

Transportation/Circulation

Current Road Network

Of the 58.1 miles of Primary and Local County Roads in Dexter Township, 27.3 miles are paved and 30.8 miles are gravel. These roads are two-lane rural roads. Most of the roads in Dexter Township are classified as Local Roads, which means they are designed to receive traffic from the larger Primary Roads and redistribute it to the public or private local roads in neighborhoods. The Primary Paved Roads within the Township include Hankerd Rd., Dexter-Townhall Rd., Dexter-Pinckney Rd., Island Lake Rd. (east of Lima Center Rd.), North Territorial Rd., Stofer Rd., Hadley Rd., McGregor Rd., and Huron River Dr. (south of North Territorial Rd.). **Map 19** shows all of the roads in Dexter Township, their classifications, and the volume count as measured by the Washtenaw County Road Commission. The 24-hour volume counts are also represented in **Table 20**, as are the morning and evening peak hour traffic levels.

Based on the traffic counts, the busiest roads are Dexter-Pinckney Rd. and North Territorial Rd. Dexter-Pinckney Rd. directly connects the Village of Dexter, the Village of Pinckney, M-36, I-96, and the City of Howell. North Territorial interchanges at US-23 approximately 7.5 miles east of Dexter Township, making its intersection at Dexter-Pinckney Rd. a pivotal point during peak traffic hours. According to SEMCOG, this intersection experiences more traffic crashes than any other intersection in Dexter Township. From 2005-2009 there were 38 traffic crashes at this intersection, which ranked 175th in Washtenaw County. None of these crashes were fatal, and 28 resulted in no injury. More recent and/or detailed crash data can be found at www.semco.org, www.miwats.org, and www.michigantrafficcrashfacts.org.

Other significant roads in Dexter Township are McGregor Rd. east of Dexter-Pinckney Rd. (to the Portage Lake area), Island Lake Rd. east of Dexter Townhall Rd. (to the Village of Dexter), and Stofer Rd. south of North Territorial Rd. (to M-52 and the City of Chelsea).

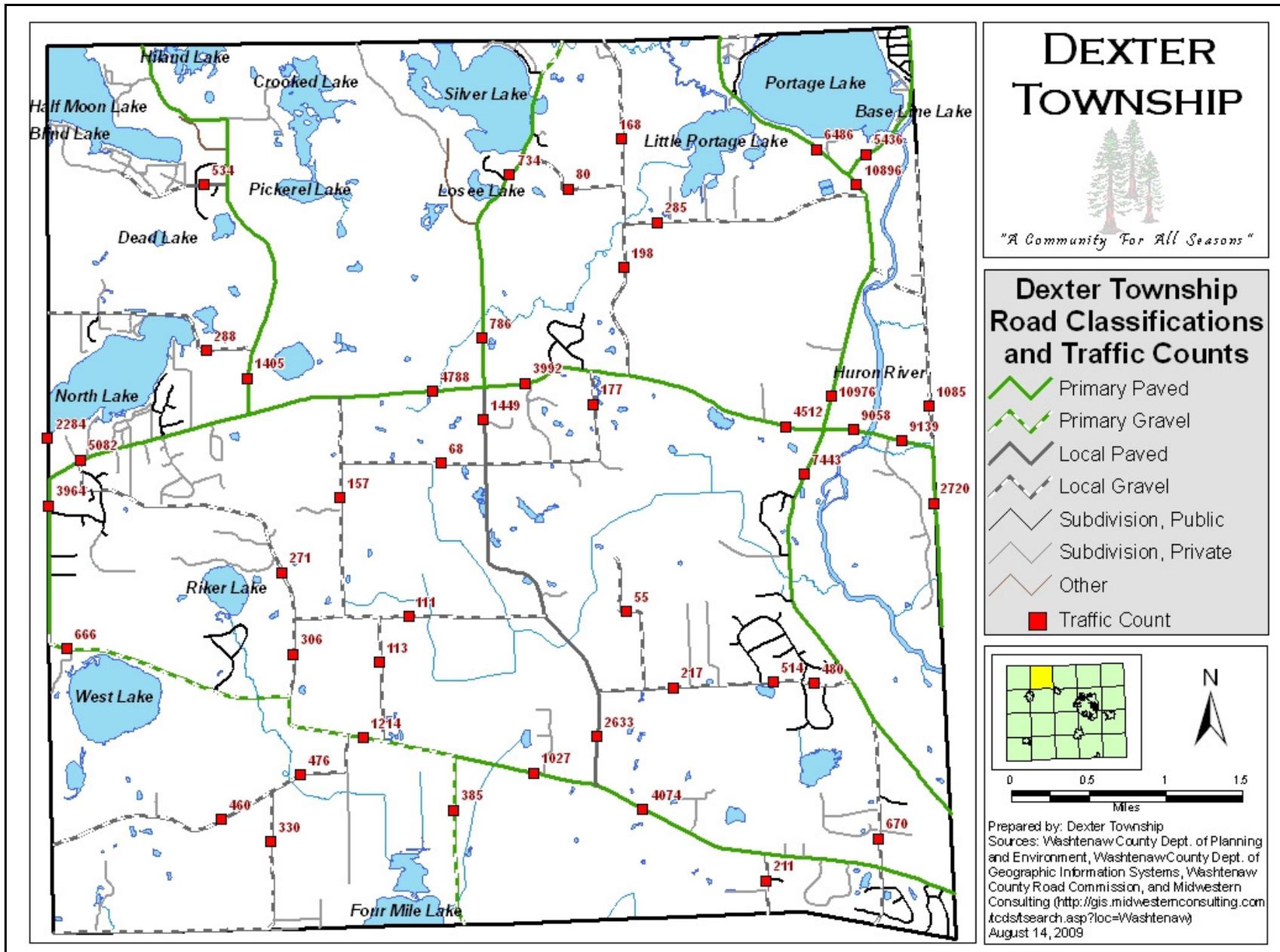
Although Dexter Township does not contain any freeways, freeway interchanges, highways, or rail lines, there are several of these in the *Dexter Township Region* (See **Map 20**) and Washtenaw County (See **Map 21**). Because of nearby freeway interchanges and state highways nearby, Dexter Township is relatively accessible to residential commuters.

Table 20: Dexter Township Traffic Counts

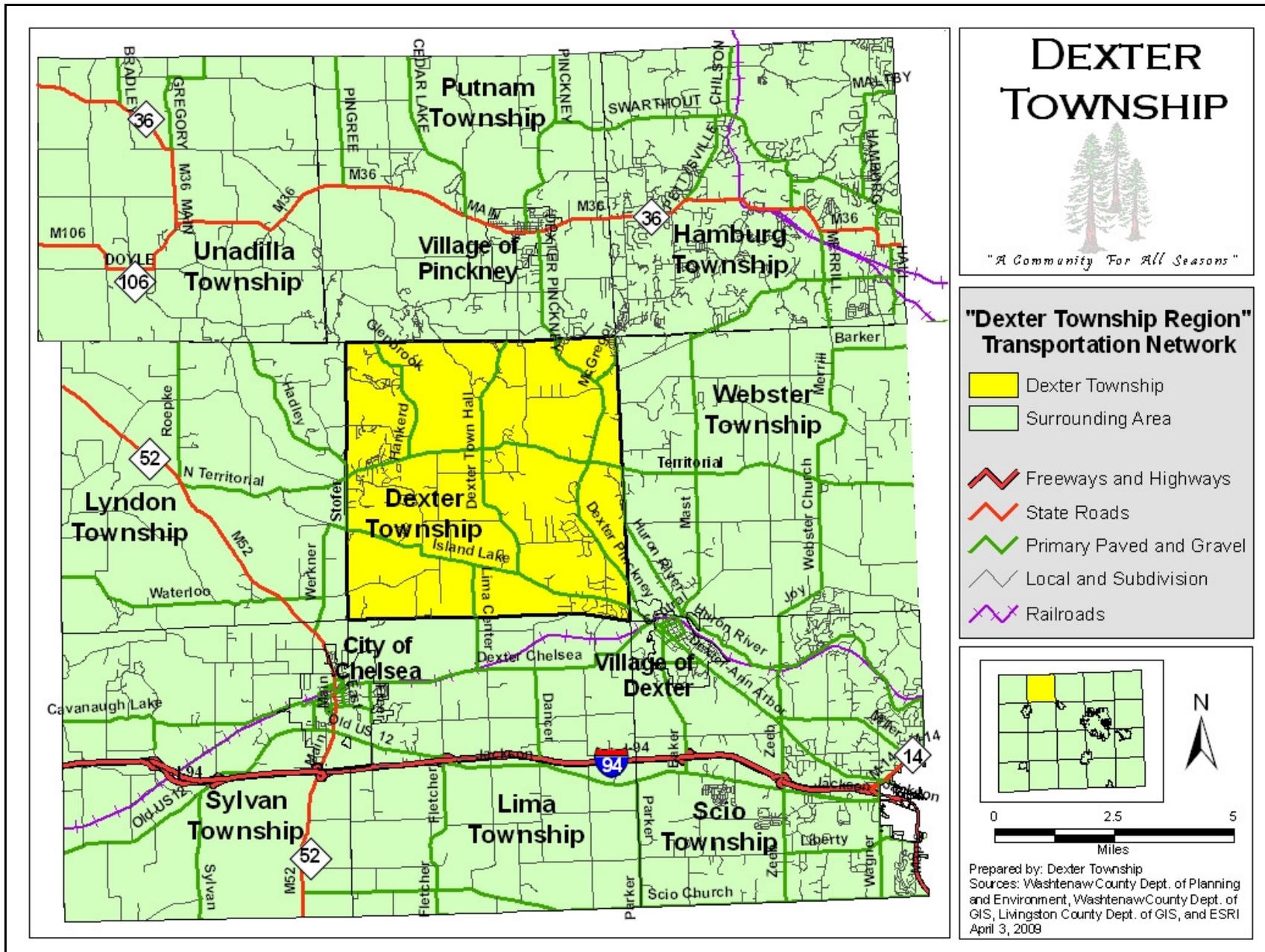
Road	Dir	Cross Street	Surface	Date	24-Hr Count	Peak Hr AM / PM
Brand	South of	N Territorial	Gravel	6/6/05	177	15 / 21
Colby	East of	Donner Rd	Gravel	8/8/05	111	9 / 15
Dancer	South of	Island Lk Rd	Gravel	6/6/05	211	17 / 23
Dexter-Pinckney	North of	McGregor Rd	Paved	6/10/09	6,486	544 / 623
Dexter-Pinckney	South of	McGregor Rd	Paved	6/10/09	10,896	975 / 1,098
Dexter-Pinckney	North of	N. Territorial	Paved	6/10/09	10,976	957 / 1,095
Dexter-Pinckney	South of	N. Territorial	Paved	6/11/09	7,443	523 / 718
Dexter-Townhall	South of	Stinchfield Woods Rd	Paved	9/20/04	734	49 / 86
Dexter-Townhall	North of	N. Territorial	Paved	6/10/09	786	58 / 77
Dexter-Townhall	South of	N. Territorial	Paved	5/28/09	1,449	107 / 157
Dexter-Townhall	North of	Island Lake Rd	Paved	7/21/04	2,633	195 / 250
Donner Rd	South of	Colby Rd	Gravel	8/8/05	113	9 / 18
Fleming	East of	McGuinness Rd	Gravel	6/7/05	217	19 / 22
Fleming	West of	Carriage Ln	Gravel	9/21/05	514	44 / 54
Fleming	East of	Carriage Ln	Gravel	9/21/05	480	44 / 51
Hadley	North of	N. Territorial Rd	Paved	6/15/09	2,284	167 / 207
Hankerd	North of	N Territorial Rd	Paved	5/28/09	1,405	104 / 132
Huron River Drive	North of	N. Territorial Rd.	Gravel	6/8/09	1,085	80 / 83
Huron River Drive	South of	N. Territorial Rd.	Paved	6/8/09	2,720	291 / 256
Island Lake	East of	Stofer Rd	Gravel	5/10/05	666	55 / 57
Island Lake	West of	Donner Rd	Gravel	8/8/05	1,214	98 / 135
Island Lake	West of	Dexter Townhall Rd	Paved	6/11/09	1,027	92 / 103
Island Lake	East of	Dexter Townhall Rd	Paved	7/21/04	4,074	329 / 421
Lima Center	South of	Island Lake Rd	Gravel	6/15/09	385	25 / 40
Madden	South of	Quigley Rd	Gravel	5/9/05	157	11 / 17
McGregor	East of	Dexter-Pinckney Rd	Paved	6/10/09	5,436	429 / 573
McGuinness	North of	Fleming Rd	Gravel	8/16/05	55	6 / 5
McKinley Rd	South of	Waterloo Rd	Gravel	5/5/05	330	27 / 36
Noah Rd	West of	Hankerd Rd	Gravel	5/11/05	534	64 / 51
North Lake Rd	West of	Hankerd Rd	Gravel	5/9/05	288	32 / 31
North Territorial	East of	Hadley Rd	Paved	6/15/09	5,082	378 / 441
North Territorial	West of	Dexter Townhall	Paved	5/28/09	4,788	411 / 458
North Territorial	East of	Dexter Townhall	Paved	5/28/09	3,992	342 / 386
North Territorial	West of	Dexter-Pinckney Rd	Paved	5/28/09	4,512	387 / 431
North Territorial	East of	Dexter-Pinckney Rd	Paved	6/15/09	9,058	827 / 918
North Territorial	West of	Huron River Dr	Paved	5/28/03	9,139	896 / 940
Quigley	West of	Dexter Townhall Rd	Gravel	8/8/05	68	4 / 12
Riker	North of	Colby Rd	Gravel	8/10/09	271	12 / 35
Riker	South of	Colby Rd	Gravel	8/10/09	306	21 / 37
Stinchfield Woods	West of	Toma Rd	Gravel	8/16/05	80	8 / 11
Stinchfield Woods	East of	Toma Rd	Gravel	8/8/05	285	22 / 30
Stofer	South of	N. Territorial Rd	Paved	8/3/09	3,964	291 / 400
Toma	North of	Stinchfield Wds Rd (N)	Gravel	5/11/05	168	17 / 21
Toma	South of	Stinchfield Wds Rd (S)	Gravel	5/12/05	198	21 / 22
Waterloo	West of	McKinley Rd	Gravel	5/9/05	460	34 / 47
Waterloo	East of	McKinley Rd	Gravel	5/5/05	476	38 / 57
Wylie	North of	Island Lake Rd	Gravel	5/9/05	670	72 / 80

Source: Washtenaw County Road Commission and Midwestern Consulting

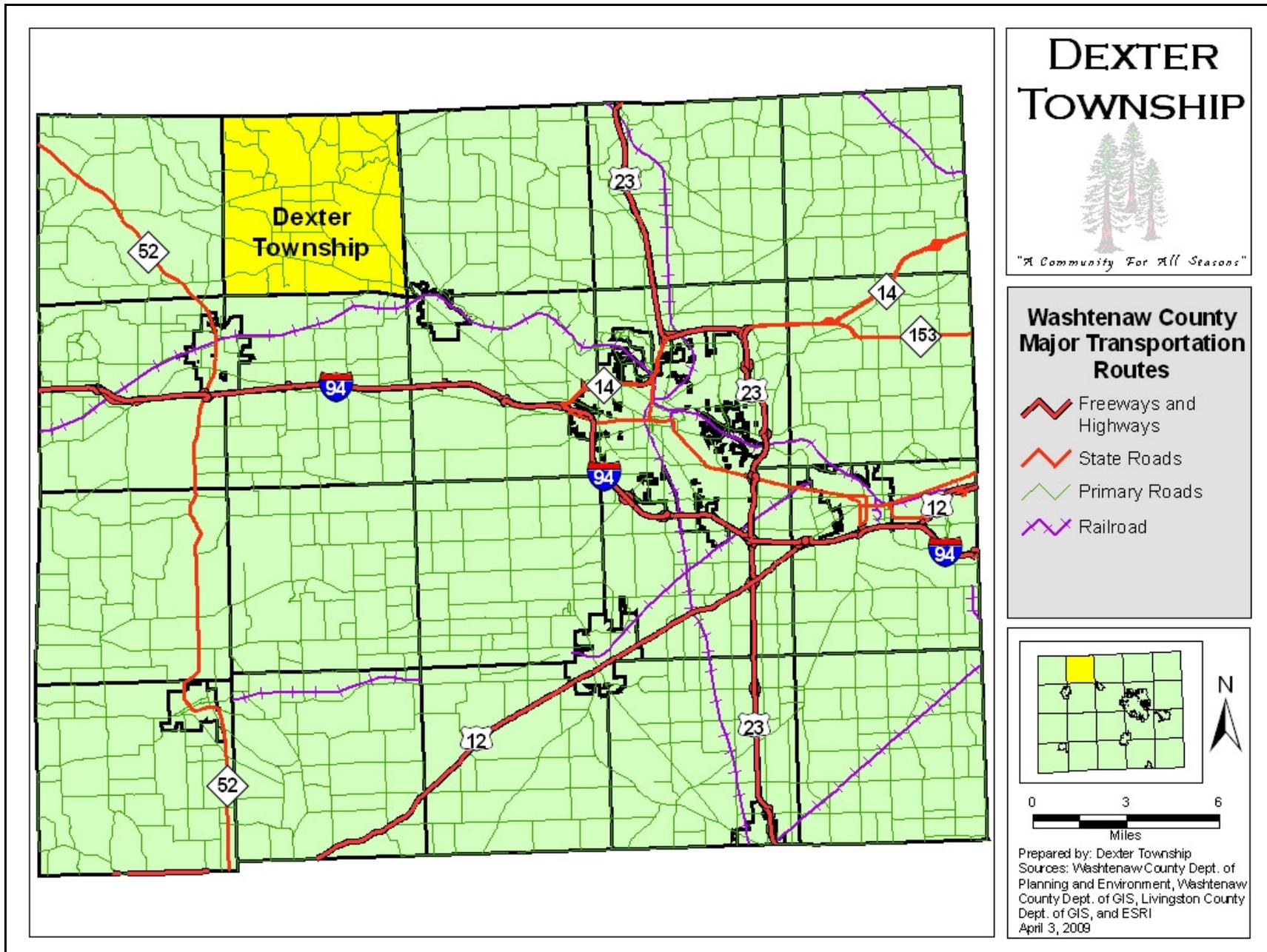
Map 19: Dexter Township Road Classifications and Traffic Counts



Map 20: Dexter Township Region Transportation Network



Map 21: Washtenaw County Major Transportation Routes



Commuter Traffic

Dexter Township is primarily residential in character, with most of its residents commuting outside of the township to their place of employment. According to the 2000 U.S. Census (**Table 21** and **Map 22**), approximately 93.6% of employed Dexter Township residents worked outside of the township. The City of Ann Arbor was by far the largest employment center for Dexter Township residents. Dexter Township was the 3rd highest place of employment. This is likely attributed to local agriculture, the local nature of township businesses, and residents who work from their home.

