) | Green areas along Mill Creek area | 1 |
| 4) | Incorporating downtown theme into our entrances | |
| 5) | Planting of more trees into our entrances | |

Transportation Issues

- | | | |
|----|--|----|
| 1) | Resolve thru traffic (bridge, viaduct, scale of streets) | 27 |
| 2) | Sidewalks on 2 sides on all arterial streets /
all streets w/ walk on minimum 1 side | 3 |
| 3) | Pedestrian / bike connections to schools and regional parks
(link bike system) and thru-out Village | 14 |
| 4) | Train commuter to Ann Arbor and beyond and public transportation | 4 |
| 5) | Coordinate all levels of transportation (regional, local) (surrounding townships) | 2 |

Parks

- | | | |
|----|--|----|
| 1) | Make the Village a HUB/focal point for a large # of pathways to
create the business draw to the Village | 2 |
| 2) | Organized recreational activities done in concert w/ schools - organized activities | |
| 3) | Open paths connection (expand walkable community aspects)
use walkways / paths / greenways to connect to outlying parks for recreation /
activities / exercise | 21 |
| 4) | Establish a more profound operating fund (\$\$) to enhance existing
parks and provide for more facilities for parks
- ear marked money
- including activities like a comprehensive tree program | 10 |
| 5) | Continue with development of Mill Pond Park and Gordon Hall | 11 |
| 6) | Preserve natural areas (e.g. Smith Woods)
consider different types of natural areas to be protected | 1 |

Housing & Neighborhood Issues

- | | | |
|----|---|---|
| 1) | Commitment from developers for parks in their developments,
as a percent of developed land | 1 |
| 2) | Vacant / run down homes | 8 |
| 3) | Encourage mixed use zoning | 2 |
| 4) | Properly planned affordable housing with acceptable density levels | 9 |
| 5) | Provide access to integrate all parts of Village | 3 |

Commercial / Industrial / Economic Development

- | | | |
|----|---|----|
| 1) | Mixed use of downtown senior commercial, housing services | 19 |
| 2) | Convenient parking / adequate | 4 |
| 3) | Develop Brownfield site along Mill Creek / extend | 12 |
| 4) | Expand industrial downtown park / Scio | 12 |
| 5) | Downtown area destination / entertainment / restaurant | 3 |
| 6) | Encourage technology into business district | 1 |

Image & Aesthetics

Linked community	4
One downtown	7
What is the front door promoting different entrance?	
ID by signs – design theme for Village	2
Plantings – coming into Village – trees	3
Input for design of bridge – west entrance – Baker Road – Village starts	5
Baker Road mixed use along entrance	1

Land Uses

Signage – Business District / Schools / Gas Station	2
Dexter – Chelsea Rd. – more work defined	
Greens Areas along Huron River	5
Truck repair area – remove / clean up	1
Ann Arbor / Dexter Rd. less shopping – more residents	
Reduce curb cuts = theme to flow Village	
Size of right-of-ways	1
Cosmetics – trees – landscape entrances	1
Keeping the existing downtown theme into our entrance	4
Parking	3

Transportation Issues

Essential services downtown to keep central / walkable	
Encourage walkability	
AATA transit for the handicapped / (door service in Ann Arbor)	
Increase AATA frequency	1
Train Station	3
Chelsea / Dexter / Ann Arbor commuter train	
Create better access in / out of Village	2
Pedestrian friendly developments	3
Traditional neighborhood development (grid patterns)	1
Well developed bus stops / shelters	
More dialogue with surrounding communities (Scio, Chelsea, Ann Arbor)	
Resolve thru traffic	9
Bypass / bridge replacement	
Viaduct improvement	2
Sidewalk thru-out Village	6
Sidewalks on all internal streets	
Complete sidewalks on at least one-side of street	
Traffic flow / lights / timing	1
Access to new High School for pedestrians	
Stop lights needed – Mill Creek	
All vehicular design should be appropriate in scale / character	

