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"A Community For All Seasons"

Planning & Zoning Status Report – February 8, 2016

PERMITS, ZBA APPLICATIONS, & VIOLATIONS

	January 2016	December 2015	January 2015	January 2014	January 2013	January 2012	January 2011	January 2010
Zoning Permits Issued	5	12	5	3	4	4	9	2
ZBA Applications Received	1	1	0	0	2	2	0	1
Blight Warnings/ Violations ¹	0	1	0	0	1	1	0	0
Zoning Warnings/ Violations ¹	1	3	0	0	2	2	2	2
Zoning and Blight Violations Resolved ²	2	7	1	0	1	3	1	0

- 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

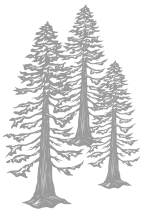
January:

The Planning Commission held a meeting on January 12th. It held a public hearing for the second amendment of the final site plan for the fire substation. The Planning Commission also held elections for 2016 (Tom Lewis:Chair, Tom Ehman: Vice-chair, Jeff Dehring: Recording Secretary), reviewed its bylaws, and worked 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

February:

The Planning Commission will hold a meeting on February 23rd. It will review, and possibly adopt, its 2015 Annual Report and 2015/2016 Work Plan and will continue review of its bylaws.



ZONING BOARD OF APPEALS

February:

The Zoning Board of Appeals met on February 2nd. It held a public hearing with the following agenda:

Petition	Zoning	Project	Request	Result
(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>	Approved

March:

The Zoning Board of Appeals will meet on March 1st. It will hold a public hearing with the following agenda:

Petition	Zoning	Project	Request
(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>
(16-ZBA-812ABCD) Furey 9311 Anne (D-04-03-207-007)	LR	Deck and step addition	A) <i>Reduced waterbody setback of twenty-eight (28) feet rather than the fifty (50) feet required;</i> B) <i>Reduced rear-yard setback of seven (7) feet rather than the thirty (30) feet required; and</i> C) <i>Reduced side-yard setback of one (1) foot rather than the five (5) feet required.</i>
(16-ZBA-813ABCD) Verburg 9864 Winston (D-04-02-175-021, D-04-02-102-004/005)	LR	House and attached garage addition	A) <i>Reduced front-yard (waterbody) setback of fifteen point one (15.1) feet rather than the fifty (50) feet required;</i> B) <i>Reduced front-yard (waterbody) setback of twenty-seven (27) feet rather than the fifty (50) feet required; and</i> C) <i>Reduced side-yard setback of four (4) feet rather than the five (5) feet required.</i>

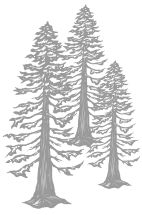
ZONING ORDINANCE REVISION

The Zoning Ordinance Review Committee met on January 26th. It reviewed comments from the Planning Commission concerning the Introduction, Administration, Amendment, and Special Land Uses Articles; it heard suggestions for possible consolidation and reorganization of zoning districts; and it reviewed the Land Use Table, Environmental Article, and Accessory Article.

Future meeting dates include February 9th and March 8th; 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

Ordinance Enforcement Officer Christensen has continued his efforts reviewing and inspecting properties that have not received their final certificate of zoning compliance. Zoning permits expire after one year, if they do not successfully pass their first (building) inspection within that year. The open zoning permits date from 1997 through January 2015.

At the time of this staff report, there are 265 zoning permits in the above period that have not been finalized. At the beginning of the year, there were a total of 403 zoning permits in this category. *(There were 50 zoning permits in the records that do not include enough information in the log, address, parcel id, etc, to conduct research or inspections. These 50 zoning permits have been removed from the calculation of open zoning permits.)*

We have begun reviewing all zoning permits that are 11 months old, to ensure that this situation never occurs again in the future.

Christensen has also begun review of unresolved zoning and blight violation citations.

Respectfully Submitted,
Zach Michels
Dexter Township Director of Planning and Zoning