The vast majority of employed Dexter Township residents – 77.7% – worked in Washtenaw County in 2000. Approximately 38.5% worked in the *Dexter Township Region*. As of the date of approval of this Plan, the 2010 Census data for this topic has not yet been released. Once this data is released, a subsequent amendment to this Plan will include it.

Table 21: Employment Location for Dexter Township Residents, 2000

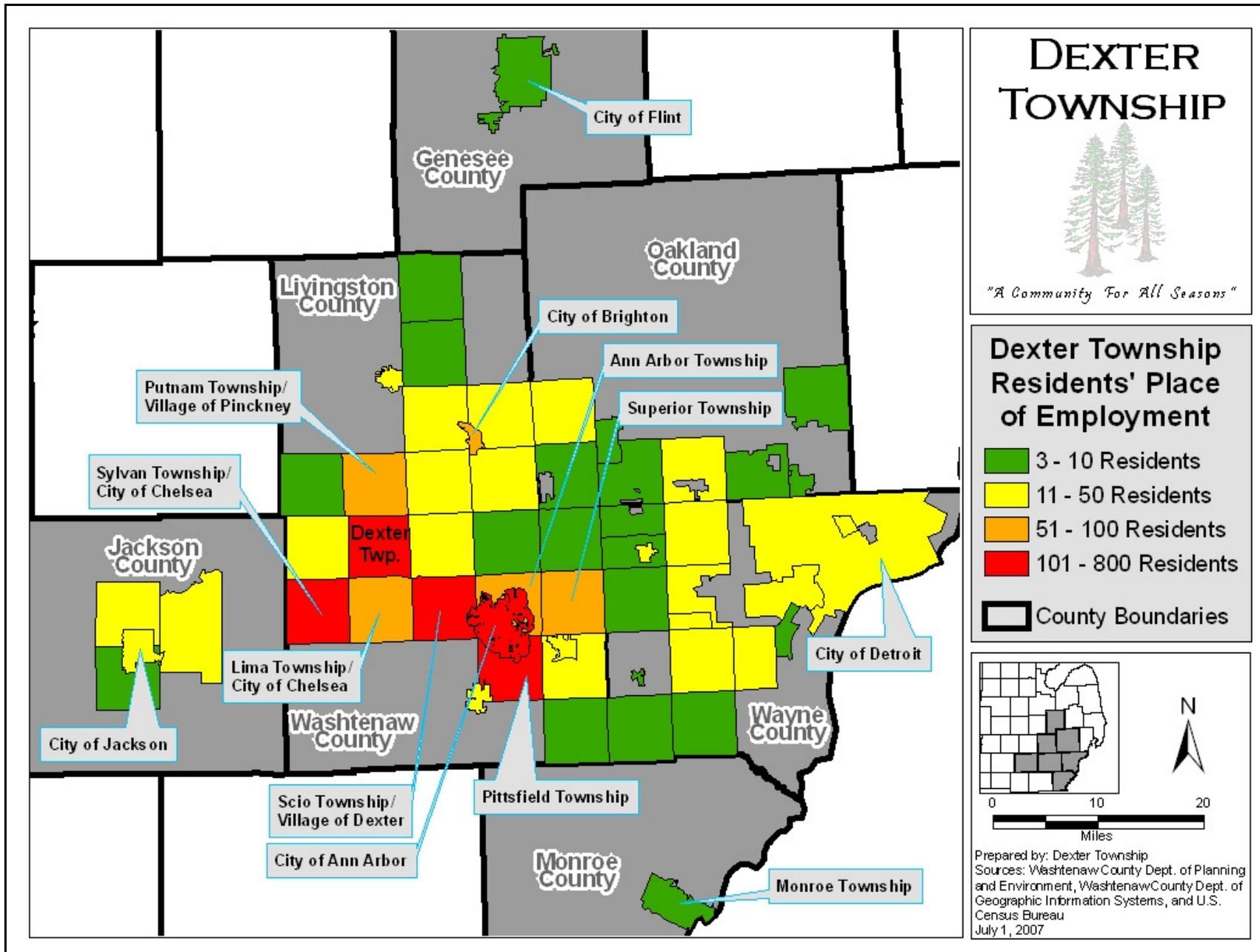
Place of Employment	County	Number of Employees	Percentage of Dexter Township Employees
City of Ann Arbor	Washtenaw	800	29.4%
Scio Twp./Village of Dexter	Washtenaw	536	19.7%
Dexter Twp.	Washtenaw	173	6.4%
Sylvan Twp./City of Chelsea	Washtenaw	158	5.8%
Pittsfield Twp.	Washtenaw	118	4.3%
Ann Arbor Twp.	Washtenaw	73	2.7%
Lima Twp.	Washtenaw	65	2.4%
Superior Twp.	Washtenaw	62	2.3%
Putnam Twp./Village of Pinckney	Livingston	60	2.2%
City of Brighton	Livingston	55	2.0%
Detroit	Wayne	44	1.6%
Livonia	Wayne	41	1.5%
Ypsilanti Twp.	Washtenaw	29	1.1%
Genoa Twp.	Livingston	28	1.0%
City of Jackson	Jackson	23	0.8%
Brighton Twp.	Livingston	22	0.8%
City of Howell	Livingston	21	0.8%
Webster Twp.	Washtenaw	21	0.8%
City of Ypsilanti	Washtenaw	21	0.8%
Westland	Wayne	20	0.7%
Milford Twp.	Oakland	19	0.7%
Farmington Hills	Oakland	17	0.6%
City of Saline	Washtenaw	17	0.6%

Table 21: Employment Location for Dexter Township Residents, 2000 (continued)

Place of Employment	County	Number of Employees	Percentage of Dexter Township Employees
Romulus	Wayne	17	0.6%
Lyndon Twp.	Washtenaw	16	0.6%
Dearborn	Wayne	16	0.6%
Hamburg Twp.	Livingston	14	0.5%
City of Plymouth	Wayne	14	0.5%
Leoni Twp.	Jackson	12	0.4%
Highland Park	Wayne	12	0.4%
Taylor	Wayne	12	0.4%
Wayne	Wayne	12	0.4%
Blackman Twp.	Jackson	11	0.4%
Green Oak Twp.	Livingston	11	0.4%
Novi	Oakland	10	0.4%
Huron Twp.	Wayne	10	0.4%
Southfield	Oakland	9	0.3%
Northfield Twp.	Washtenaw	9	0.3%
Plymouth Twp.	Wayne	9	0.3%
Lyon Twp.	Oakland	8	0.3%
Oak Park	Oakland	8	0.3%
Augusta Twp.	Washtenaw	8	0.3%
Summit Twp.	Jackson	7	0.3%
Midland	Midland	7	0.3%
Salem Twp.	Washtenaw	7	0.3%
Deerfield Twp.	Livingston	6	0.2%
Oceola Twp.	Livingston	6	0.2%
Monroe Twp.	Monroe	6	0.2%
Belleville	Wayne	6	0.2%
Flint	Genesee	5	0.2%
Unadilla Twp.	Livingston	5	0.2%
Wixom	Oakland	5	0.2%
Canton Twp.	Wayne	5	0.2%
Northville Twp.	Wayne	5	0.2%
Troy	Oakland	4	0.1%
Allen Park	Wayne	3	0.1%
Sumpter Twp.	Wayne	3	0.1%
Totals		2,721	100.0%
Employees in the Dexter Twp. Region		1,048	38.5%
Employees in Washtenaw County		2,113	77.7%

Source: U.S. Census Bureau. These numbers were obtained using 2000 Census data from the long form, which was sent to 1-in-6 households. Therefore, the results do not represent 100% of the employed population of Dexter Township, but rather a projected result based on the responses.

Map 22: Employment Location for Dexter Township Residents, 2000



Public Transportation

The Western-Washtenaw Area Value Express (WAVE) provides transit service to residents in and around the Townships of Dexter, Lima, Lyndon, Scio, Sylvan, Webster, the City of Chelsea, and the Village of Dexter. WAVE provides a low-cost public transportation for residents of these municipalities. It operates a fixed bus route schedule that runs between the City of Chelsea, the Village of Dexter, and the east end of Scio Township. From the bus stop at the east end of Scio Township, riders can transfer onto an Ann Arbor Transportation Authority (AATA) bus, which runs throughout the City of Ann Arbor. WAVE also provides demand response door-to-door service for users that cannot access a bus stop along the WAVE route or their final destination. According to WAVE, most of the door-to-door riders were elderly and/or disabled.

Non-motorized Transportation

In September 2006, the Washtenaw Area Transportation Study (WATS) published the *Non-Motorized Plan for Washtenaw County*. The general purpose of the Non-Motorized Plan is to promote adequate facilities for bicycles, pedestrians, and other non-motorized system uses in order to reduce congestion, improve health, improve air quality, and provide an elevated level of connectivity to residents of Washtenaw County. The Non-Motorized Plan included the following data for each municipality in Washtenaw County:

- A current inventory of non-motorized infrastructure (**Table 22**);
- The amount of non-motorized infrastructure needed (**Table 23**), based on policy guidelines within the Plan; and
- The deficiencies in non-motorized infrastructure (**Table 24**), based on the National Functional Classification (NFC) System, public input, and missing pieces of existing facilities.

According to the Non-Motorized Plan, Dexter Township contains 2.68 miles of non-motorized infrastructure (**Table 22**). The 2.68 mile “Off-Road Bike Trail” is located within the Hudson Mills Metropark. While this distance has since increased by 1.5 miles (to 4.18 miles) with the partial construction of Segment C of the Washtenaw County border-to-

border trail, (see **Table 25**) there are no other non-motorized paths (i.e. sidewalks, bicycle facilities², and paved shoulders) in Dexter Township.

Table 22: Current Inventory of Non-Motorized Infrastructure (miles)

	Sidewalks	Off- Road Bike Trails	Bicycle Facilities	3 ft.+ Paved Shoulder
Dexter Township	0	2.68	0	0
Dexter Twp. Region (Washtenaw County portion only)	67.8	3.93	42.88	19.87

Source: WATS

Table 23: Non-Motorized Infrastructure Needed (miles)

	Urban Pedestrian	Urban Bicycle	Rural Pedestrian	Rural Bicycle
Dexter Township	42.66	21.74	38.24	0
Dexter Twp. Region (Washtenaw County portion only)	282.3	118.22	338.36	14

Source: WATS

Table 24: Current Non-Motorized Deficiency (miles)

	Deficient (i.e. nonexistent) Sidewalk	Deficient Bicycle Facilities or Rural Pedestrian Facilities
Dexter Township	21.33	59.98
Dexter Twp. Region (Washtenaw County portion only)	290.33	363.27

Source: WATS

To remedy many of these deficiencies, the Non-Motorized Plan recommends several specific non-motorized transportation improvements in Washtenaw County. While all of the recommended projects in the County are in the Non-Motorized Plan, the projects recommended for Dexter Township are in **Table 25**.

² According to the *Non-Motorized Plan for Washtenaw County*, a “bike facility” includes striped bike lanes and shared use paths.

Table 25: Non-Motorized Projects Recommended in Dexter Township

Project Name	Project Limits	Proposed Work	Length (miles)	Deficiency Addressed
Dexter-Pinckney	Fleming to N. County Line	Add wide shoulder	4.80	No bike access
Dexter-Pinckney	Dexter Village to Horseshoe Bend	Add wide shoulder	1.90	Deficient bike access
Dexter Townhall	Island Lake to N. County Line	Add wide shoulder	5.21	No bike access
Hadley	Island Lake to N. County Line	Add wide shoulder	4.26	No bike access
Hankerd	N. Territorial to N. County Line	Add wide shoulder	2.37	No bike access
Island Lake	Dexter Village to Werkner	Add wide shoulder	6.63	Several
Island Lake	Dexter-Chelsea to Dexter-Pinckney	Add wide shoulder	0.35	No bike access
Lima Center	Island Lake to Dexter-Chelsea	Add wide shoulder	2.37	No bike access
N. Territorial	Dexter-Townhall to W. County Line	Add wide shoulder	6.87	No bike access
Border to Border Segment A	Livingston Co. to Bell Road	Non-Motorized Path County Connector	1.70	County Connector
Border to Border Segment B	Bell Road to North Territorial Rd.	Non-Motorized Path County Connector	1.30	County Connector
Border to Border Segment C	North Territorial Rd. to Dexter	Non-Motorized Path County Connector	4.70	County Connector

Source: WATS

The border-to-border trail referenced in **Table 25** is a proposed 35-mile shared-use path that will link the open spaces of the Huron River corridor within Washtenaw County from north of Portage Lake in Dexter Township to east of Ford Lake in Ypsilanti Township. The partially implemented trail will also link together the Village of Dexter and the Cities of Ann Arbor and Ypsilanti. The eastern half of this trail that links Ann Arbor to Ypsilanti is already in existence.

Segments A and B of the trail referenced in **Table 25** are entirely within Dexter Township. About half of Segment C is within Dexter Township, with the other half in Webster Township and the Village of Dexter. Although Segments A and B are still in the conceptual phase, a 1.5-mile portion of Segment C was constructed in 2007-2008. This portion runs southward from the existing Hudson Mills hike-bike trail at North

Territorial Road and ends north of the Hudson Mills Golf Course. The remaining portion of Segment C, which continues southward into the Village of Dexter, is proposed for construction in the near future.

Current Land Use

The existing land uses in this section were determined using the most recent (2000) Michigan Land Cover/Use Classification System, which is a multi-level, hierarchical system that classifies Michigan's land cover/use into approximately 500 categories. The assigned designations of land cover/use are, in large part, based on assumptions made in analyzing aerial imagery. SEMCOG provides land use/cover data for the entire 7-county SEMCOG region, and updates the data about every 10 years.

Because the land use/cover data in **Tables 26-27** and **Maps 23 and 25** is based on interpretations of aerial imagery, it will not be as accurate as an on-site assessment. For example, the wetland boundaries shown in **Maps 15 and 20** are different from each other because they use different information sources. However, the land use/cover data is highly useful for comparing differences in land uses over time.

Land Use of Dexter Township, Dexter Township Region, Washtenaw County, and SEMCOG Region, 2000

There are many similarities and differences between how the land is used in Dexter Township compared to the *Dexter Township Region*. The major differences in land use/cover can easily be explained. For example, the Chrysler Chelsea Proving Grounds (located in Sylvan Township) accounts for almost 73% of the Industrial land use/cover in the *Dexter Township Region*, but most municipalities will have a much lower percentage of Industrial land use/cover (**Table 26**) and indeed Dexter Township has none. Likewise, Dexter Township's percentage of Cultural, Outdoor Recreation, and Cemetery land use/cover is higher than the *Dexter Township Region* average because of the presence of Hudson Mills Metropark, which is located on the east side of Dexter Township. While Dexter Township is generally thought of as an agricultural community, its percentage of Active Agriculture land use/cover is lower than that of the *Dexter Township Region*, Washtenaw County, and the SEMCOG Region. This discrepancy can partially be attributed to the fact that the percentage of Woodland and Wetland and Water (i.e. areas either difficult or impossible to farm) is higher in Dexter Township than in the other areas.

