

DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767
FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

HARLEY RIDER
SUPERVISOR

DEBRA CEO
CLERK

LIBBY BRUSHABER
TREASURER

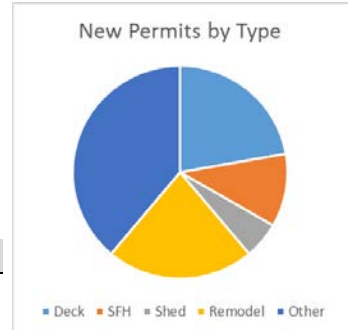
BILL GAJEWSKI
MIKE HOWARD
CARL LESSER
JASON MACIEJEWSKI
TRUSTEES

"A Community For All Seasons"

Planning & Zoning Status Report for July- July 13, 2016

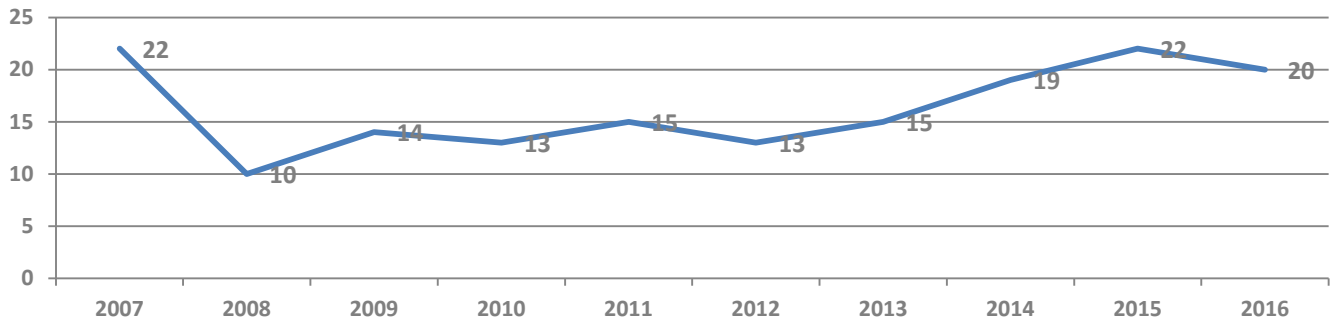
ZONING PERMITS & INSPECTIONS

There were 20 new zoning permits issued this month. A total of 41 zoning permits were closed this month, thanks in large part to the efforts of the Planning and Zoning Intern. (These closed permits are defined as permits that received final inspection within a year of being issued. This is to differentiate them from the large number of final inspections completed for zoning permits more than a year old.)



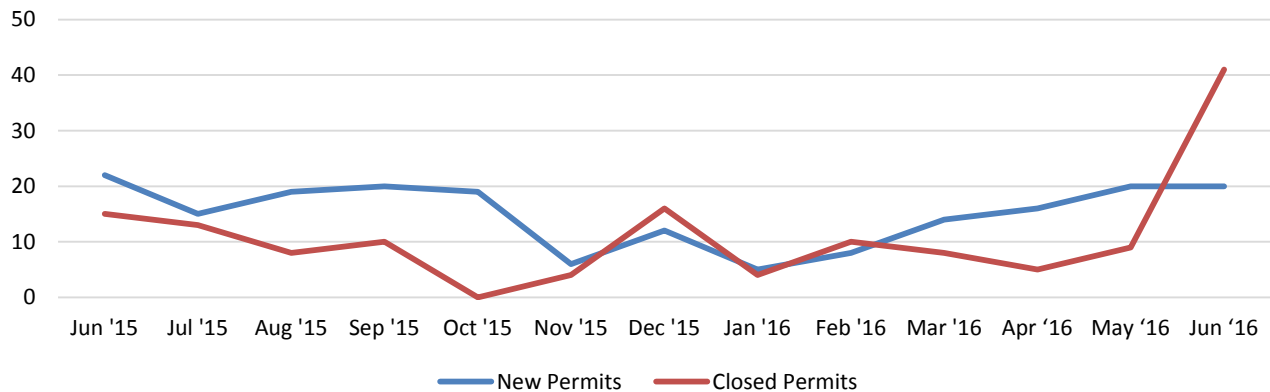
Zoning Permits Issued- Year-to-Year. (All numbers are for June.)

