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"A Community For All Seasons"

Planning & Zoning Status Report – January 15, 2016

PERMITS, ZBA APPLICATIONS, & VIOLATIONS

	December 2015	November 2015	December 2014	December 2013	December 2012	December 2011	December 2010	December 2009
Zoning Permits Issued	12	6	8	6	7	2	5	7
ZBA Applications Received	1	1	0	1	0	2	4	0
Blight Warnings/ Violations ¹	1	0	1	0	0	3	1	0
Zoning Warnings/ Violations ¹	3	4	3	0	1	2	6	1
Zoning and Blight Violations Resolved ²	7	1	2	0	2	2	0	1

- 1) The number of blight and zoning warnings/violations listed in the table does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.
- 2) The number of zoning and blight violations resolved does not include those violations that are in the process of being resolved.

PLANNING COMMISSION

December:

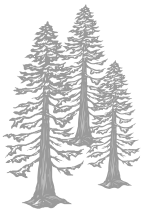
The Planning Commission held a meeting on December 22nd. It held a public hearing for the second amendment of the final site plan for the fire substation and postponed the public hearing to January 12th. The Planning Commission also reviewed the Introduction, Administration, and Special Land Use Articles of the Zoning Ordinance and reviewed the 2015/2016 Work Plan.

Case	Zoning	Project	Request	Result
(15-PC-168) Dexter Township Fire Substation	n/a	Fire substation	Amended final site plan	Postponed

January:

The Planning Commission held a meeting on January 12th. It is scheduled to hold a public hearing for the second amendment of the final site plan for the fire substation. The Planning Commission will also hold elections for 2016, review its bylaws, and work on the 2015/2016 Work Plan.

Case	Zoning	Project	Request	Result
(15-PC-168) Dexter Township Fire Substation	n/a	Fire substation	Amended final site plan	Approved with Conditions



ZONING BOARD OF APPEALS

January:

The Zoning Board of Appeals met on January 5th. It held a public hearing with the following agenda:

Petition	Zoning	Project	Request	Result
(16-ZBA-810ABC) Furey 9311 Anne (D-04-03-207-007)	LR	Addition for hallway and roof over existing deck	A) <i>Reduced rear-yard setback of fifteen (15) feet rather than the thirty (30) feet required;</i> B) <i>Reduced waterbody setback of thirty-one (31) feet rather than the fifty (50) feet required; and</i> C) <i>Increased lot coverage of forty-six point one (46.1) percent rather than the twenty-five (25) percent allowed.</i>	<i>Postponed until 3/1/2016</i>

January:

The Zoning Board of Appeals will meet on February 2nd. It will hold a public hearing with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-811AB) Brightman 13890 Bramble Brae (D-04-18-433-005)	LR	House, attached garage, and screen porch addition	A) <i>Reduced front-yard (road) setback of five point seven (5.7) feet rather than the twenty-five (25) feet required; and</i> B) <i>Reduced rear-yard setback of five (5) feet rather than the thirty (30) feet required.</i>

ZONING ORDINANCE REVISION

The Zoning Ordinance Review Committee has not met since the last Township Board meeting. Its regular meeting date, January 12th, was scheduled for the January Planning Commission Meeting.

Future meeting dates include January 26 and February 9, 2016; additional dates may be added.

All Zoning Ordinance Review Committee meetings are being noticed at the Township Hall and on the Township's website. Materials are available to the public on the website at:

<http://www.dextertownship.org/BoardCommission/ZoningOrdinanceReview.aspx>.

DIRECTOR OF PLANNING & ZONING NOTES

Corey Christensen has been busy reviewing and inspecting properties that have not received their final certificate of zoning compliance. Some of these go back all the way to 1997. At the time of this staff report, there are 384 zoning permits from 1997-2014 that had not been finalized.

Respectfully Submitted,

Zach Michels

Dexter Township Director of Planning and Zoning