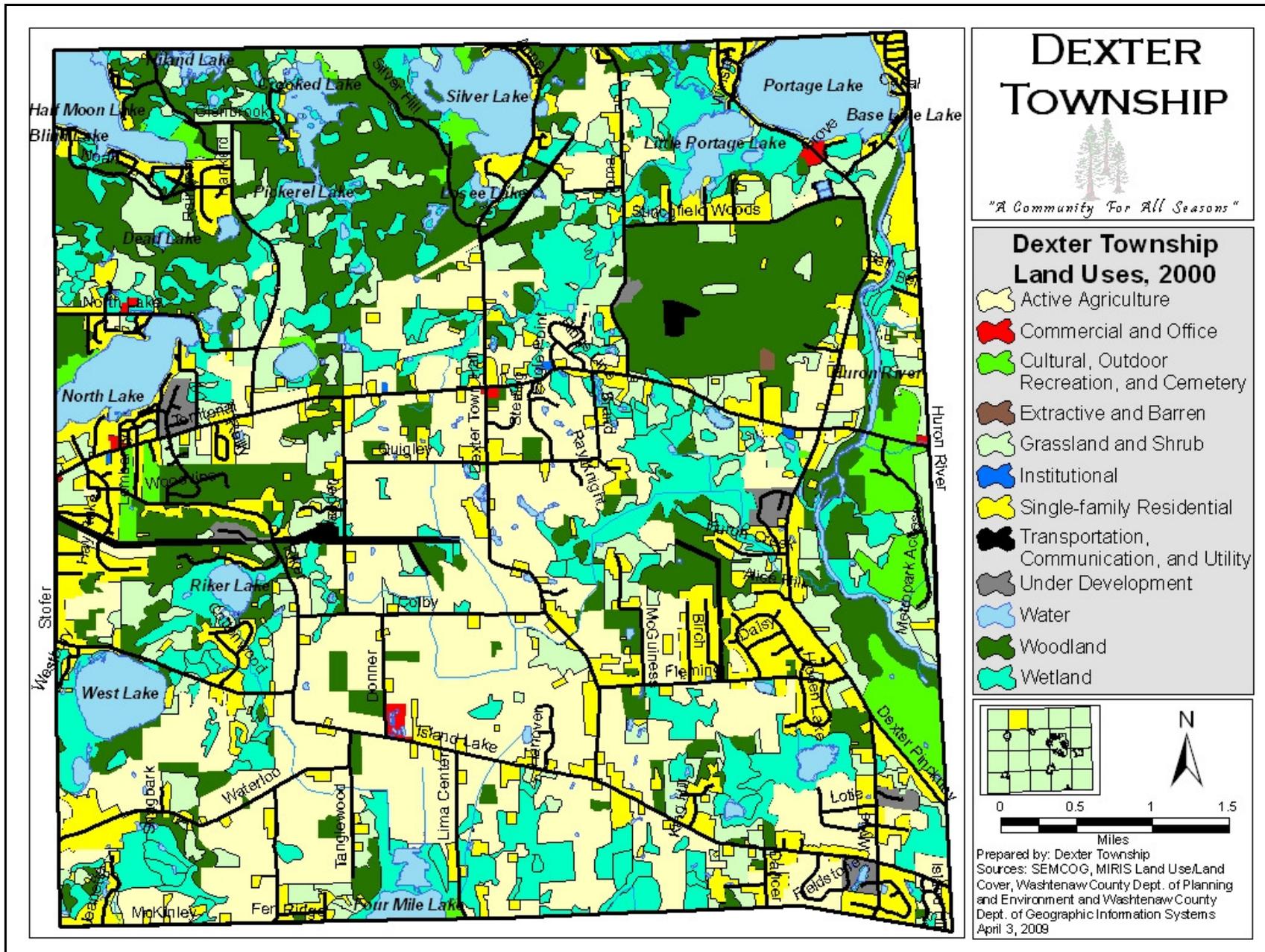
Table 26: Land Use/Cover of Dexter Twp., Dexter Twp. Region, Washtenaw County, and SEMCOG Region

Land Use	Dexter Twp.	Dexter Twp. Region	Washtenaw County	SEMCOG Region
Single-Family Residential	3,122 (15%)	32,733 (16%)	67,064 (14%)	719,003 (24%)
Multiple-Family Residential	0 (0%)	196 (<1%)	3,480 (1%)	34,807 (1%)
Commercial and Office	53 (<1%)	693 (<1%)	4,600 (1%)	68,067 (2%)
Institutional	10 (<1%)	881 (<1%)	5,356 (1%)	48,365 (2%)
Industrial	0 (0%)	4,868 (2%)	8,656 (2%)	81,192 (3%)
Transportation, Communication, and Utility	161 (1%)	1,366 (1%)	5,160 (1%)	63,545 (2%)
Cultural, Outdoor Recreation, and Cemetery	620 (3%)	2,953 (1%)	7,779 (2%)	75,141 (3%)
Active Agriculture	5,640 (27%)	61,336 (30%)	191,140 (41%)	924,266 (31%)
Grassland and Shrub	2,321 (11%)	25,283 (12%)	59,040 (13%)	310,081 (11%)
Woodland and Wetland	7,483 (35%)	62,494 (31%)	93,366 (20%)	493,243 (17%)
Extractive and Barren	8 (<1%)	286 (<1%)	1,617 (<1%)	18,375 (1%)
Water	1,645 (8%)	8,916 (4%)	10,133 (2%)	67,171 (2%)
Under Development	159 (1%)	1,455 (1%)	5,141 (1%)	31,945 (1%)
Total Acres	21,222 (100%)	203,460 (100%)	462,533 (100%)	2,935,201 (100%)

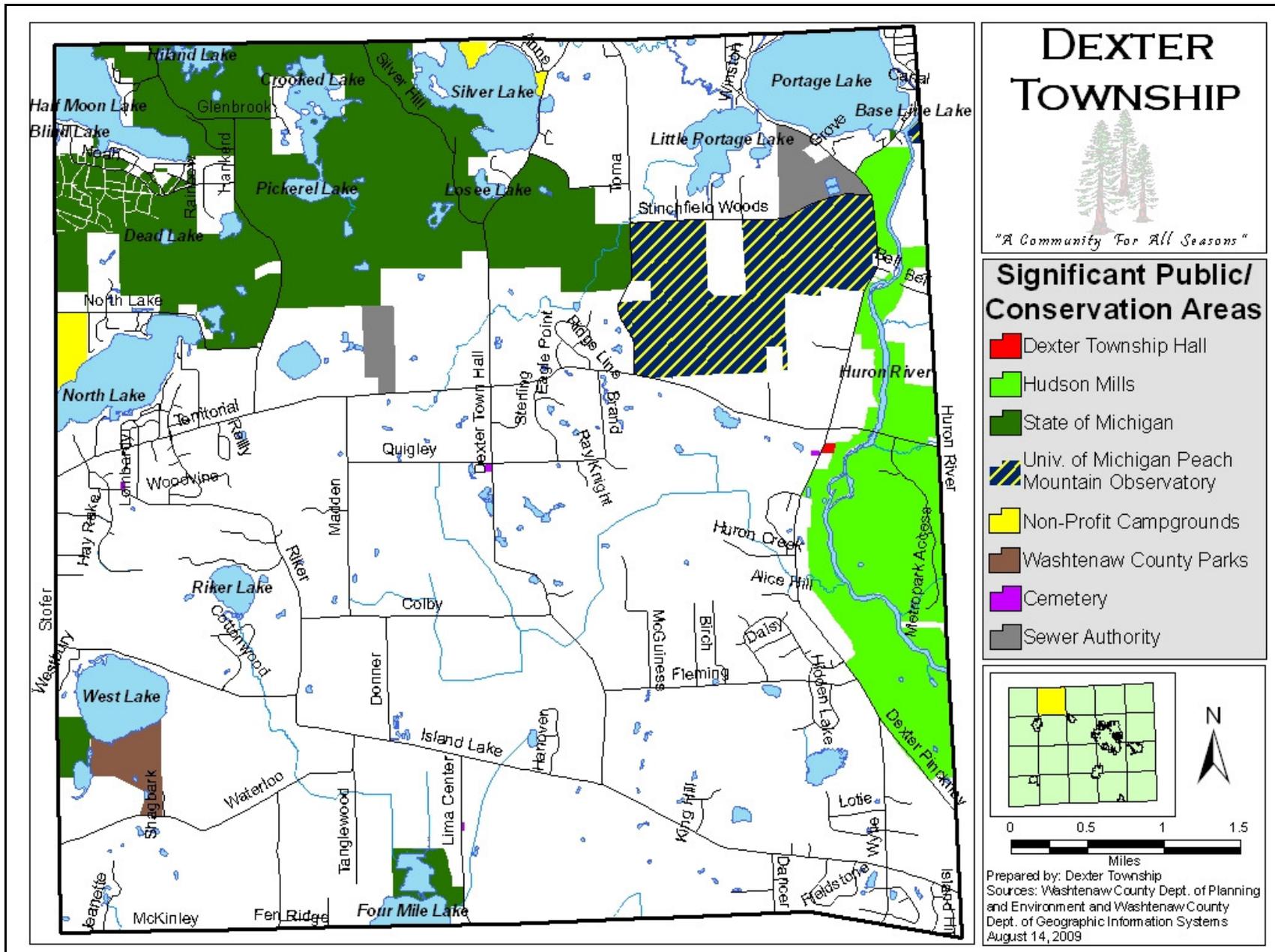
Source: SEMCOG Land Use/Land Cover

The areas shown in **Map 24** include the major public and conservation areas in Dexter Township that are tax exempt. As you can see, the public and conservation areas dominate the landscape in the northern one-third of Dexter Township and east of Dexter-Pinckney Road. Though some areas in **Map 24** are classified as Cultural, Outdoor Recreation, and Cemetery in **Map 23** (e.g. the Hudson Mills Metropark trail and the Hudson Mills Golf Course), many of the tax exempt conservation areas owned by the Huron-Clinton Metropolitan Authority, the State of Michigan (e.g., the Pinckney State Recreation Area), and the University of Michigan are classified as Woodland, Wetland, and Grassland and Shrub. Because the areas in **Map 24** are tax exempt, they are unlikely to be developed in the near future.

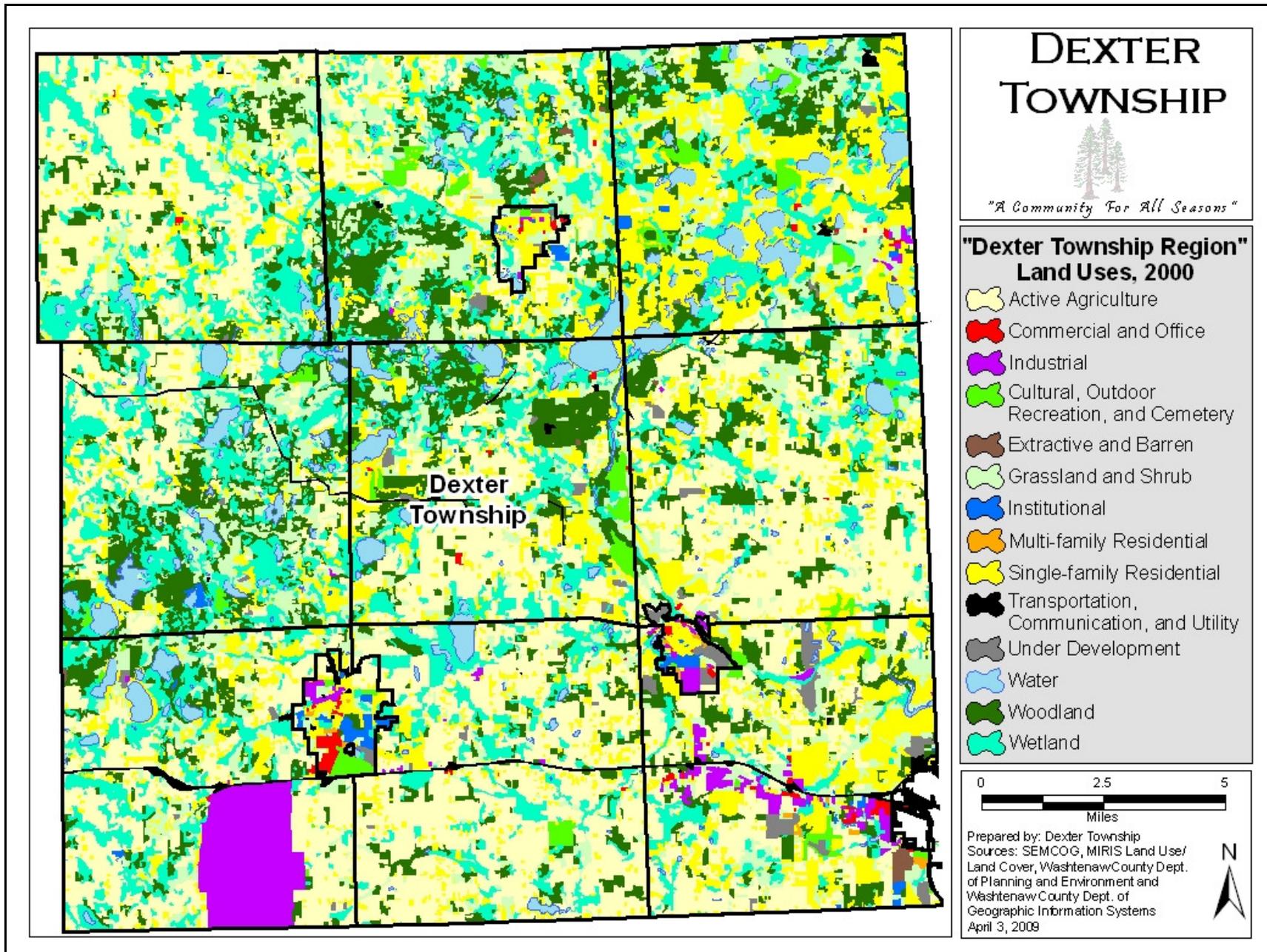
Map 23: Dexter Township Land Use/Land Cover, 2000



Map 24: Significant Public and Conservation Areas in Dexter Township



Map 25: *Dexter Township Region* Land Use/Land Cover, 2000



Land Use Changes, 1990 – 2000

From 1990-2000, Dexter Township, the *Dexter Township Region*, Washtenaw County, and the SEMCOG Region have all seen steady increases in the percentage of land devoted to Single-Family Residential use (**Table 27**). Conversely, all of these areas have seen a similar decline in the percentage of land used for Active Agriculture. Using the *Dexter Township Region* as an example, the amount of land devoted to Single-Family Residential use increased by 8,375 acres from 1990-2000 – an increase of almost 34.4%. At the same time, the amount of land devoted to Active Agriculture use decreased by 8,162 acres. This is not to suggest that all new land used for Single-Family Residential was previously used as Active Agriculture; however, there is a correlation between the increase in land used for Single-Family Residential and the decrease in land used for Active Agriculture in Dexter Township, the *Dexter Township Region*, Washtenaw County, and the SEMCOG Region.

While the amount of land devoted to Single-Family Residential use in the *Dexter Township Region* increased by almost 34.4% from 1990-2000, the number of households increased by about 22%. This suggests that, on average, a single-family residence constructed after 1990 occupies more land than a single-family residence constructed before 1990. The lowering of residential densities can be attributed to a number of factors. Among these factors are market preferences for larger lot sizes. In the 2007 *Dexter Township Community Survey*, 50.3% of respondents chose “Rural/Country Living” as the primary reason they moved to Dexter Township. Another factor is local zoning regulations. Most of the land in Dexter Township is zoned for 2-acre or 5-acre minimum lot sizes. However, since 2003 the Dexter Township Zoning Ordinance has allowed for Open Space Communities – where density bonuses are granted if a residential development preserves open space and exhibits superior design. The Open Space Communities program is discussed in succeeding sections of this Plan.

Table 27: Land Use/Cover of Dexter Twp., Dexter Twp. Region, Washtenaw County, and SEMCOG Region, 1990-2000

	Year 1990	Year 2000	Year 1990	Year 2000	Year 1990	Year 2000	Year 1990	Year 2000
	Dexter Twp.	Dexter Twp.	Dexter Twp. Region	Dexter Twp. Region	Washtenaw County	Washtenaw County	SEMCOG Region	SEMCOG Region
Single-Family Residential	2,542 (12%)	3,122 (15%)	24,358 (12%)	32,733 (16%)	51,723 (11%)	67,064 (14%)	600,818 (20%)	719,003 (24%)
Multiple-Family Residential	0 (0%)	0 (0%)	68 (<1%)	196 (<1%)	2,703 (1%)	3,480 (1%)	28,540 (1%)	34,807 (1%)
Commercial and Office	57 (<1%)	53 (<1%)	554 (<1%)	693 (<1%)	3,929 (1%)	4,600 (1%)	59,891 (2%)	68,067 (2%)
Institutional	5 (<1%)	10 (<1%)	522 (<1%)	881 (<1%)	4,718 (1%)	5,356 (1%)	44,877 (2%)	48,365 (2%)
Industrial	0 (0%)	0 (0%)	4,579 (2%)	4,868 (2%)	7,527 (2%)	8,656 (2%)	70,768 (2%)	81,192 (3%)
Transportation, Communication, and Utility	156 (1%)	161 (1%)	1,347 (1%)	1,366 (1%)	5,114 (1%)	5,160 (1%)	60,503 (2%)	63,545 (2%)
Cultural, Outdoor Recreation, and Cemetery	589 (3%)	620 (3%)	2,179 (1%)	2,953 (1%)	6,318 (1%)	7,779 (2%)	61,089 (2%)	75,141 (3%)
Active Agriculture	6,555 (31%)	5,640 (27%)	69,498 (34%)	61,336 (30%)	221,266 (48%)	191,140 (41%)	1,069,358 (36%)	924,266 (31%)
Grassland and Shrub	2,062 (10%)	2,321 (11%)	24,665 (12%)	25,283 (12%)	49,765 (11%)	59,040 (13%)	337,100 (11%)	310,081 (11%)
Woodland and Wetland	7,496 (35%)	7,483 (35%)	65,196 (32%)	62,494 (31%)	95,020 (21%)	93,366 (20%)	505,984 (17%)	493,243 (17%)
Extractive and Barren	8 (<1%)	8 (<1%)	382 (<1%)	286 (<1%)	1,339 (<1%)	1,617 (<1%)	15,471 (1%)	18,375 (1%)
Water	1,640 (8%)	1,645 (8%)	8,872 (4%)	8,916 (4%)	10,062 (2%)	10,133 (2%)	66,250 (2%)	67,171 (2%)
Under Development	111 (1%)	159 (1%)	1,242 (1%)	1,455 (1%)	3,049 (1%)	5,141 (1%)	17,342 (1%)	31,945 (1%)
Total Acres	21,221 (100%)	21,222 (100%)	203,462 (100%)	203,460 (100%)	462,533 (100%)	462,533 (100%)	2,935,201 (100%)	2,935,201 (100%)

Source: SEMCOG

Current Zoning

The current Dexter Township Zoning Ordinance became effective on May 1, 2003. Since that time, the Township has made several text amendments and one map amendment, which corrected a coloring error on the Official Zoning Map. The Zoning Ordinance and Official Zoning Map (**Map 26**) have generally supported the existing land use and physical characteristics of the Township. The current number of acres per zoning district is shown in **Table 28**.

Public Lands District

It is the intent of the Public Lands (PL) District to accommodate public facilities providing administrative and public services functions while also protecting special and important natural resources, the enjoyment and protection of which is of great public interest to Dexter Township, the State of Michigan, and other public entities. The majority of lands within this District are comprised of public holdings which, collectively, form the Pinckney State Recreation Area and other public park and/or resource conservation areas. Much of the land within this District is characterized by extensive wetland and woodland environments. Together, these public resources are critical in providing for wildlife habitats, water and air purification, flood control, and recreation opportunities, and support the desired rural character of the Township. It is also the intent of this District to carefully review and limit the introduction of land uses which will undermine the intent, quantity, quality and value of the natural resources contained within. About 24.3% (4,752.52 acres) of land in Dexter Township is currently zoned PL.

Recreation Conservation District

It is the intent of the Recreation Conservation (RC) District to provide opportunities for certain land uses to be situated among abundant natural resources, such as woodlands, wetlands, and water bodies, due to the unique reliance of such land uses on such natural resources, including hunting camps and shooting ranges. This District is intended to permit only those land uses which are comparatively low in intensity and require very limited alteration of the natural landscape. This district permits residential development but only to the extent that it is of a

comparatively low density character in light of this District's intent to preserve natural resources and assure adequate buffering between such residential development and the other permitted uses in the District. About 3.19% (623.01 acres) of land in Dexter Township is currently zoned RC.