**Village of Dexter
Master Plan
Individual Group Voting**

**Vote
6/19/02**

Continued public transit / regional system - i.e. airport	1
Commuter train stop in Dexter	
Connect Village w/ pedestrian / bike / school / regional system	7
Shuttle bus available to all seniors / children	2
Connect schools all together	
Control parking / transit around schools	
Non-motorized transit allowed on sidewalks where paths not provided	1
More parking	2
Plans should go beyond boundaries of Village	3
Clarify recreational / pedestrian / bicycle routes	1

Economic Development

Encourage mixed use / commercial	
Senior, public services, apartments, post office etc., into core area	8
Identify “core downtown” components and plan / execute accordingly	1
Keep necessities / services downtown	3
Convenient & adequate parking	6
Build harmony between business needs & existing residential	1
Make downtown both business & residential	3
Portion of town with pedestrian walkways & no cars	1
Develop Brownfield sites along river as extension of downtown	5
Encourage a more technology based business to downtown industrial area	5
Encourage an “anchor” business to the downtown business district	4
Expand the industrial park thru added land from Scio Twp.	5
Make downtown a destination thru restaurants & entertainment businesses	5
Have bike / walk paths thru district	1
Public transportation to / from central business districts	
Integrate several other business sites (Cider Mill) into business plan	1
Parking & shuttle service to downtown	
Multi-level parking downtown	
Market our business district to the community	1

Housing & Neighborhood Issues

Vacant homes Baker Rd.	5
Approach rental / vacant land (owners) that are not taking care of Domino effect of unkempt type areas	
Designate certain areas for parks as percent of housing area	3
Commitment from developer for park areas in their developments	4
Create bypass for residential safety	3
Provide access to integrate all parts of Village	4
Properly planned affordable housing = acceptable density levels	4
Encourage mixed use zoning	4
Connecting Village	
Build neighborhood with a newsletter, get information out	1
More apartments	
Work more closely with Scio Twp.	1

Parks – Open Space

Organized recreational activities done in connection w/ schools = organized activities	5
Open paths connection, use walking paths / greenways to connect Village (Expand on walkable comm. aspects)	7
Usage of our waterways	
Village connection to outlying parks for recreation activity/exercise	5
Diversified parks (quite walks, toddler outings)	
Make all parks multi-functional – horseshoes / biking / more than just a ball field (one function)	1
Continue with development of Mill Pond Park (and Gordon Hall)	6
Preserve natural areas (e.g. Smith Woods) consider different types of natural areas to be protected	5
Integrate the historical aspects of the Village w/the parks	1
Beautification of our open spaces – not just parks, but green spaces	1
Have a comprehensive tree replacement program	5
Capitalize on bike / car traffic from Ann Arbor for recreation (e.g. increase traffic on bikeways)	1
Open space preservation	
Purchase / develop any future parks purchases to create a buffer space to define Village	
Make the Village a focal (HUB- interconnected) point for a larger # of pathways to create the business draw to the Village (bike paths / walking / canoes / water routes)	6
Regional planning (not isolated planning)	4
Develop a plan to protect parks that are already in existence e.g. Monument Park traffic way	
Establish a more profound opening, \$ fund to enhance existing parks and provide for more facilities for parks (e.g. include tree replacement program)	8

SCIO TOWNSHIP
GREENWAY PLAN

VISIONING
WORKSHOP
REPORT

A Report to the Scio Township Greenway Plan Steering Committee
on the Results of the Visioning Workshop Held March 9, 2004

Prepared by:

Carlisle/Wortman Associates, Inc.

April 8, 2004

Introduction

On March 9, 2004, the Scio Township Greenway Plan Sub-Committee hosted a visioning workshop to identify community interests, concerns and desires as they relate to the development of a Township-wide system of open space and greenways. Township residents, Planning Commissioners, Township Board members, homeowner's associations, area business organizations, representatives from adjacent communities and other jurisdictions, and other public officials were encouraged to attend to share their ideas. The vision statements gathered from this workshop will be used to develop goals, objectives, and policies for the development of the Scio Township Greenway Plan.

