



DEXTER TOWNSHIP

PLANNING & ZONING

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

DPZ@TWP-DEXTER.ORG

WWW.TWP-DEXTER.ORG

Attachment

8J

Amended Site Plan Fees
February 19, 2013

DATE: February 15, 2013
TO: Board of Trustees
CC: File
FROM: Zach Michels, Director of Planning & Zoning
RE: Amended Site Plan Review Fee for Copper Meadows

MEMORANDUM

Copper Meadows was approved as an open space community site condominium in 2005. During site plan review, open space communities may be granted departures from certain zoning ordinance standards if the deviations would provide for recognizable and substantial benefits to the community when compared with a standard development using the underlying zoning district standards. Copper Meadows received deviations for lot area, lot width, and density.

It has come to Township Staff's attention that almost all of the home plans used in Copper Meadows will not meet the building coverage standard, 10%, on the smaller lots (as small as 0.50 acres).

It is possible for Copper Meadows to apply for an amended site plan and request a deviation from the 10% building coverage standard for the underlying Rural Residential District. Such a review would go before the Planning Commission for approval at a public hearing.

The Fee Schedule sets the cost for an amended site plan review at \$1,000 for the first 10 lots and \$500 for each additional 5 lots or fractions thereof. There are 51 lots in Copper Meadows; the fee for an amended site plan review would be \$5,500.

The above fee would be appropriate for significant amendments to an approved site plan. However, if the site plan amendment were limited to a request for a deviation from the building coverage standard, with no changes



to the infrastructure, lot lines, etc., it may be appropriate to reduce the fee to better reflect the cost to the Township for a review.

I recommend the Board of Trustees consider an amended site plan fee for Copper Meadows (to adjust building coverage standards for the project in a manner consistent with the open space community/site plan review process) of \$1,000, plus any additional fees incurred by the Township.

There will be costs associated with the amended site plan review, such as: Planning Commissioner per diems, staff time, noticing, etc. I believe the above number should be close to the Township's costs. Staff can track time used and other expenses and determine if the actual cost is higher than the above.

Please contact this office with any further questions on the above matter.

Zach Michels

Director of Planning & Zoning

Dexter Township