Agriculture District

It is the intent of the Agriculture (AG) District to preserve, encourage, and provide opportunities for agriculture and the retention of land areas in Dexter Township which are well suited for production of food and fiber, while also providing opportunities for comparatively low density rural residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and the Township's rural character. It is also the intent of the AG District to provide opportunities for the conversion of farmland and vacant land to residential use of an overall rural character where farming may no longer be viable or desirable to the landowner. About 22.3% (4,361.15 acres) of land in Dexter Township is currently zoned AG.

Rural Residential District

It is the primary intent of the Rural Residential (RR) District to encourage and provide opportunities for comparatively low density rural residential lifestyles and development patterns which preserve open spaces, including farmland, and other natural resources of the Township and the Township's rural character. About 47.25% (9,242.78 acres) of land in Dexter Township is currently zoned RR.

Lakes Residential District

It is the primary intent of the Lakes Residential (LR) District to provide opportunities for residential development along the principal lakes of Dexter Township. The surface waters of the Township are valuable assets and resources to the citizens of Dexter Township, Washtenaw County, and the State of Michigan. The purpose of this District is to recognize and permit suburban development patterns in association with some of the Township's lake areas, while assuring the maintenance of safe and healthful conditions, protecting against water pollution, reducing hazards to persons and damage to property as a result of flood conditions, protecting fish and other aquatic life, and controlling development so as to preserve the economic and natural environmental value of these water resources. This District is established in recognition of existing suburban and urban lake area development patterns and land divisions. This District is not intended to permit development upon lots of lesser size than required by the Zoning Ordinance unless such properties were lots of record as of March 27, 1973. About 2.13% (416.04 acres) of land in Dexter Township is currently zoned LR.

Mobile Home Park Residential District

It is the intent of the Mobile Home Park Residential (MHPR) District to provide opportunities for higher density single family residential development, in the form of mobile home parks, to meet the varied housing needs of the Township's present and future residents while similarly limiting excessive public costs and demands placed upon public facilities and services which may be associated with such housing developments. It is the intent of this district that all mobile home parks be adequately served by public facilities and services and provide for a healthy residential environment. Currently, none of the land in Dexter Township is zoned MHPR and, since the effective date of the current Zoning Ordinance, Dexter Township has not received any applications to rezone property to MHPR.

Common Use Residential District

The intent of the Common Use (CU) Residential District is to provide opportunities for the shared use of private riparian land by residents of a development project which such riparian land is intended to serve. This

District is intended to manage the use of such riparian land and control the type and intensity of use of the riparian land, protect the environmental quality of such land and abutting water bodies, and protect adjacent land uses from the negative impacts of such common riparian land usage. It is the intent of the Ordinance that, except in the case of Open Space Communities, no land will be used for shared or common riparian purposes unless specifically zoned for such use under the classification of this District. About .09% (17.31 acres) of land in Dexter Township is currently zoned CU.

Open Space Communities Overlay District

The Open Space Communities (OSC) District is established as an overlay district on top of all Agricultural and Residential Districts. Land within these Districts may be developed according to the more traditional provisions of the base zoning district or according to the more flexible OSC provisions. It is the purpose of the OSC District to provide opportunities for residential development which, because of the more flexible standards available to OSCs, more effectively encourage the preservation of the Township's natural resources, sensitive environmental areas, and rural character. The regulations of this District accomplish these purposes, in part, by providing for the grouping or clustering of new homes on smaller lots than typically required by the zoning district within which the OSC is proposed to be located, so that the remainder of the site can be preserved as open space or for agricultural use. This more flexible residential development option is available through the use of planned unit development legislation to, among other things, encourage the use of Township land in accordance with its character and adaptability; assure the permanent preservation of farmland, open space, woodlands, and other natural resources; and allow innovation and greater flexibility in the design of residential developments.

Density bonuses for preservation of open space are determined by a formula established in the Zoning Ordinance for each residential district. Additional density bonuses can be attained in the OSC by preserving more open space than is otherwise required and exhibiting superior design features. These superior design features include preserving sensitive natural resources, dedicating usable open space to a public

entity or non-profit land conservancy, preserving rural character along public road frontages, placing open spaces contiguous to other existing open spaces that are permanently preserved, allowing farm operations within the open space, placing the dwellings and open space strategically to minimize conflicts between ongoing farming activities and future residents of the OSC, and designing the storm water management system that relies upon natural systems to the greatest extent possible.

Since the OSC Overlay District was established in 2003, most, if not all, of the new residential site plan applications in Dexter Township have been OSCs. To date, the Planning Commission has granted final site plan approval to 4 OSCs. These 4 OSCs consist of 176 housing units and 189.7 acres of preserved open space.

General Commercial District

The General Commercial (C-1) District is intended to provide for retail, service, and office establishments which primarily serve the day-to-day convenience and service needs of Dexter Township residents and visitors. The District is intended to provide opportunities for day-to-day convenience shopping and services compatible with the predominantly rural character of the Township. Support for the preservation of the community’s rural character should be embodied in architectural design and building scale, building materials, signage, landscaping, buffering, and lighting. About .75% (147.27 acres) of land in Dexter Township is currently zoned C-1. Approximately 117.75 of these acres (80%) are located around the intersection of North Territorial Road and Dexter-Pinckney Road. While most of the commercially-zoned land around this intersection is undeveloped, most of the commercially-zoned land outside of this intersection is developed.

Commercial – Planned Unit Development Overlay District

It s the purpose of the Commercial – Planned Unit Development (C-PUD) Overlay District to establish provisions for the submission, review, and approval of applications for specific development proposals of a predominantly commercial character that rely on more flexible land use and development standards than would normally be permitted by the

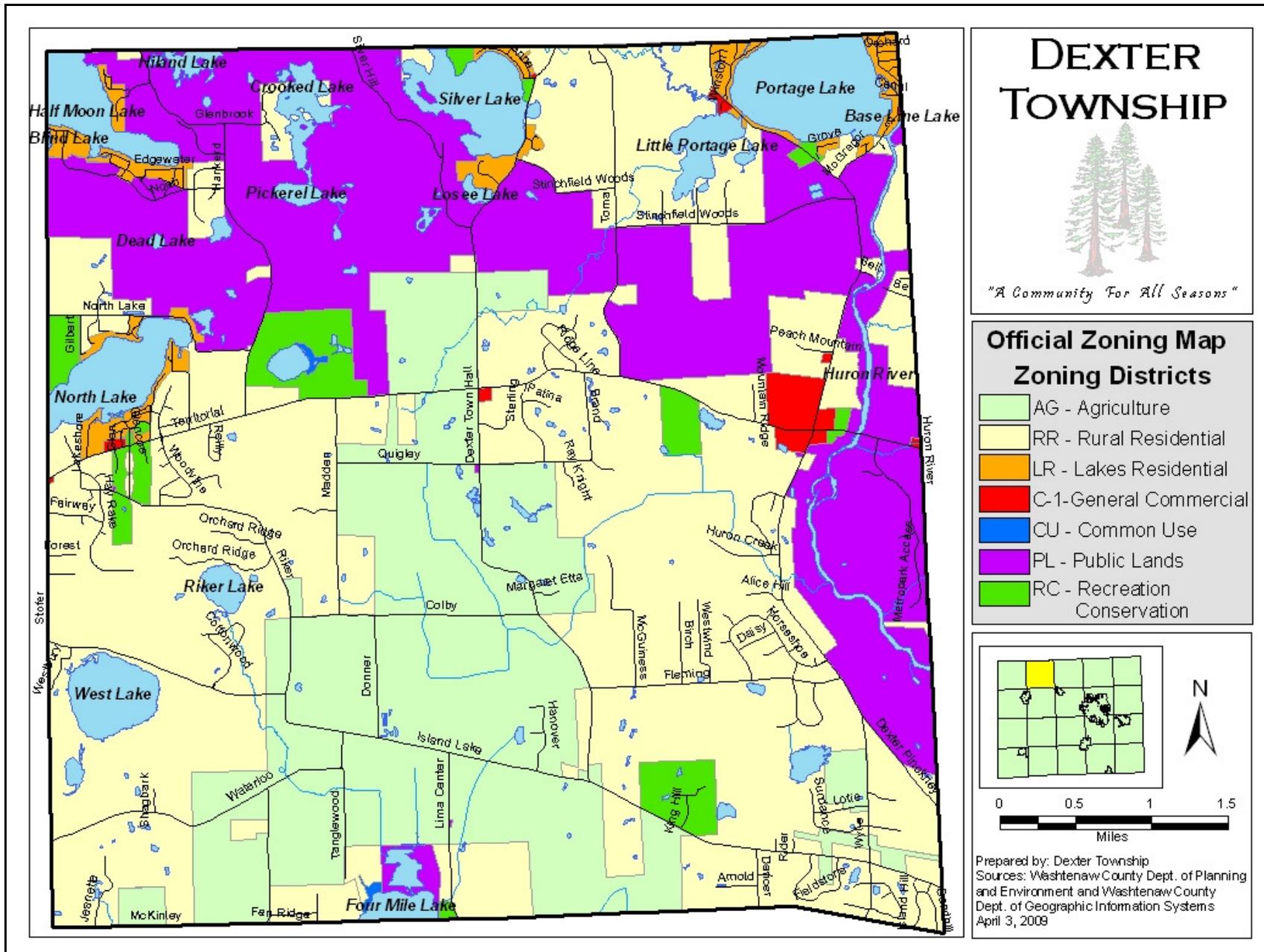
typical standards of the C-1 District. It is also the purpose of this district that such development be established only where it is determined that approval supports the overall objectives of the Ordinance and results in a benefit to the community that would not otherwise be realized under traditional C-1 District provisions. Such benefit may involve innovation in land use and variety in design, layout, and type of structures constructed; economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; useful open space; and better housing, employment, and shopping opportunities. The provisions of this District are intended to result in land use and development substantially consistent with the planned development pattern for the Township, with appropriate modifications and departures from generally applicable Ordinance requirements made in accordance with established standards provided in the Ordinance.

Table 28: Current Zoning of Dexter Township

	Number of Acres
PL – Public Lands District	4,752.52 (24.30%)
RC – Recreation Conservation District	623.01 (3.19%)
AG – Agriculture District	4,361.15 (22.30%)
RR – Rural Residential District	9,242.78 (47.25%)
LR – Lakes Residential District	416.04 (2.13%)
MHPR – Manufactured Home Park Residential District	0.00 (0.00%)
CU – Common Use Residential District	17.31 (0.09%)
C-1 – General Commercial District	147.27 (0.75%)
Total Acres	19,560.08 (100%)

Source: Dexter Township Zoning Ordinance and Official Zoning Map

Map 26: Current Zoning of Dexter Township



Zoning Build-Out Analysis

The purpose of conducting a zoning build-out analysis is to estimate the number of residents and households in Dexter Township if it were completely built-out according to current zoning regulations. A build-out analysis is most useful when a community is developing or updating a comprehensive plan or considering alternative zoning schemes. The primary focus of a build-out analysis is usually residential development, but it can also be used to project future commercial and industrial development. The reasonableness of the result is dependent on the assumptions used in the analysis. The advantages, disadvantages, and limitations of a build-out analysis are as follows:

Advantages:

- Provides a maximum range of households and population if a policy, plan, or ordinance is implemented. This is useful for analyzing impacts on the community and possible future service needs.
- May promote more rational thinking when existing land use policies are evaluated or new ones are prepared.
- Helps policy-makers better envision the consequences of their decisions by putting a future end-state into a format where it can be compared to the present.

Disadvantages:

- The number of persons per household may change in the future and significantly alter the build-out population.
- The most current build-out analysis becomes more outdated as newer data and information becomes available and more refined methodology is adopted.

Limitations

- The build-out analysis is only an estimate of what will happen in the future based on the information at present. As such, the analysis will not actually reflect final conditions because other factors will change over time (e.g. change in land use regulations, development design, alternative lifestyles, housing demand, etc.).

Build-Out Analysis by Dexter Township Planning Staff

Before proceeding with the build-out analysis results, it is important to document the methodology behind these results. The build-out analysis, conducted by Dexter Township staff, followed these steps:

Step 1: Calculate the amount of buildable land in Dexter Township

Using Geographic Information System (GIS) software, buildable land can be identified and calculated with relative accuracy. This process is as follows:

- A. Using a layer containing all of Dexter Township's parcels, create a layer of buildable parcels by deleting all parcels that are right-of-ways, dedicated parks, common areas and/or publicly owned.
- B. From this new layer of buildable parcels, delete the following areas that are typically deemed unbuildable:
 - i. *Wetlands* per the delineation of the MDNRE.
 - ii. *Lakes, ponds, and rivers.*
 - iii. *Currently developed land.* This includes, but is not limited to, residential, commercial, office, institutional, transportation, utility, and communications land uses. The existing land uses in this part of the analysis were determined using the most recent (2000) Michigan Land Cover/Use Classification System mentioned previously.
 - iv. *Land and parcels that have received site plan approval, but have not yet been developed.* At the time of this analysis, there were approximately 340 units that had been approved by the Planning Commission, but not yet developed. This number will be added to the final build-out number.

The layer now represents undeveloped, privately-owned upland.

Step 2: Reduce land area for roads and utility rights-of-way

A percentage of the acreage remaining from Step 1 is removed to account for future road and utility rights-of-way. This percentage is called a "reduction factor." According to SEMCOG, the recommended reduction factor is 8% for build-out analysis of residences between 1-5 acres per unit.

Step 3: Associate zoning and density for all buildable land to determine the number of households at build-out

The Dexter Township Official Zoning Map was used to determine residential development densities. The number of buildable acres in each residential zoning district was multiplied by the applicable zoning density. For example, if 1 unit per 2 acres were allowed, the zoning density would be 0.5. Residential zoning districts are Agriculture (AG), Rural Residential (RR), and Recreation Conservation (RC). Lakes Residential (LR) was not used because that district is almost built-out.

After multiplying the number of buildable acres by the applicable zoning density and adding the 340 approved dwelling units mentioned in Step 1.B.iv, the result is the number of additional dwelling units that Dexter Township can accommodate if it becomes built-out under the current zoning standards. Under the conventional zoning, Dexter Township can accommodate approximately **2,283** additional dwelling units. However, a more realistic scenario would be to assume that half of the buildable land will be developed using the OSC Overlay District. Under this scenario, where half of the buildable land is developed using the OSC Overlay District and half is developed under conventional zoning standards, the number of additional dwelling units at build-out is **3,433** (Table 29). Combined with the number of households in 2010 (2,225), **the total number of dwelling units at build-out under this scenario would be 5,658 (a 154.3% increase from 2010)**. This build-out is far higher than the 2035 household projections described on page 27 of this Plan (e.g., SEMCOG projects 2,565 households and the alternative model using the growth rate from 1980-1990 projects 3,638 households).

Step 4: Determine future Township population at build-out

Using the total number of dwelling units at build-out under the 50% conventional zoning/50% OSC Overlay District zoning scenario (**5,658 dwelling units**) and multiplying it by SEMCOG’s projection of Dexter Township’s average household size in 2035 (**2.51 persons per household**), the future population of Dexter Township at build-out would be approximately **14,202 residents**. This build-out is far higher than the 2035 population projections described on page 26 (e.g., SEMCOG projects 6,440 residents and the alternative model using the growth rate from 1980-1990 projects 8,365 residents). As mentioned previously, the build-out population is based on several variables, and it is important to continually update the build-out analysis as newer data, information, and methodology becomes available.

Table 29: Dexter Township Build-Out Analysis Results

	# of dry, undeveloped, privately owned acres	Minus 8% for road and utility rights-of-way	# of dwelling units, using 100% conventional zoning standards	# of dwelling units, using 50% conventional zoning standards and 50% OSC Overlay District standards
AG – Agriculture (5 acre minimum lot size)	2,179.08 acres	2,004.76 acres	401 dwelling units	758 dwelling units
RR – Rural Residential (2 acre minimum lot size)	3,231.92 acres	2,973.37 acres	1,487 dwelling units	2,231 dwelling units
RC – Recreation Conservation (5 acre minimum lot size)	294.61 acres	271.05 acres	55 dwelling units	104 dwelling units
	5,705.61 total acres	5,249.18 total acres	1,943 additional dwelling units	3,093 additional dwelling units
			+340 dwelling units approved but not yet developed	+340 dwelling units approved but not yet developed
			2,283 additional dwelling units at build-out	3,433 additional dwelling units at build-out
			+2,225 existing dwelling units in 2010	+2,225 existing dwelling units in 2010
			4,508 total dwelling units at build-out	5,658 total dwelling units at build-out

Source: Dexter Township Department of Planning & Zoning

Build-Out Analysis by Washtenaw County Planning Staff

In 2008, the Washtenaw County Department of Economic Development & Environment staff conducted its own build-out analysis of Dexter Township using different methodology. After meeting with Dexter Township staff and obtaining the requisite zoning and land use information, Washtenaw County staff used the following steps to calculate the number of additional dwelling units Dexter Township would have if it were built out according to its current zoning standards:

Step 1: Calculate the amount of buildable land in Dexter Township

Similar to Step 1 of Dexter Township staff's build-out analysis, Washtenaw County staff created a layer of buildable land in Dexter Township by taking a layer containing all of Dexter Township's parcels and deleting all parcels that are right-of-ways, dedicated parks, common areas, and/or publicly owned. Next, Washtenaw County staff deleted all wetlands, lakes, ponds, and rivers. Unlike Dexter Township staff's build-out analysis, Washtenaw County staff deleted land adjacent to county drains and land with steep slopes. Similar to Dexter Township staff's layer after Step 1, Washtenaw County staff's layer at this point represents undeveloped, privately-owned upland.