This report is a summary of the process and outcomes of the community-visioning workshop. Priority vision statements and ideas for the development of the Scio Township Greenway Plan were generated from this workshop and will help define community attitudes toward greenways and open space for the Steering Committee, Planning Commission and Township Board as the plan is prepared.

Community Visioning

Successful communities decide that the future is something they can create. Such communities take the time to produce a vision of their preferred future and set forth a plan of action to achieve it. They focus on ways in which business, government, organizations, and citizens can work together. One way of achieving these goals is through *community visioning* – a consensus-building tool involving facilitated group discussions. Visioning exercises bring together all sectors of a community to evaluate conditions, identify problems, and build collective approaches to improve the quality of life in the community.

Visioning describes a mental image and provides a picture in words. The visioning workshop format attempts to produce positive statements that guide and motivate change. The visioning process also integrates successful group dynamic interaction which spawns the following positive results:

- ◆ Encourages equal sharing and participation
- ◆ Encourages "hitchhiking" on others ideas
- ◆ Depersonalizes ideas
- ◆ Tolerates conflicting ideas
- ◆ Provides focus on important issues
- ◆ Avoids dominance by strong group members
- ◆ Encourages minority opinions
- ◆ Provides preparation for decision
- ◆ Encourages independent judgment

-
- ◆ Promotes a sense of accomplishment
 - ◆ Motivates involvement in future phases of planning & problem-solving

The technique was developed to assure that group members are not excluded from active participation. A structured workshop approach like the one used in the Scio Township Greenway Plan Visioning Workshop encourages participation by all members.

Workshop Planning and Format

Carlisle /Wortman Associates, Inc., and the Scio Township Greenway Plan Steering Committee began planning for the visioning workshop in October of 2003. The Steering Committee was relied upon to:

- ◆ Identify key stakeholders and community members to receive specific invitation
- ◆ Review background materials
- ◆ Identify and reserve a suitable meeting location
- ◆ Publicize the workshop
- ◆ Coordinate with Planning Commission and Township Board members who would serve as facilitators

The workshop began with a brief introduction to the visioning process and the purpose of the workshop. Participants in the visioning process were divided into eight (8) small groups of approximately ten to fifteen people led by a facilitator. Each group was directed to share their visions of a Scio Township Greenway Plan, addressing both the general “form and function” of the desired greenway system as well as specific elements that should be included in the Plan. The small group discussions were carried out in the following manner:

- ◆ Round robin brainstorming of ideas and vision statements
- ◆ Discussion and clarification of visions
- ◆ Voting to determine each group’s top priority visions

Results of Visioning Exercise

In the course of sharing their ideas for a desired greenway system, the small groups were asked to identify a prioritized list of issues that warranted attention. As noted above, prioritization was accomplished by individual voting. Each participant was given five colored self-stick dot labels as a method of voting on specific issues. After the round of voting and identification of

the top vision statements, the workshop attendees were reconvened to hear a brief presentation of each small group's priority visions. Common issues among the various groups were identified as each group's facilitators presented.

The table below offers a summary of the priority visions (those receiving three (3) or more votes in any one small group) offered by the various small groups. In reviewing these results, a number of broad categories became apparent, under which the vision statements have been organized.