Step 2: Associate zoning and density for all buildable land to determine the number of households at build-out

The Dexter Township Official Zoning Map was used to determine residential development densities. First, Washtenaw County staff overlaid Dexter Township's residential zoning districts on the buildable land area calculated in Step 1. Next, it assigned maximum OSC densities to those parcels 20 acres or more in the Agriculture (AG) and Rural Residential (RR) Districts. Those parcels in the Recreation Conservation (RC) and Lakes Residential (LR) Districts and those parcels less than 20 acres in the AG and RR Districts were assigned their normal zoning density. Once these densities were established for each parcel, the map was overlaid by a checkered grid, with each cell the size of the zoning density. If the cell has buildable area in its center, it is counted as a potential dwelling unit. After deducting existing dwelling units in buildable areas and reducing land that has been approved for development but not yet built, Washtenaw County staff's mode predicts that Dexter Township can accommodate approximately **2,579** additional dwelling units (**2,239** additional dwellings + **340** dwelling units approved, but not yet developed). This projection is

lower than those calculated by Dexter Township staff for two reasons. First, only those cells that had buildable area in their center were counted. And second, the cell had to be completely contained on the parcel in order to be counted. Therefore, if half of a cell is bisected by a property line, it is not counted as a buildable lot. Although there were several portions of cells that would have added perhaps a few hundred more potential dwelling units, it is just as likely that many of the parcels will not be built out according to OSC zoning or even to the maximum standards of its zoning district. Combined with the number of households in 2010 (2,225), **the total number of dwelling units at build-out under this analysis would be 4,804 (a 115.9% increase from 2010)**. This build-out is far higher than the 2035 household projections described on **page 27** of this Plan (e.g., SEMCOG projects 2,565 households and the alternative model using the growth rate from 1980-1990 projects 3,638 households).

Using both build-out analyses, Dexter Township can expect between **2,579** and **3,433** additional dwelling units at build-out. This relatively large range illustrates the differences in outcomes when different methodologies are used. Therefore, it is important for Dexter Township to continuously update its build-out analysis while concurrently seeking alternative analyses.

Step 3: Determine future Township population at build-out

Using the total number of dwelling units at build-out under Washtenaw County's OSC Overlay District zoning scenario (**4,804 dwelling units**) and multiplying it by SEMCOG's projection of Dexter Township's average household size in 2035 (**2.51 persons per household**), the future population of Dexter Township at build-out would be approximately **12,058 residents**. This build-out is far higher than the 2035 population projections described on **page 26** (e.g., SEMCOG projects 6,440 residents and the alternative model using the growth rate from 1980-1990 projects 8,365 residents).

Build-Out Analysis Summary

If we can reasonably conclude that the build-out population of Dexter Township will be between **12,058** and **14,202**, this information will allow Dexter Township to guide future decision-making on such issues as zoning, infrastructure, and public services. However, we must continue to periodically conduct alternative build-out analyses to ensure that such decision-making is based on relatively accurate population estimates.

Chapter 6: Policies and Implementation

Plan Format

The following pages outline the development *goals, objectives, and strategies* of the Township. The *goals, objectives, and strategies* were established through the planning process (see **Figure 1 on page 2**). During this process, the Township Planning Commission solicited public input on the problems and opportunities facing Dexter Township. This was accomplished through public meetings and an opinion survey, which was mailed to all property owners in the Township. The Planning Commission then analyzed the responses and formulated *goals and objectives* designed to address the issues raised during that process.

The list of *strategies* following the *objectives* are not exhaustive or mutually exclusive, but they provide a broad range of options, some more feasible than others, that can be used to reach the *goals and objectives*. These *strategies* should each be viewed as one piece of the puzzle – an interlocking series of planning actions that together form the basis for eventual achievement of the development *goals* of the Township. Finally, it should be noted that some *strategies* might not be feasible given current political, legal, economic, or practical reasons. While this may prevent implementation of some *strategies* immediately, a consideration of these options in the future by the Planning Commission is possible.

Goals

Goals should be viewed as long-range statements. They are reflections on the Township’s underlying values and desires. They are typically more general in nature.

Objectives

Objectives are shorter term, more specific statements, which are designed to partially achieve the *goals*. They can be thought of as one step towards meeting the *goal*.

Strategies

Strategies are specific actions which can be taken by the Planning Commission and Township Board in their efforts to achieve each *objective*. They are definitive statements aimed at the achievement of specific *objectives*.

Through this *goal – objective – strategy* format (see **Figure 2**), a direct link has been established between Township desires (*goals and objectives*) and the actions necessary to achieve them (*strategies*).

Figure 2: Planning Framework



Overall Policies

Overall Goal

Promote an efficient pattern of development where Dexter Township continues to develop into a high-quality residential area that sustains our sense of place and rural character, protects existing agricultural enterprises, preserves our natural environment and resources, protects property rights, and is consistent with the Township's ability to provide the necessary infrastructure and services.

Overall Objective #1: Prepare a Master Plan, which will guide the orderly growth of the Township and be in general harmony with the expressed desires of the majority of Township residents, while fostering the continued viability of the community.

Strategies

- 1.1 Annually review the Master Plan for amendment and make planning, not reacting, the driving principal behind decisions.
 - 1.2 Update all data, maps, and tables within the Master Plan as newer and more accurate information becomes available.
 - 1.3 Study, consider, and implement the strategies listed in the Master Plan.
 - 1.4 Seek public comment on amendments to, and implementation of, the Master Plan via public hearings, town hall meetings, and, from time to time, community surveys.
-

Overall Objective #2: Review the Dexter Township Zoning Ordinance and site plan applications to assure conformity with the Master Plan.

Strategies

- 2.1 Amend the Zoning Ordinance to implement the Master Plan.
 - 2.2 Amend the Zoning Ordinance in such a manner as to minimize the need for variances and to promote a general policy of limiting the number and extent of variances.
 - 2.3 During review of site plan applications, determine whether or not the applications support the policies of the Master Plan.
-

Overall Objective #3: Develop subplans for geographic areas less than the entire Township if, because of the unique physical characteristics of

that area, more intensive planning is necessary for the purposes set forth in the Michigan Planning Enabling Act, as amended.

Strategies

- 3.1 Review all data, issues, trends, and policies in the Master Plan to identify unique geographic areas where more intensive planning may be necessary.
 - 3.2 Conduct studies of identified unique geographic areas to determine if more intensive planning is necessary.
-

Overall Objective #4: In accordance with the results of the 2007 Dexter Township Community Survey (where the following percentages of respondents thought that it was Very Important or Somewhat Important "for Dexter Township to cooperate with adjacent local units of government on the following issues:" "Police protection" (92.6%), "Fire protection" (96.0%), "Planning, zoning, and land use" (84.6%), "Sewage treatment" (70.4%), and "Road maintenance and upgrading" (84.8%)), participate in regional planning efforts to advance the policies of the Dexter Township Master Plan and the general welfare of the *Dexter Township Region*.

Strategies

- 4.1 Continue to actively participate in CAPT/DART and, where all interests are mutually beneficial, advocate for regional plans.
- 4.2 Continue to review and comment on all proposed Master Plans and Master Plan amendments of surrounding communities when the communities formally request such review and comment per the Michigan Planning Enabling Act.
- 4.3 Coordinate planning efforts when large projects are located along political boundaries and can affect more than one (1) governmental unit.

Agricultural Policies

Agricultural Goal

Encourage and support the creation and continuation of local farming operations and the long-term protection and viability of farmland resources by the provision of an environment conducive to agricultural operations.

Agricultural Objective #1: Make land use decisions with the intent of supporting agricultural operations and minimizing conflicts between agricultural and non-agricultural land uses. This includes promoting a balance between supporting the Agricultural Policies of this section and supporting the Environmental Policies of the following section.

Strategies

- 1.1 Continue to encourage clustering or siting non-farm residences in a manner that minimizes conflicts between residential and agricultural uses while also encouraging the preservation of farmland, natural resources, and rural character. Current examples of clustering include Open Space Community (OSC) Overlay District (see **pages 64-65**) and AG – Agriculture District (see **pages 89-90**) zoning standards.
- 1.2 Where appropriate, require buffering between housing or commercial sites and agricultural areas so that residential or commercial uses will not interfere with agricultural activities. Buffering may be achieved through vegetative screening or larger setback distances. However, careful consideration shall be given to the potential impact of creating a new habitat for wildlife that could become a nuisance by damaging nearby crops. Therefore, such buffering should be properly managed by the owner to discourage invasive species and nuisance animals.
- 1.3 Consider the adoption of an overlay district around the perimeter of actively farmed land to minimize potential conflict between agricultural and non-agricultural uses. At the same time, also consider increasing the allowable densities outside of the overlay district as a means of partially or wholly offsetting the development that would have otherwise been permitted inside of the overlay district.

- 1.4 Support only those new or expanding agricultural uses that comply with the Michigan Right to Farm Act (P.A. 93 of 1981, as amended) and, where appropriate, the adopted Generally Accepted Agricultural and Management Practices (GAAMPs) of the Michigan Commission of Agriculture, and discourage those that do not.
- 1.5 Support only those new or expanding agricultural uses that comply with all federal, state, county, and local environmental regulations, and discourage those that do not.
- 1.6 Participate with, and give input to, the Michigan Department of Agriculture and the applicant when Dexter Township is sent notice of a siting request application for a new or expanded livestock production facility. Dexter Township's input should include the application's conformity with the Master Plan and Zoning Ordinance.
- 1.7 When appropriate, support farmers in obtaining any necessary permits through the State of Michigan to prevent or control the population of nuisance animals that are damaging crops.

Agricultural Objective #2: Educate the public (including Dexter Township officials and appointees) on the importance of sustaining and enhancing a strong local agricultural economy and on how local land uses impact the local agricultural economy.

Strategies

- 2.1 Make available on the Dexter Township website references to those studies that have found that farmland and open space typically produce more revenue than the cost to provide such land with public services (i.e., a sustainable tax base).
 - 2.2 Make available on the Dexter Township website information on state and local regulations enacted to protect agricultural uses.
 - 2.3 Make available on the Dexter Township website studies and statistics that demonstrate the importance of agriculture and food production to the local and state economy.
 - 2.4 Encourage Dexter Township officials and appointees to participate in seminars that will increase their knowledge of agricultural issues and regulations.
-

Agricultural Objective #3: Encourage and support programs that will sustain and enhance the viability of agriculture through new and expanding markets for locally grown products.

Strategies

- 3.1 Support and participate in collaborative efforts between Washtenaw County, MSU Extension, University of Michigan Business School, local governments, surrounding counties, state government, agricultural organizations, and other interested entities to find new market opportunities for Dexter Township’s and the region’s agricultural sector.
- 3.2 Support improvements in the local and regional transportation system that maintain and improve the local farmers’ access to markets.

Agricultural Objective #4: In accordance with the results of the 2007 Dexter Township Community Survey (where the 56.8% of respondents rated “Preservation of agricultural land” as a High Priority), encourage and support the creation and continuation of agricultural operations through farmland preservation programs.

Strategies

- 4.1 Where appropriate, encourage and support P.A. 116 agreements, which are temporary restrictions on the land between the State of Michigan and the landowner, voluntarily entered into by the land owner, preserving their land for agriculture in exchange for certain tax benefits and exemptions for various special assessments.
- 4.2 Encourage the use of easements, land trusts, or deed restrictions when and where appropriate to preserve agricultural areas.
- 4.3 Where appropriate, encourage and support Purchase of Development Rights (PDR) agreements, which are permanent restrictions on the land between the government and the landowner, voluntarily entered into by the landowner, preserving their land for agriculture in exchange for a cash payment for those rights.
- 4.4 Although the results of the 2007 Dexter Township Community Survey (where only 19.3% of respondents stated that they would support additional taxes for “Preservation of agricultural land”)

suggest little support for a new millage to fund PDR for the preservation of agricultural land, consider such a millage if there is a demonstrated demand for it from the electorate.

4.5 Consider adoption of a Transfer of Development Rights (TDR) ordinance that would allow increased development in areas that Dexter Township has designated for development in return for preservation of places it wants to protect, such as active farms. A TDR program shall only be considered under the following circumstances:

1. The “sending” areas (i.e., the land where development rights are transferred from) and “receiving” areas (i.e., the land where development rights are transferred to) shall be defined and approved by Dexter Township; and
2. The number of units approved by Dexter Township shall not be greater than the number of units that would have otherwise been approved by Dexter Township without the TDR; and
3. The “receiving” area shall be serviced by adequate public infrastructure prior to approval of any increase in density.

When invited, participate with other municipalities in the region to study and consider a regional TDR program, even if Dexter Township ultimately opts not to participate in a regional TDR program.

Agricultural Objective #5: Review and, if necessary, amend the planning and zoning provisions to assure they support local farming operations.

Strategies

- 5.1 Periodically review the Dexter Township Zoning Ordinance, in consultation with the Dexter Township Attorney, to ensure that the Zoning Ordinance complies with the Michigan Right to Farm Act, adopted GAAMPs, and all other state regulations related to agricultural land uses.
- 5.2 Amend the Dexter Township Master Plan and Zoning Ordinance when new laws are adopted and new planning and zoning techniques are discovered that benefit agricultural uses. However, Dexter Township shall be sensitive to imposing higher standards on farmers than the state or federal government, or imposing regulations that will be detrimental to agricultural use.

Environmental Policies

Environmental Goal

Preserve, protect, and restore the natural resources and environment of Dexter Township and the region through a comprehensive approach to water quality management and preservation of our natural features.

Environmental Objective #1: Identify and inventory Dexter Township's natural features and environmentally sensitive areas.

Strategies

- 1.1** Actively utilize and maintain available GIS mapping data from Washtenaw County and other agencies, and continually update Dexter Township's maps of natural features and environmentally sensitive areas as newer and more accurate data becomes available. Such data should include topography, soils, slopes, water bodies, floodplains, sub-watersheds, sub-basins, groundwater recharge areas, wetlands, woodlands, plant and flora quality, and land use.
 - 1.2** Use information from the Huron River Watershed Council (such as the bioreserve project) and other agencies to prioritize the quality of natural features and environmentally sensitive areas based on their size, hydrology, topography, connectivity, biodiversity, ability to sustain a viable wildlife habitat, and other related factors.
 - 1.3** Educate the public (including Dexter Township officials and appointees) by posting and updating maps of Dexter Township's natural features and environmentally sensitive areas at Dexter Township Hall and on Dexter Township's website.
-

Environmental Objective #2: In accordance with the results of the 2007 Dexter Township Community Survey (where the following were rated as a High Priority accordingly by respondents: "Groundwater quality" (81.8%), "Surface water quality (lakes, rivers, etc.) and storm water runoff" (78.2%), and "Protection of wetlands" (67.7%)), protect and enhance the quality of water resources in Dexter Township through a comprehensive approach of education, planning, regulation, and enforcement.

Strategies

- 2.1** Educate the public (including Dexter Township officials and appointees) on the importance of protecting water quality, how local land uses affect water quality, and strategies that can be used to protect and improve water quality. Education materials should include the environmental impacts of impervious surfaces and phosphorus sources.
 - 2.2** Where necessary, require proposed development to evaluate the capacity of the groundwater to supply quality water.
 - 2.3** Where appropriate, require proposed developments to conduct a hydrogeological evaluation to determine the location and boundaries of groundwater recharge areas, and determine whether the proposed development will impact the groundwater recharge areas.
 - 2.4** Adopt and actively enforce Township storm water management standards for development and redevelopment in or near environmentally sensitive areas through the use of best management practices (BMPs).
 - 2.5** Consider the adoption of phosphorus and pesticide regulations that will prohibit excessive application and limit the amount of phosphorus and toxins that enter our lakes, rivers, streams, ponds, and wetlands.
 - 2.6** Where a portion of land is characterized by floodplains, discourage development within the floodplain.
 - 2.7** Consider the adoption of a wetland protection ordinance if other strategies are inadequate in preserving and protecting the quantity and quality of Dexter Township's wetlands.
 - 2.8** Consider the adoption of an overlay district to protect areas that are relatively more environmentally sensitive to water pollution (including steep slopes, floodplains, groundwater recharge areas, wetlands, bioreserve areas, and areas near water bodies). At the same time, consider increasing the allowable densities outside of the overlay district as a means of partially or wholly offsetting the development that would have otherwise been permitted inside of the overlay district.
 - 2.9** Where appropriate, encourage a "Green Streets" strategy which provides for roadside on-site storm water treatment of typical rain events via low, dense vegetation.
-

Environmental Objective #3: Preserve and enhance the quality of wildlife habitat and biodiversity in Dexter Township through a comprehensive approach of education, planning, regulation, and enforcement.

Strategies

- 3.1 Educate the public (including Dexter Township officials and appointees) on the importance of protecting wildlife habitat and biodiversity, how local land uses affect them, and strategies that can be used to protect and improve them.

Environmental Objective #4: Protect the visual environment and rural character of Dexter Township through management of outdoor lighting and its impact upon traffic safety, adjacent and nearby land uses, and the night sky.

Strategies

- 4.1 Educate the public (including Dexter Township officials and appointees) on the importance of preserving the night sky, how local land uses affect the night sky, and strategies that can be used to light an area in a way that maximizes security and safety while also minimizing glare, sky glow, light trespass, energy waste, and financial waste.
- 4.2 Enforce the outdoor lighting standards in the Dexter Township Zoning Ordinance.
- 4.3 When the outdoor lighting standards in the Dexter Township Zoning Ordinance are deficient or inadequate, prepare a separate ordinance or amend the Zoning Ordinance to appropriately regulate outdoor lighting in a way that maximizes security and safety while also minimizing glare, sky glow, light trespass, energy waste, and financial waste.

Environmental Objective #5: Make land use decisions with the intent of protecting environmentally sensitive areas and preventing conflicts between land uses and environmentally sensitive areas.

Strategies

- 5.1 Verify compliance with local, state, and federal environmental regulations when reviewing all land use proposals.

- 5.2 Minimize the impact on natural features and environmentally sensitive areas when reviewing all land use proposals.

- 5.3 Encourage maximum retention and preservation of environmentally sensitive areas during site plan design, review, and approval processes.

- 5.4 Enforce all applicable Township Ordinance regulations that protect environmentally sensitive areas.

- 5.5 In accordance with the results of the 2007 Dexter Township Community Survey (where the following were rated as a High Priority accordingly by respondents: “Groundwater quality” (81.8%), “Surface water quality (lakes, rivers, etc.) and storm water runoff” (78.2%), “Protection of woodlands and large trees” (72.7%), “Preservation of natural undeveloped land” (69.2%), and “Protection of wetlands” (67.7%)), consider applying for funding for natural area preserves and PDR agreements where appropriate and where such agreements will further this objective.

- 5.6 Although the results of the 2007 Dexter Township Community Survey (where a minority of respondents stated that they would support additional taxes for “Preservation of natural undeveloped land” (28.7%), “Protection of wetlands” (23.4%), Surface water quality and storm water runoff” (23.6%), “Groundwater quality” (23.7%), and “Protection of woodlands and large trees” (22.5%)) suggest little support for a new millage to fund additional environmental protection, consider such millages if there is a demonstrated demand for them from the electorate.

- 5.7 Consider adoption of a Transfer of Development Rights (TDR) ordinance that would allow increased development in areas that Dexter Township has designated for development in return for preservation of places it wants to protect, such as environmentally sensitive areas. A TDR program shall only be considered under the following circumstances:

- 1. The “sending” areas (i.e., the land where development rights are transferred from) and “receiving” areas (i.e., the land where development rights are transferred to) are defined and approved by Dexter Township; and
- 2. The number of units approved by Dexter Township does not exceed the number of units that would have otherwise been approved by Dexter Township without the TDR; and

3. The “receiving” area is serviced by adequate public infrastructure prior to approval of any increase in density.

When invited, participate with other municipalities in the region to study and consider a regional TDR program, even if Dexter Township ultimately opts not to participate in a regional TDR program.

Environmental Objective #6: Oppose sanitary landfills, hazardous waste sites, nuclear waste storage of any type or classification, and similarly hazardous uses within Dexter Township.

Strategies

- 6.1 Maintain Township policy, which emphasizes the incompatibility of landfills, hazardous waste sites, and nuclear storage facilities of any type or classification within Dexter Township.
 - 6.2 Know the procedure by which landfills, hazardous waste sites, and nuclear storage facilities are sited.
-

Environmental Objective #7: In accordance with the results of the 2007 Dexter Township Community Survey (where the 72.7% of respondents rated “Protection of woodlands and large trees” as a High Priority), preserve and protect the woodland areas in Dexter Township through a comprehensive approach of education, planning, regulation, and enforcement.

Strategies

- 7.1 Educate the public (including Dexter Township officials and appointees) on the importance of preserving woodlands, how local land uses affect woodlands, and strategies that can be used to protect woodlands.
- 7.2 Minimize the impact on woodlands and large trees when reviewing all land use proposals.
- 7.3 Encourage maximum retention and preservation of woodlands and large trees during site plan design, review, and approval processes.

Residential Policies

Residential Goal

Accommodate residential development in Dexter Township in a manner that preserves the Township's overall rural character, assures a safe and healthy residential setting, meets the various housing needs and preferences of the community, and respects the opportunities and constraints of the Township's public services, infrastructure and natural resources.

Residential Objective #1: Foster residential developments that integrate the physical (natural) and built environments in a way that complements and enhances both, promotes neighborhood and community identity, minimizes the conflicts between residential and non-residential land uses, respects the opportunities and constraints of the Township's public services and infrastructure, and preserves the natural resources and rural character of Dexter Township.

Strategies

- 1.1** In accordance with the results of the 2007 Dexter Township Community Survey (where 62.0% of respondents either Strongly Encouraged or Encouraged "Subdivisions, with some common open space preserved" and 90.8% of respondents either Strongly Discouraged or Discouraged "Subdivisions, with no common open space preserved"), continue the policy of encouraging residential developments that preserve open space. However, this open space should be properly managed by the owner to discourage invasive species and nuisance animals.
- 1.2** Organize residential developments around natural features (e.g., wetlands, woodlands, high-quality wildlife corridors, steep slopes, water bodies, etc.) and open space amenities (e.g., public land, other permanent open space, scenic vistas, etc.), and require quality site and architectural design that creates neighborhoods of sustainable value.
- 1.3** Amend the Dexter Township Zoning Ordinance to require that all proposed residential and mixed use developments allow for non-motorized transportation along the roadsides, trails/greenways within the open space areas, if any, and connectivity to existing or proposed non-motorized trails.

Residential Objective #2: Pursue land use regulations for the high density residential areas around Portage, Silver, North, and Half Moon Lakes that recognize their unique character and needs, preserve the natural resources and rural character of those areas, minimize their environmental impact on water quality, accommodate the level of traffic and parking, and promote public safety.

Strategies

- 2.1** Review the existing building setbacks and lot coverages of the high density residential areas around the lakes and, where appropriate, create separate zoning districts and accompanying development standards that reflect the unique characteristics and built environment of the area.
- 2.2** When necessary, amend the setback, lot coverage, and height standards of the high density residential areas around the lakes in a way that reduces the number of nonconforming structures (and, therefore, the number of variance requests to the Zoning Board of Appeals), promotes public safety, preserves the built environment, controls density, prevents overuse of the land (including preserving the panoramic views of the lake to the greatest extent feasible for both waterfront and non-waterfront properties), and enhances the opportunities to improve lake water quality through the use of best management practices (BMPs) to mitigate storm water runoff.
- 2.3** Educate the public (including Dexter Township officials and appointees) on the importance of protecting water quality, how local land uses affect water quality, and strategies that can be used to protect and improve water quality. Education materials should include the environmental impacts of impervious surfaces and phosphorus sources.
- 2.4** Adopt and actively enforce Township storm water management standards for development and redevelopment in or near the high density residential areas around the lakes through the use of best management practices (BMPs).
- 2.5** Consider the adoption of phosphorus and pesticide regulations in or near the high density residential areas around the lakes that will prohibit excessive application and limit the amount of

phosphorus and toxins that enter our lakes, rivers, streams, ponds, and wetlands.

- 2.6 Discourage zoning amendments, variances, and land uses in or near the high density residential areas around the lakes that would create fire hazards or otherwise impede access of emergency responders.

Residential Objective #3: As Dexter Township’s population continues to age and in accordance with the results of the 2007 Dexter Township Community Survey (where 59.8% of respondents either Strongly Encouraged or Encouraged “Specialized housing for seniors or those with special needs”), pursue residential land use regulations that accommodate the housing needs and preferences of Dexter Township’s elderly and special needs population while also promoting neighborhood and community identity, minimizing conflicts between land uses, respecting the opportunities and constraints of the Township’s public services and infrastructure, and preserving the natural resources and rural character of Dexter Township.

Strategies

- 3.1 Review applicable data and conduct necessary studies to determine if, where, and how much additional housing is needed that is designed to accommodate the needs and preferences of the elderly and/or special needs population.
- 3.2 If necessary, amend the Dexter Township Master Plan and Future Land Use Map to allow and encourage additional housing that is designed to accommodate the needs and preferences of the elderly and/or special needs population.
- 3.3 Based on the policies and Future Land Use Map of the Dexter Township Master Plan, amend the Dexter Township Zoning Ordinance, if necessary, to allow and encourage additional housing that is designed to accommodate the needs and preferences of the elderly and/or special needs population.
- 3.4 Continue Dexter Township’s zoning policy of allowing attached accessory dwelling areas within single-family residences, provided the single-family residences and their attached accessory dwelling areas meet all of the standards of the Dexter Township Zoning Ordinance.

- 3.5 Development of housing that is designed to accommodate the needs and preferences of the elderly and/or special needs population shall meet all applicable Residential Policies in this section.

Residential Objective #4: In accordance with the results of the 2007 Dexter Township Community Survey (where 50.9% of respondents either Strongly Encouraged or Encouraged “Smaller sized homes that are more affordable”), sustain a balanced housing inventory that includes pursuing residential land use regulations that encourage housing for moderate income households and smaller sized homes that are more affordable while also promoting neighborhood and community identity, minimizing conflicts between land uses, respecting the opportunities and constraints of the Township’s public services and infrastructure, and preserving the natural resources and rural character of Dexter Township.

Strategies

- 4.1 Review applicable data and conduct necessary studies to determine if, where, and how much additional medium- and high-density housing is necessary.
- 4.2 If necessary, amend the Dexter Township Master Plan and Future Land Use Map to allow and encourage additional medium- and high-density housing.
- 4.3 Based on the policies and Future Land Use Map of the Dexter Township Master Plan, amend the Dexter Township Zoning Ordinance, if necessary, to allow and encourage additional medium- and high-density housing.
- 4.4 Development of medium- and high-density housing shall meet all applicable Residential Policies in this section.

Commercial Policies

Commercial Goal

Allow commercial land uses of a size, scale and character that are intended to serve the day-to-day needs of the local population, compatible with available public infrastructure and services, and of a design that preserves the natural resources and rural character of the Township.

Commercial Objective #1: Due to Dexter Township’s limited infrastructure (e.g. lack of public water, lack of regional thoroughfares, and limited public sewer), market conditions, small population base, amount of environmentally sensitive areas, proximity of and competition from nearby urban centers, and the local commitment to the preservation of the community’s natural resources and rural character, commercial development should be limited to uses that predominantly cater to the consumer and service needs of the local population. As such, large commercial facilities which draw from a regional market should be discouraged. Furthermore, new commercial uses in Dexter Township shall be located, sited, and designed to reflect the rural character of Dexter Township, maximize their benefit to the local population, and minimize any potential adverse impacts on the Township, its infrastructure, and its environment.

Strategies

- 1.1 Encourage commercial land uses only in areas that are conveniently accessed by the local population.
- 1.2 Encourage commercial land uses only along roads that have the demonstrated capacity to accommodate all of the anticipated traffic generated by such uses.
- 1.3 Consider the adoption of an overlay district within all commercial zoning districts to protect areas that are environmentally sensitive to pollution or are important to wildlife habitat and biodiversity (including steep slopes, floodplains, groundwater recharge areas, wetlands, woodlands, and areas near water bodies). At the same time, consider increasing the allowable densities outside of the overlay district as a means of partially or wholly offsetting the development that

would have otherwise been permitted inside of the overlay district.

- 1.4 Discourage “strip commercial” for commercial land uses along roadways by requiring combined drives and service drives for new commercial developments with more than one (1) commercial use.
- 1.5 Consider adopting design standards and guidelines that detail graphically what the Township’s “vision” of a given area, intersection, or corridor is in relation to surrounding land uses, environmental factors, and traffic patterns. This could be done by using area plans or a visual overlay district that would include specific setbacks, curb cuts, service drives, placement of parking, and landscaping and screening guidelines to ensure a cohesive appearance.
- 1.6 Regularly review and evaluate the Home Occupation standards of the Dexter Township Zoning Ordinance to ensure that these standards allow residents to operate home-based businesses and/or telecommute without compromising the rural and residential character of the surrounding area.

Commercial Objective #2: Regularly review the Master Plan to see if it addresses community needs and desires as they pertain to commercial development, and continue to consider the public’s varying points of view (e.g., responses expressed in the 2007 Dexter Township Community Survey [see **pages 21-24** of this Plan]) in connection with those reviews.

Strategies

- 2.1 Annually review the Master Plan and Future Land Use Map for amendment and determine an appropriate amount and location of land dedicated to future commercial uses.
- 2.2 Seek public comment on amendments to, and implementation of, the Master Plan via public hearings, town hall meetings, and, from time to time, community surveys.

Commercial Objective #3: Review the permitted and conditional commercial land use standards of the Dexter Township Zoning Ordinance to determine if they meet the intent of the zoning district,

meet the needs of the community, and reflect the rural character of Dexter Township.

Strategies

- 3.1** Regularly re-evaluate commercial uses in all zoning districts in regard to the list of permitted land uses, and remove or recategorize those that are not typically associated with a rural environment. Commercial uses that are typically associated with a rural environment should be reviewed from time to time and, if necessary, amended, to ensure that they are still associated with a rural environment and appropriately categorized as permitted land uses.

Industrial Policies

Industrial Goal

Cooperate within the region to support cohesive industrial development that is adequately supported by the necessary infrastructure.

Industrial Objective #1: Encourage industrial development in the region to locate only in areas where adequate infrastructure exists to support it.

Strategies

- 1.1** Cooperate with neighboring communities to maximize the utilization of their facilities for industrial development, where appropriate.
- 1.2** Support light industrial uses in Dexter Township only when and where such light industrial uses are low intensity, are supported by adequate infrastructure, reflect the rural character of Dexter Township, and minimize the impact on the surrounding environment, infrastructure, traffic levels, and public services. Discourage any industrial use that does not meet all of these criteria.

Transportation/Circulation Policies

Transportation/Circulation Goal

Strategically plan for, maintain, and invest in a transportation network that meets the needs of the community in a sustainable and cost-effective manner while preserving our sense of place and rural character.

Transportation/Circulation Objective #1: Maintain and improve the current level of service and safety of Dexter Township’s roads.

Strategies

- 1.1** Work with the Washtenaw County Road Commission (WCRC) to determine the level of safety and service for all public roads in Dexter Township and determine what actions are needed to maintain and improve the level of safety and service.
- 1.2** In accordance with the results of the 2007 Dexter Township Community Survey (where 84.8% of respondents stated it was either Very Important or Important for Dexter Township to cooperate with adjacent local units of government on road maintenance and upgrading), participate with all regional partners (including the Chelsea Area Planning Team/Dexter Area Regional Team [CAPT/DART], which is described on **page 19**), as well as WCRC, the Washtenaw Area Transportation Study (WATS), and the Michigan Department of Transportation (MDOT), to identify needed solutions and available funding for the public roads of Dexter Township and the region.
- 1.3** Although the results of the 2007 Dexter Township Community Survey (where a minority of respondents stated that they would support additional taxes for “Quality of the township road system” (14.9%) and “Traffic Management (9.7%)” suggest little support for a new millage to fund road maintenance, reconstruction, and traffic management, consider such a millage if there is a demonstrated demand for it from the electorate.
- 1.4** Encourage the WCRC to maintain the safety of its right-of-way where threats to safety exist, including without limitation vegetation in the right-of-way.
- 1.5** In accordance with the results of the 2007 Dexter Township Community Survey (where 59.3% respondents supported a

“coordinated garbage pickup service throughout the township, where a preferred hauler is selected and residents have the option of enrolling at a discounted rate), consider implementing a preferred hauler system as a means of reducing the additional truck trips on Dexter Township’s roads currently experienced through our subscription-based system.

- 1.6** In accordance with the results of the 2007 Dexter Township Community Survey (where 54.2% preferred Private roads and 45.8% preferred Public roads when asked, “What type of roads should Dexter Township encourage to service new residential development”), continue the existing policy of allowing both types of new roads, provided they are designed, constructed, and maintained to assure safe and adequate access to dwellings and buildings by both the public and emergency vehicles.
- 1.7** Require new developments to provide legally permissible street improvements to prevent negative impacts on traffic flow.
- 1.8** Support the WCRC Right-of-Way Plan only when the proposed right-of-way widths are compatible with local planning, zoning, and anticipated future development. Oppose the Right-of-Way Plan if the right-of-way widths are excessive in relation to Dexter Township’s anticipated future development or undermine local planning and zoning.
- 1.9** Consider adoption of a Township policy that would not allow Zoning Permits to expand structures on unapproved non-conforming private roads until the roads met the private road standards of Dexter Township.
- 1.10** Consider an amendment to the Master Plan that includes a Master Street Plan, to include a means for implementing the Master Street Plan in accordance with the Michigan Planning Enabling Act.

Transportation/Circulation Objective #2: Periodically review the need for a capacity analysis for Dexter Township’s gravel roads that examines and rates the quality of each gravel road, determines which roads are currently over capacity, and predicts which roads will become over capacity if the area accessing them is built out according to the current zoning.

Strategies

- 2.1 Encourage the WCRC to collect traffic counts at least every 3 years along all segments of public roads in Dexter Township.
- 2.2 Encourage the WCRC to conduct a gravel road inventory that includes such physical feature data as road width, surface type, width of clear zone, speed of comfortable travel, and road drainage.
- 2.3 If appropriate, consider carrying out a detailed gravel road capacity analysis for Dexter Township. The steps previously outlined in the guidebook titled, *How Much Development is Too Much?: A Guidebook on Using Impervious Surface and Gravel Road Capacity Analysis to Manage Growth in Rural and Suburban Communities* should be instructive.
- 2.4 Where appropriate, recommend solutions and available funding for preserving and enhancing the quality of Dexter Township's gravel road network considering, among other things, community concerns, including those expressed in the 2007 Dexter Township Community Survey.

Transportation/Circulation Objective #3: In accordance with the results of the 2007 Dexter Township Community Survey (where a majority of respondents either Strongly Encouraged or Encouraged “Designated paved bicycle lanes alongside paved roads” (70.9%), “Wider gravel shoulders along paved and gravel roads” (52.3%), and “Natural walking paths and trails” (75.1%). improve the non-motorized infrastructure in Dexter Township and the region by encouraging more non-motorized transportation at the local level and working with regional partners.

Strategies

- 3.1 Require, to the greatest extent possible, that all modes of transportation (bus, automobile, bicycle, and pedestrian) be included in all road reconstruction projects in Dexter Township.
- 3.2 Participate with WATS, WCRC, and other regional partners to further the general purpose of the *Non-Motorized Plan for Washtenaw County*, to promote adequate facilities for bicycles, pedestrians, and other non-motorized system uses in order to reduce congestion, improve health, improve air quality, and provide an elevated level of connectivity to residents of Washtenaw County.

- 3.3 Amend the Dexter Township Zoning Ordinance to require that all proposed residential and mixed use developments allow for non-motorized transportation along the roadsides, trails/greenways within the open space areas, if any, and connectivity to existing or proposed non-motorized trails.
- 3.4 Participate with Washtenaw County, Livingston County, the Huron-Clinton Metropolitan Authority, and other regional partners to develop regional greenways and trail systems such as the Huron River Border-to-Border Trail.
- 3.5 Although the results of the 2007 Dexter Township Community Survey (where only 13.7% of respondents stated that they would support additional taxes for “Non-motorized trails”) suggest little support for a new millage to fund non-motorized transportation, consider such a millage if there is a demonstrated demand for it from the electorate.

Transportation/Circulation Objective #4: Minimize the adverse impacts of traffic, especially regional traffic, flowing through Dexter Township.

Strategies

- 4.1 Encourage the Dexter Township Board of Trustees and Planning Commission to participate with local units of government in the *Dexter Township Region* (including the Chelsea Area Planning Team/Dexter Area Regional Team [CAPT/DART], which is described on **page 19**) to improve existing traffic routes and develop alternative traffic routes in an effort to minimize the impact of through traffic in Dexter Township and the *Dexter Township Region*. This cooperation should include working with the Washtenaw and Livingston County Road Commissions and the Michigan Department of Transportation.
- 4.2 Continue to support a future extension of Dexter Townhall Road southward from Island Lake Road in Dexter Township to Dancer Road in Lima Township if certain safety improvements are constructed elsewhere on Dexter Townhall Road.

Transportation/Circulation Objective #5: Minimize the number of curb cuts on Dexter Township's roads.