Vision	Total
General Concepts	
Connectivity/Linkages: Pedestrians, Bicycles, Wildlife, Natural Features, Horse Trails, Cross-Country Skiing, Canoes	19
Connectivity w/in Scio and w/ Other Communities	9
Reduce/Eliminate Traffic and Pollution (Light/Water/Air)	9
Coordinated Effort between Developers and Conservationists	4
Growth Management	
Promote Slower/Smarter Growth/Development (Better Design, Zoning)	13
Better Design to Preserve Open Space and Nat. Features (e.g. Clustering)	7
Responsible Housing Growth	5
Transportation	
Non-Motorized Transportation Options (not just for recreation – also work, shopping, connection between neighborhoods, etc.)	14
Network of Safe Bike Paths/Trails: HR Drive, Scio Church, Liberty, Miller, Wagner; Planning Green Bike Paths	8
Restore Public Transit	5
Scenic Resources	
Scenic Beauty: Viewscape, Open Fields, Make Commercial Structures Fit In (Native Plantings), Sunrise/Sunset, Stars, Open Vistas, Wooded Vistas	25
Preserve Scenic Nature of Scio Church and Parker Roads, w/ Bike Path	6
Scenic Areas: The Huron River, Honey Creek, Mill Creek, Saginaw Forest, Specific Farms	5

Natural Features	
Protect Water Supply by Restricting Development around Headwaters areas and Protecting Water Courses	12
Protect Water Quality/Recharge Areas	10
Wetland Preservation/ Conservation	8
Protect and Inventory Natural Features	6
Honey Creek	4
Protect Vegetation Corridors	3
Preserve Existing Trees and Vegetation	3
Protect Huron River	3
Protect Saginaw Forest and Adjacent Land	3
Wildlife Habitat	
Habitat Corridors	10
Natural Habitat for Birds and Other Wildlife	9
Agriculture	
Protect Working Agricultural Farms – “Local Food” (Tax Support, Specialty Farming, PDR)	24
Respect Concerns and Rights of Farmers/ Landowners	8
Protect Wing Farm	6
Farmland Preservation/ PDR	5
Protect Ernst Farm	4
Types of Open Space	
Natural Areas for Passive Use	10
Parkland for Active Recreation	10
Undeveloped Areas, “Wild,” No Public Access	3
Leave Acquired Land in Natural State (w/ Input from Naturalists)	4
Purchase/Protect Large, Undeveloped Parcels	6

Administrative/Institutional Considerations	
Plan Funding	6
Park Commission and Millage	5
More Effective Planning	4
Adopt and Enforce Ordinances	3

Key Workshop Findings

Literally hundreds of vision statements were generated by the eight small groups. Upon analyzing the top priority vision statements expressed by workshop participants (as illustrated above), a number of strong central themes begin to emerge. These are listed as follows:

- ◆ The Township's system of greenways and open space should be one that exhibits connectivity – throughout the Township and with adjoining communities.
- ◆ Successful establishment of an open space and greenway network must be accompanied by the responsible management of growth and development.
- ◆ The Township's greenway system should provide opportunities for non-motorized transportation – not only for recreational purposes, but to allow non-motorized travel to work, shopping, adjoining neighborhoods, etc.
- ◆ Preservation of the Township's scenic resources, including rural, agricultural and natural viewsheds, was viewed as an important function of a system of open space and greenways.
- ◆ A Township-wide system of greenways should preserve the Township's natural resources, particularly the Huron River, its tributaries, and other water resources (wetlands, groundwater, etc.).
- ◆ Open space and greenways in the Township should offer wildlife habitat areas interconnected via natural habitat corridors.
- ◆ A system of open spaces throughout the Township should promote the preservation of active agriculture, for the sake of its scenic contribution to the Township, as well as the practice of farming itself.
- ◆ Open space and greenways throughout the Township should provide opportunities for both active and passive recreation.
- ◆ Adequate funding and administration is essential to the ultimate success of any plan for open space and greenways in the Township.

Overall, participants in the Visioning Workshop expressed vision statements which reflected a desire to preserve the wealth of natural resources and scenic beauty that makes Scio Township such an attractive community to live in. It was generally recognized that the preservation of connectivity, both natural and non-motorized, was essential to the ultimate success of the community.

Appendix II

Dexter 1967 Promotional Brochure