Strategies

- 5.1 Continue to encourage the use of shared driveways (which are allowed to service up to 4 dwelling units) as a means of reducing curb cuts and improving traffic safety, rural character, and driveway design.
- 5.2 Work with the WCRC and developers to encourage the use of innovative site planning and service drives.
- 5.3 Encourage the use of out-lots and easements dedicated for the use of future roads in subdivisions, site condominiums, and other developments in order to increase the efficiency of the road network, and decrease the isolation of single-family homes and the number of automobile trips.

Transportation/Circulation Objective #6: Promote the protection and enhancement of the major Township entrances, and scenic or historic transportation corridors.

Strategies

- 6.1 Encourage neighboring communities to adopt and enforce blight ordinances comparable to Dexter Township's to enhance the major entrances to the Township and maintain the natural beauty of the region.
- 6.2 Major entrance roads and roads that have a scenic or historic character should be given special care during maintenance or improvement to cause minimal damage and disturbance.

Transportation/Circulation Objective #7: Maximize the efficiency and use of the Western-Washtenaw Area Value Express (WAVE), Ann Arbor Transportation Authority (AATA), and similar transit systems to reduce auto dependency and meet the needs of Dexter Township's residents.

Strategies

- 7.1 Work with regional partners in Washtenaw County and Livingston County to coordinate more effective transit service, especially for underserved populations such as the elderly, disabled, and low-income.
- 7.2 Participate with WATS to advance the goals of the WATS Transit Plan.

Community Facilities Policies

Community Facilities Goal

Maintain community facilities and public services and pursue improvements that address important community needs in a sustainable and cost-effective manner.

Community Facilities Objective #1: In accordance with the results of the 2007 Dexter Township Community Survey (where 57.0% of respondents either Strongly Disagreed or Disagreed that Dexter Township should "Encourage higher density residential development in areas where municipal sewer service is available" and a plurality of respondents (39.5%) preferred "Public sanitary sewer, as long as it does not promote higher densities or more intense land uses" when asked "What type of sanitary waste service should Dexter Township encourage for *new* residential development?"), adopt a *future* sanitary sewer service area map that allows for reasonable expansion of the sewer service area without increasing residential densities that would have otherwise been achieved by the Zoning Ordinance with individual septic systems or a cluster drain field.

Strategies

- 1.1 Allow non-lakes residential areas to connect to sanitary sewer only if all four (4) of the following criteria are fulfilled:
 - 1. Any and all costs associated with extending and connecting the sewer line are paid by the developer; and
 - 2. Access to sanitary sewer does not result in unplanned growth or higher residential densities than would have otherwise been achieved by the Zoning Ordinance, with individual septic systems or a cluster drain field; and
 - 3. Better groundwater quality and more environmentally friendly site design is promoted; and
 - 4. The sewer system has residential equivalency unit (REU) capacity that does not lower or jeopardize other connection opportunities in the lake areas or create the need for additional capacity at the current sewer plant.

As mentioned previously on **pages 17-18**, public sewer was initially approved in response to a significant environmental

threat and was not originally intended to serve as a catalyst for unplanned growth areas or heightened development densities.

- 1.2 In accordance with the results of the 2007 Dexter Township Community Survey (where 70.4% of respondents stated it was either Very Important or Important for Dexter Township to cooperate with adjacent local units of government on sewage treatment), work with local units of government in the *Dexter Township Region* to enhance sewage treatment in the region.
- 1.3 Although the results of the 2007 Dexter Township Community Survey (where only 6.1% of respondents stated that they would support additional taxes for “Expansion of the public sewer systems”) suggest little support for a new millage or assessment to fund sewer expansion, consider such a millage if there is a demonstrated demand for it from the electorate.

Community Facilities Objective #2: Oppose a change in the nature or use of its sewage treatment plants and reservoirs if such changes will compromise the sanitary sewer service area, REU capacity, groundwater and environmental quality, rural character, traffic safety, and road quality.

Strategies

- 2.1 Dexter Township shall not allow sewage treatment plants and reservoirs to import and treat septage from outside of the sanitary sewer service area without Site Plan approval from the Dexter Township Planning Commission for this particular use. Approve such a site plan only if this use does not reduce or degrade the sanitary sewer service area, REU capacity, groundwater or environmental quality, rural character, traffic safety, or road quality.

Community Facilities Objective #3: Work with local school districts within Dexter Township to promote long-term planning for school sites or other facilities to accommodate future student populations.

Strategies

- 3.1 Consider site plan review provisions which address the impact of new and expanding residential developments on the school system’s capacity and its ability to deliver services.

- 3.2 Notify affected school districts during the planning process when certain projects will alter student population or the school district’s delivery of services.
- 3.3 Participate in applicable discussions of school expansion.
- 3.4 Support state legislation that would require local planning and zoning review of school site plans.

Community Facilities Objective #4: Identify and encourage the preservation of historically significant areas and buildings in Dexter Township through local, state, and national programs.

Strategies

- 4.1 Include in site plan review criteria the existence of historic buildings, residential properties, and farmsteads, as well as other historic features, which may be impacted by new or expanding development.
- 4.2 Work with Washtenaw County, regional partners, and any historical preservation groups to identify and preserve historically significant areas and buildings.

Community Facilities Objective #5: In accordance with the Michigan Planning Enabling Act, annually prepare a capital improvements program (CIP) of public structures and improvements. The Township Board of Trustees will determine how the CIP will be prepared, and the Planning Commission will participate as the Township Board of Trustees requires.

Strategies

- 5.1 Request from each agency or department of Dexter Township with authority for public structures or improvements (including the Dexter Township Board of Trustees, the Multi-Lakes Water & Sewer Authority, and the Portage Base Sewer Authority) an annual inventory of desired public improvement projects with lists, plans, and estimates of time and cost of those public structures and improvements.
- 5.2 Show those public structures and improvements, in the general order of their priority that, in the Planning Commission’s judgment, will be needed or desirable and can be undertaken within the ensuing 6-year period.

Community Facilities Objective #6: Consider the adequacy of the local infrastructure when making planning and zoning decisions.

Strategies

- 6.1 When considering site plans, special land use permits, and zoning amendments, consider the impact on the local infrastructure. When allowed, deny approval unless adequate public facilities and services are available to meet the needs of the proposed uses and such development does not outpace the Township's ability to effectively manage the rate of development.
- 6.2 Use the CIP process to plan for infrastructure improvements that are needed as a result of planned or proposed development.

Economic Development Policies

Economic Development Goal

Promote cohesive economic development within the region that provides job opportunities, preserves a sense of place, is adequately supported by the necessary infrastructure, and realizes a tax base sufficient to provide public services.

Economic Development Objective #1: As our economy continues to place a greater emphasis on information technology (e.g., the use of computers, broadband, e-mail, the internet, cellular phones, webcams, wireless networking, etc.), re-evaluate Township zoning standards to ensure that these standards meet the technological needs of residents and businesses while also preserving the Township's natural resources, rural character, and sense of place.

Strategies

- 1.1 Regularly review and evaluate the Home Occupation standards of the Dexter Township Zoning Ordinance to ensure that these standards allow residents to operate home-based businesses and/or telecommute without compromising the rural and residential character of the surrounding area.
- 1.2 Regularly review and evaluate the wireless communication facilities standards of the Dexter Township Zoning Ordinance to ensure that these standards accommodate current wireless technology without compromising the Township's natural resources, rural character, or sense of place.

Economic Development Objective #2: Implement the agricultural policies (pages 72-73) and commercial policies (pages 79-80) of the Dexter Township Master Plan.

Public Safety Policies

Public Safety Goal

Promote and provide a safe environment for the general public in a sustainable and cost-effective manner.

Public Safety Objective #1: Implement the goals and strategies of the Dexter Township Hazard Mitigation Plan, originally adopted by the Dexter Township Board of Trustees in 2004, for the following hazards:

- **Convective Weather:** Reduce Dexter Township’s vulnerability to convective weather storm hazards, minimize loss of life and injury, and damage to public property.
- **Hazardous Materials Incidents – Transportation:** Reduce the risk of damage, loss of life, and other costs resulting from hazardous material transportation incidents.
- **Hazardous Materials Incidents – Fixed Site:** Reduce the risk of hazardous material fixed site incidents in Dexter Township by increasing the ability to respond and minimizing the impacts to the citizens, environment, and economy.
- **Infrastructure Failure:** Decrease Dexter Township’s vulnerability to infrastructure failures and continue to strengthen the Township’s ability to assist citizens during an event.
- **Severe Winter Weather Hazard:** Reduce the damage and impacts caused to the community by severe winter weather hazards.
- **Petroleum and Natural Gas Pipeline Gas Accidents:** Reduce the potential harm from petroleum and natural gas pipeline accidents.
- **Dam Failures:** Reduce the potential for a dam failure.
- **Sabotage and Terrorism:** Increase Dexter Township’s capacity to anticipate, manage, and withstand potential incidents involving sabotage and terrorism.

Strategies

- 1.1 Implement the corresponding strategies of the Dexter Township Hazard Mitigation Plan, with the understanding that implementation is based on the availability of funding and staff resources.
- 1.2 Annually review the Dexter Township Hazard Mitigation Plan by reviewing the original plan, reviewing any disasters or emergencies that occurred during the previous year, reviewing

actions taken, including what has been accomplished during the previous year, discussing implementation problems, and recommending new projects or revised action items.

- 1.3 Update the Township Hazard Mitigation Plan every 5 years as required by FEMA, with the assistance of Washtenaw County, and include land use and zoning strategies in the updates.

Public Safety Objective #2: Continue to ensure adequate police and fire protection in Dexter Township.

Strategies

- 2.1 In accordance with the results of the 2007 Dexter Township Community Survey (where a vast majority of respondents stated that it was Very Important or Somewhat Important “for Dexter Township to cooperate with adjacent local units of government on “Police protection” (92.6%) and “Fire protection” (96.0%)), continue to participate with surrounding local units of government to sustain and improve police and fire protection.
- 2.2 Although the results of the 2007 Dexter Township Community Survey (where only 28.3% and 29.3% of respondents stated that they would support additional taxes for “Police protection” and “Fire protection,” respectively) suggest little support for a additional taxes to fund police and fire protection, consider such a millage if there is a demonstrated demand for it from the electorate.
- 2.3 Periodically review the need to consider adoption of a Fire Protection Ordinance.
- 2.4 Work with the public safety officials, the WCRC, private road associations, and regional partners to maintain and improve the delivery of public safety services. Such improvements should include reducing emergency response times by improving road conditions, improving coverage areas, and expanding the number of police/fire station sites to underserved areas.
- 2.5 Where a portion of land is characterized by floodplains, discourage new development within the floodplain.

Parks & Recreation Policies

Parks & Recreation Goal

Promote adequate and accessible parks and recreation for all residents and support regional open space and trail systems to promote a sense of place, preserve important natural features, and provide non-motorized transportation opportunities.

Parks & Recreation Objective #1: Participate with Washtenaw County, Livingston County, the Huron-Clinton Metropolitan Authority, and other regional partners to identify current parks and recreational resources of the region and address the current and future recreational needs of Dexter Township and the surrounding area.

Strategies

- 1.1** Consider adoption of a local or regional Parks & Recreation Plan that outlines the future parks and recreational needs of Dexter Township and the surrounding area, and how we will meet those needs.
- 1.2** Support Washtenaw County’s Natural Area Protection Program as a means of preserving important natural resources and establishing additional parkland in Dexter Township and the surrounding area.
- 1.3** Consider amending the Dexter Township Zoning Ordinance to encourage – via density bonuses or otherwise – all proposed residential and mixed use developments of a certain size to provide parks and recreational facilities for residents through adequate on-site facilities and/or contributing to area-wide facilities and providing pedestrian connections.
- 1.4** Support the development of regional greenways and trail systems such as the Washtenaw County Border-to-Border Trail along the Huron River.
- 1.5** Although the results of the 2007 Dexter Township Community Survey (where only 5.2% of respondents stated that they would support additional taxes for “Additional outdoor recreational opportunities”) suggest little support for a new millage to fund more parks and recreational facilities, consider such a millage if there is a demonstrated demand for it from the electorate.

Future Land Use Plan and Zoning Plan

Future Land Use and Zoning Districts

The Future Land Use and Zoning Plan described in the following pages identify the planned pattern of land use and development throughout the Township for the next 20 years or more. However, no new land uses should be established, or land re-zoned, unless adequate public facilities and services are available to meet the needs of the proposed uses and such development does not outpace the Township's ability to effectively manage the rate of development.

The Future Land Use and Zoning Plan pattern was established based upon an analysis of the Township's natural and cultural characteristics including community attitudes, existing roadway network, soil conditions, existing and nearby public infrastructure, and environmentally sensitive areas. The opportunities and constraints presented by these characteristics were evaluated within the context of the goals, objectives, and strategies in this Plan. Future development within the Township should be evaluated according to its impact upon natural resources and infrastructure in the Township, including those shown in previous maps within this Plan. These maps are intended to be overlaid upon other Township maps to more graphically identify the location of natural resources and infrastructure, and the potential impact of future development upon them. These maps are intended to serve as general guides and are not a substitute for on-site investigations.

The Future Land Use and Zoning Plan divides the Township into several Future Land Use and Zoning areas, and identifies the predominant land use pattern planned for each of these areas. The approximate limits of these areas are illustrated in the Future Land Use Map (**Map 27**) and Zoning Plan Map (**Map 28**). It is not the intent of this Plan to identify each individual land use which should be permitted in each of these areas. Rather, this Plan makes broad-based recommendations regarding the dominant land use intended to be accommodated. Specific permitted land uses are determined by the zoning provisions of the Township Zoning Ordinance, based upon considerations of compatibility.

The following is a description of each of the Future Land Use and Zoning areas:

Future Land Use: Public or Institutional Land

Corresponding Zoning District: PL – Public Lands District (see description on page 63)

The Public or Institutional Land (PIL) area identifies areas in the Township that are planned for or are currently under governmental uses, including joint public and private ventures. The PIL areas are intended to provide a service associated with public infrastructure and/or the delivery of services, and consist of the following:

- Property currently owned and used by public entities such as HCMA (Township Hall property only), the Multi-Lakes Area Water & Sewer Authority (sewer plant), the Portage-Base Lakes Water & Sewer Authority (sewer plant), the University of Michigan (Peach Mountain Observatory), the WCRC, and public or association-operated cemeteries.
- A privately-owned 5-acre parcel located at the southeast corner of the N. Territorial Road/Dexter Townhall Road intersection. This property has a history of commercial use, but has not been commercially used for several years. Due to its central location in Dexter Township, this site has been discussed as a future fire and police station to provide better public safety services to Dexter Township and the surrounding area. The Dexter Township Public Safety Advisory Committee is in the process of compiling response time data in an effort to identify a proper location for a future station.

Future Land Use: Public Recreation

Corresponding Zoning District: PL – Public Lands District (see description on page 63)

The Public Recreation (PR) area identifies areas in the Township that are planned for or are currently owned by a governmental entity and used for public recreational use. The PR areas consist of land owned by the State of Michigan (Pinckney State Recreation Area), the Huron-Clinton Metropolitan Authority (Hudson Mills Metropark), and Washtenaw County (West Lake Preserve). The PR area is characterized by extensive natural resources, including large expanses of woodlands, wetlands, and steep sloped areas. These public resources provide important environmental benefits including habitats for wildlife, flood control, groundwater recharge and discharge, and surface water purification. In addition, they provide special opportunities for recreation and contribute to the Township’s overall rural character. Because of the presence of extensive wetlands and steep slopes, much of the land in this area presents severe physical limitations to development.

Due to the severe development limitations within the PR area and the important role that its natural resources and public facilities play, this Plan recommends the protection of these resources and their long term viability by limiting the introduction and intensities of new land uses into these areas. Future use and development of land in the PR area should be predominantly limited to open-space and natural resource based land uses, such as parkland, agriculture, and wildlife management. Should land within the PR area be sold for the intention of private residential use, development densities should not exceed 1 dwelling unit per 5 acres. The availability of public sewer in limited portions of the PL area is not a basis for higher development densities than 1 dwelling unit per 5 acres. Such sewer service is in response to documented environmental conditions associated with some of the Township’s lake areas – conditions detrimental to the public health and welfare and the environmental integrity of these lakes.

Future Land Use: Agricultural Preservation

Corresponding Zoning District: AG – Agriculture District (see description on page 63)

The Agricultural Preservation area encourages the continuation of all current farming activities as well as the introduction of new farming activities, and provides opportunities for low density residential development of an overall rural character. Lands within the Agricultural Preservation area are largely characterized by one or more conditions that contribute to agricultural viability, including classification by the U.S. Department of Agriculture as “prime farmland,” minimum parcel sizes approaching 40 acres or more, the presence of existing farm operations, and the comparatively lesser presence of residential encroachment. All typical farming activities, including the raising of crops and the use of stables, silos, and barns are encouraged provided that they meet the Michigan Department of Agriculture requirements for Generally Accepted Agricultural Land Management Practices (GAAMPs).

Maximum development densities of approximately 1 dwelling unit per 5 acres are recommended in the Agricultural Preservation area. However, Dexter Township recognizes that if every lot within the Agricultural Preservation area is developed at 5-acre minimum lot sizes, the land consumption would be greater than what is typically needed for a single dwelling. This rate of land consumption would ultimately undermine the Township’s rural character and economic stability of farm operations, heighten the rate at which farmland is converted to alternative uses, and encourage the destruction of ecosystems and natural resources. Therefore, in order to provide landowners with increased flexibility and minimize the consumption of farmland acreage to accommodate dwellings, Dexter Township allows opportunities for the creation of smaller land divisions provided the maximum densities are not exceeded. For example, the current minimum lot size in the Agriculture zoning district of Dexter Township is 5 acres; however, the minimum lot size may be reduced to 1 acre, provided the number of lots that may be created shall not exceed a maximum density of 1 such lot for each 5 acres. This provision has encouraged more 1-acre land divisions in the Agriculture zoning district and, in effect, greater preservation of farmland.

The Agriculture zoning district also allows for Open Space Community (OSC) development, which is described on **pages 64-65**.

The availability of public sewer in limited portions of the Agricultural Preservation area is not a basis for higher development densities than those recommended above. Such sewer service is in response to documented environmental conditions associated with some of the Township's lake areas – conditions detrimental to the public health and welfare and the environmental integrity of these lakes.

Future Land Use: Private Recreation Conservation
Corresponding Zoning District: RC – Recreation Conservation
(see description on page 64)

The Private Recreation Conservation (PRC) area identifies land in the Township that is currently owned by a private or non-profit entity and used for private recreational and conservation use. The PRC areas include such land uses as shooting ranges, hunt and fish clubs, game ranches, golf courses, day camps, and yacht clubs. Future use and development of land in the PRC area should be predominantly limited to private or non-profit recreational land uses. Should land within the PRC area be sold or converted for the intention of private residential use, development densities should not exceed 1 dwelling unit per 5 acres. The availability of public sewer in limited portions of the PRC area is not a basis for higher development densities than 1 dwelling unit per 5 acres. Such sewer service is in response to documented environmental conditions associated with some of the Township's lake areas – conditions detrimental to the public health and welfare and the environmental integrity of these lakes.

Future Land Use: Private Common Use
Corresponding Zoning District: CU – Common Use District (see description on page 64)

The Private Common Use (PCU) area identifies riparian land in the Township that is dedicated to common areas owned and/or controlled by private owners of a development project. The Common Use zoning district pertains to such common riparian land.

Future Land Use: Rural Residential
Corresponding Zoning District: RR – Rural Residential District
(see description on page 64)

The Rural Residential (RR) area covers the majority of the Township not otherwise included in the public, recreational, and agricultural areas. This Area is intended to provide opportunities for the continuation of farming activities while also providing opportunities for rural residential lifestyles of comparatively low development densities. The intended low density development is supported by a number of factors including the frequently poor soil conditions for septic systems, limited availability of public services including police protection, the limited capacity of the predominantly unpaved roadway network, the interest of the Township to minimize land use conflicts between agricultural operations and neighboring land uses, and the public's interest in protecting the natural resources and rural character of the Township.

All typical farming activities, including the raising of crops and the use of stables, silos, and barns are encouraged provided that they meet the Michigan Department of Agriculture requirements for Generally Accepted Agricultural Land Management Practices (GAAMPs).

Maximum development densities of approximately 1 dwelling unit per 2 acres are recommended in the RR area, and the minimum lot size in the Rural Residential zoning district is 2 acres. In the future, Dexter Township should consider amending the Zoning Ordinance to allow the minimum lot size of the Rural Residential zoning district to be 1 acre, provided the number of lots that may be created shall not exceed a maximum density of 1 such lot for each 2 acres. Therefore, an owner of 8 net acres may do 3 1-acre divisions as long as the parent parcel stays at 5 acres – maintaining the overall density of 1 dwelling unit per 2 acres. This provision would encourage more 1-acre land divisions in the Rural

Residential zoning district and, in effect, greater preservation of farmland and open space.

The Rural Residential zoning district also allows for Open Space Community (OSC) development, which is described on **pages 64-65**.

The availability of public sewer in limited portions of the RR area is not a basis for higher development densities than those recommended above. Such sewer service is in response to documented environmental conditions associated with some of the Township's lake areas – conditions detrimental to the public health and welfare and the environmental integrity of these lakes.

Future Land Use: Lakes Residential
Corresponding Zoning District: LR – Lakes Residential District
(see description on page 64)

The Lakes Residential (LR) area is established in recognition of the existing lake residential development that has occurred in association with the Township's northern lake areas, and to provide limited opportunities for additional lake residential development.

This Plan recognizes the extremely fragile environments of the Township's lakes, the environmental, recreational, and aesthetic role these water resources play, and the particular challenges these resources present in regard to adjacent land use management. While the Township's water resources are, and have been, magnets for development, this development places tremendous pressure upon the lakes. These resources are at risk due to potential degradation through shoreline erosion, sediment discharge, runoff, and excess use of surface waters by watercraft.

This Plan encourages the continuation of the residential land use along the lakes but in a manner which more effectively recognizes the sensitive environmental qualities embodied in these resources and their aesthetic and recreational aspects. New development and redevelopment within

the LR area should be generally limited to residential uses and at densities not exceeding one dwelling unit per ½ acre.

Keyhole, or funnel development, should not be permitted without adequate control measures. Keyhole development is the use of a waterfront lot as common open space for waterfront access for dwelling units located away from the waterfront. This results in potentially greater lake use than would “normally” occur if the lot was used for its intended use, such as a single-family residence. As surface water use increases, so does the potential for shore erosion from speedboats and water-skiers, loss in property values, oil and gas spillage from powerboats, increased noise, conflicts between lake users (sailboats, fishers, swimmers, etc.) and increased lake maintenance costs. Such threats become that much greater when keyholing occurs with the digging of canals to increase lake frontage access to back lot residences.

Similarly, land and water activities at the end of local roads which terminate at a water body's edge should be managed so as not to undermine public health, including water safety, or negatively impact property values and the quality of life experienced by abutting and nearby property owners.

Future Land Use: Commercial
Corresponding Zoning District: C-1 – General Commercial
District (see description on page 65)

The Commercial area identifies areas in the Township that are planned for or are currently used for local commercial use. There is currently no identifiable community node or activity center within the Township where such uses are frequently guided. In fact, the limited commercial development presently in the Township is not centered in any particular area or along any particular road segment. Due to limited demand from Township residents, the lack of major thoroughfares in the community, and the more appropriate locations for intensive commercial uses in nearby urban communities such as Dexter, Chelsea, Pinckney, and Ann Arbor, future commercial development should be of a comparatively small scale and cater to the day-to-day consumer needs of area residents

and travelers. Commercial uses that cater to the consumer needs of a more regional population should be discouraged.

Access and road infrastructure play an important role in successful commercial development. For this reason, the intersection of North Territorial and Dexter-Pinckney Roads is the primary location for new commercial development at this time. This Plan generally supports the continuation of the small commercial uses located elsewhere in the Township and the replacement of such uses with other commercial uses that support the overall character of the community. However, the Plan strongly discourages the expansion of these commercial areas beyond that acreage currently zoned for such commercial use.

All future commercial uses should minimize disruption to the rural character of the Township and the use and enjoyment of nearby properties. Special site design measures should be pursued to assure the visual corridors of abutting public roads retain their current rural and open space character through appropriate siting and screening of parking areas, lighting, signage, building scale, architecture and materials, and related development features. The Commercial Planned Unit Development (C-PUD) overlay district, described on **page 65**, allows for zoning flexibility and mixed land uses if a proposed project exhibits superior site design. Larger commercial uses and buildings that conflict with the Township's dominant rural character and limited public services are discouraged. In light of the unique natural resources of the Township, including its ground water resources that are particularly vulnerable to contamination in certain locations, uses that are predominantly characterized by the use, storage and/or sale of toxic, hazardous, or otherwise injurious materials should not be permitted without assurances that the health, safety and welfare of the Township and its residents are adequately protected.

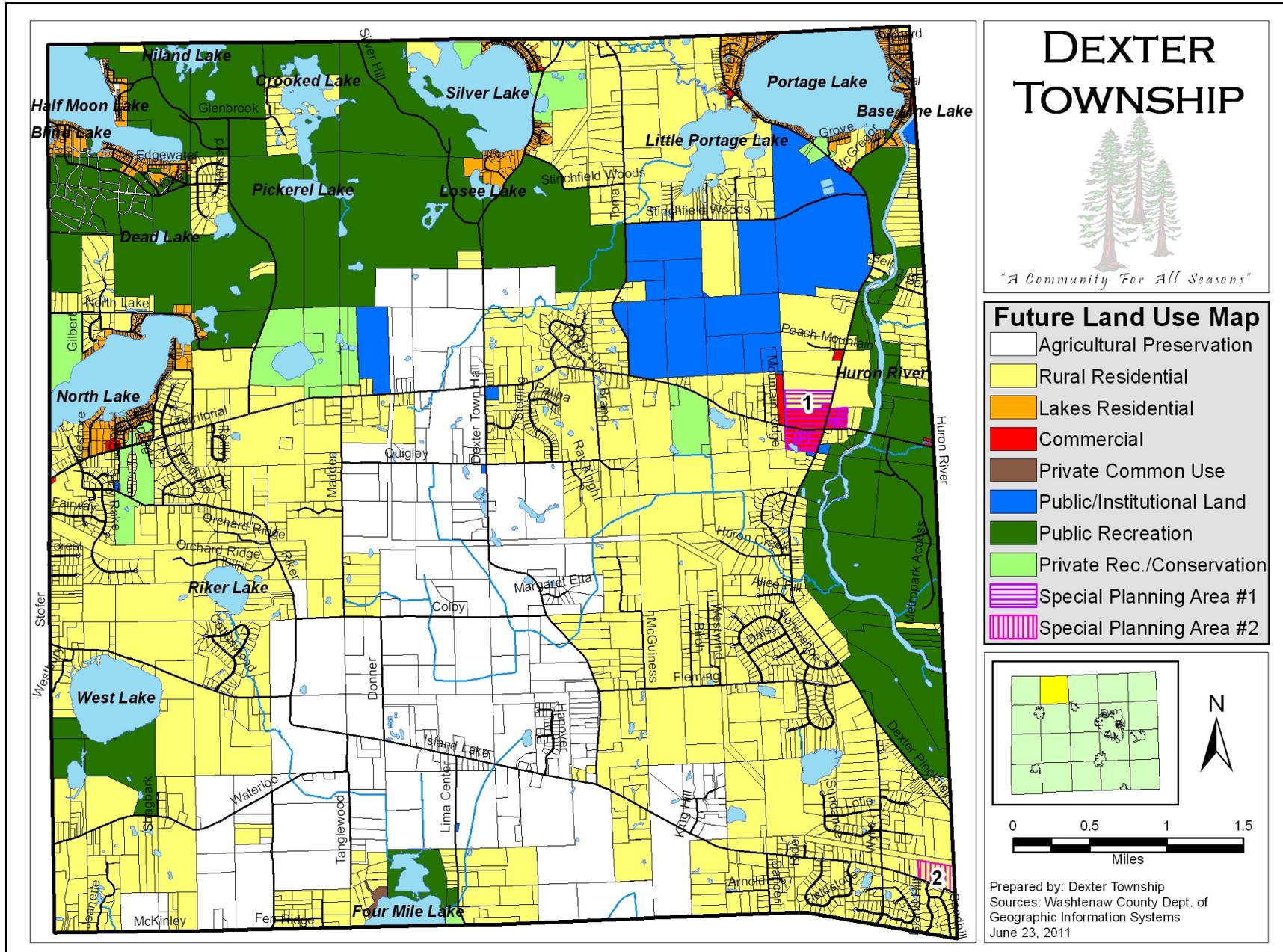
Future Land Use Overlay: Special Planning Area #1

Corresponding Zoning Districts: This land use overlay would apply to the RR and C-1 districts (if there is an apparent demand for additional commercial land uses that are intended to serve the local population), or a future Medium Density Residential (MDR) zoning district if higher residential densities are necessary to meet an apparent demand for smaller sized homes that are more affordable and/or for specialized housing for seniors or those with special needs. The average MDR zoning district density should not exceed 1 unit per ¼ acre, and densities higher than 1 unit per 2 acres should only be granted if the site is served by adequate infrastructure and public services, and exhibits superior design in regards to siting, screening, parking, lighting, signage, building scale, architecture and materials, vehicular and pedestrian circulation, and related development features.

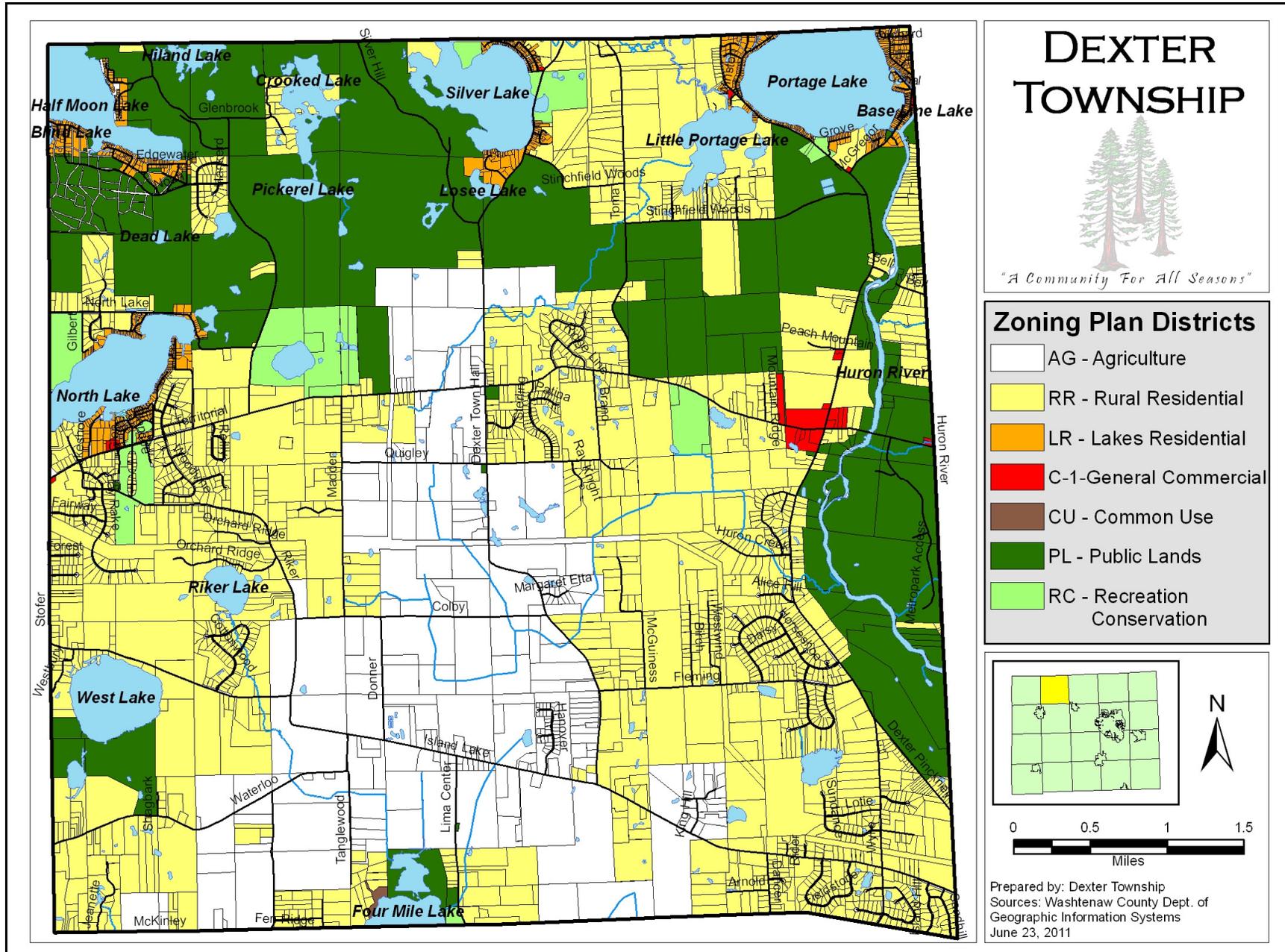
Special Planning Area #2

Corresponding Zoning Districts: This land use overlay would apply to the RR district or a future Medium Density Residential Zoning District if higher residential densities are necessary to meet an apparent demand for smaller sized homes that are more affordable and/or for specialized housing for seniors or those with special needs. The average MDR zoning district density should not exceed 1 unit per ¼ acre, and densities higher than 1 unit per 2 acres should only be granted if the site is served by adequate infrastructure and public services, and exhibits superior design in regards to siting, screening, parking, lighting, signage, building scale, architecture and materials, vehicular and pedestrian circulation, and related development features. Due to this Area's proximity to the Village of Dexter and Webster Township, it will be important for Dexter Township to coordinate with these municipalities regarding growth management and infrastructure in and around this Area.

Map 27: Dexter Township Future Land Use Map



Map 28: Dexter Township Zoning Plan Map



Dexter Township Planning Commission Resolution

A resolution to approve the 2011 Dexter Township Master Plan

WHEREAS, the Dexter Township Planning Commission prepared and adopted a master plan in 1999 to guide and manage growth, development, and preservation, pursuant to Public Act 168 of 1959, and hereafter referred to as the Dexter Township Master Plan; and,

WHEREAS, the Dexter Township Planning Commission periodically amended the General Development Plan to address changing conditions and policies pertaining to growth, development, and preservation, pursuant to Public Act 168 of 1959; and,

WHEREAS, on September 1, 2008, Public Act 168 of 1959 was repealed and replaced by Public Act 33 of 2008, the Michigan Planning Enabling Act; and,

WHEREAS, in 2006, the Dexter Township Planning Commission began the process of drafting a new Master Plan; and,

WHEREAS, in 2007, the Dexter Township Planning Commission conducted a mail survey of all Dexter Township property owners, of which 857 (31.5%) responded; and,

WHEREAS, the Dexter Township Planning Commission held public advisory meetings on January 13, 2009 (Agriculture Zoning District owners), January 24, 2009 (Lakes Residential Zoning District owners), and February 5, 2009 (Rural Residential, Recreation Conservation, and General Commercial Zoning District owners) to present data and seek public comment on planning-related items affecting their respective areas; and,

WHEREAS, after completing the proposed Master Plan and following the distribution procedures set forth in Public Act 33 of 2008, as amended, the Dexter Township Planning Commission held a duly noticed public hearing on the Master Plan at its April 26, 2011 meeting; and,

WHEREAS, after receiving comments from the public and local agencies that reviewed the proposed Master Plan, the Planning Commission reviewed the comments and made revisions to the Plan.

NOW THEREFORE BE IT RESOLVED, that the Dexter Township Planning Commission hereby adopts the Dexter Township Master Plan on this the 23rd day of August, 2011, by a majority of the full membership of the Dexter Township Planning Commission as indicated in the roll call vote below:

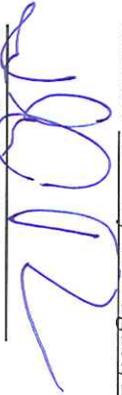
Resolution offered by Planning Commission Member Adams

Resolution supported by Planning Commission Member Tappe

Tally: Yes = 4 (Adams, Tappe, Shea, and Lewis); No = 0; Abstain = 0; Absent = 2 (Korcek and Wade)

The Chair declared the resolution Adopted

DATE: 23rd day of August, 2011



John Shea, Chair