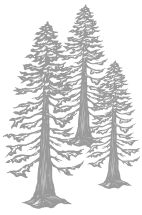
2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
20	22	19	15	13	15	13	14	10	22



Zoning Permits Issued and Closed- Month-to-Month

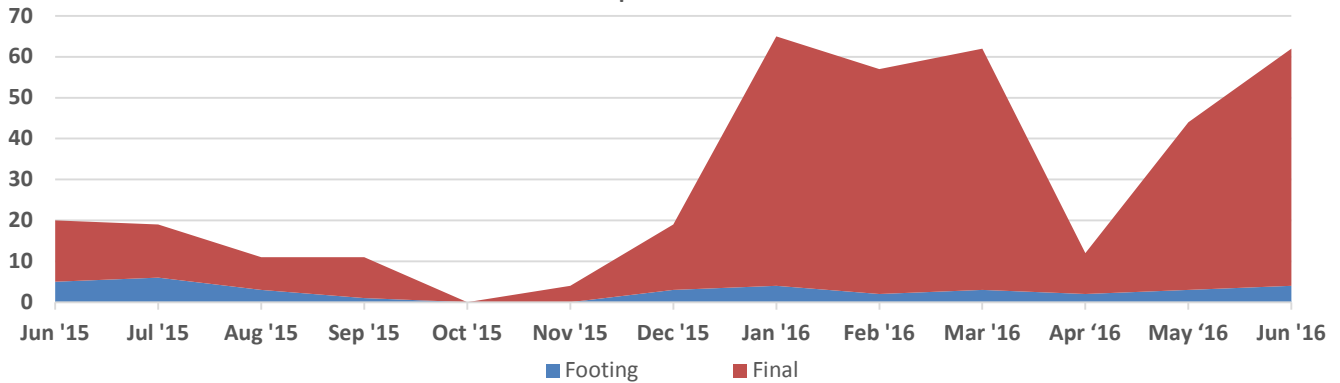
	Jun '16	May '16	Apr '16	Mar '16	Feb '16	Jan '16	Dec '15	Nov '15	Oct '15	Sep '15	Aug '15	Jul '15	Jun '15
New	20	20	16	14	8	5	12	6	19	20	19	15	22
Closed	41	9	5	8	10	4	16	4	0	10	8	13	15





There were 62 permit inspections completed in June. Of these, 58 were final inspections. As of January 5, 2016, there were 402 unfinaled permits, some dating as far back as 1997, which had never received a final inspection. By the end of June 2016, there were 58 permits that still required a final inspection.

Permit Inspections Overview



CODE ENFORCEMENT

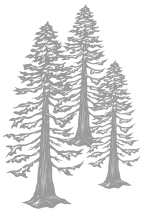
New Violations- Year-to-Year

	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Zoning	2	2	0	1	2	0	3	2	2	4
Blight	1	0	1	0	2	0	3	4	2	2
Total	3	2	1	1	4	0	6	6	4	6

New Violations- Month-to-Month

	Jun '16	May '16	Apr '16	Mar '16	Feb '16	Jan '16	Dec '15	Nov '15	Oct '15	Sep '15	Aug '15	Jul '15	Jun '15
Zoning	2	7	6	2	2	1	3	3	2	3	2	2	0
Blight	1	3	6	2	3	0	1	1	1	2	3	3	2
Total	3	10	12	4	5	1	4	4	3	5	5	5	2

The number of new blight and zoning violations listed in the table does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.



Cleared Violations- Month-to-Month

	Jun '16	May '16	Apr '16	Mar '16	Feb '16	Jan '16	Dec '15	Nov '15	Oct '15	Sep '15	Aug '15	Jul '15	Jun '15
Zoning	7	2	2	2	5	1	3	0	9	2	1	0	2
Blight	3	3	9	1	1	1	1	0	7	3	3	0	1
Total	10	5	11	3	6	2	4	0	15	5	4	0	3

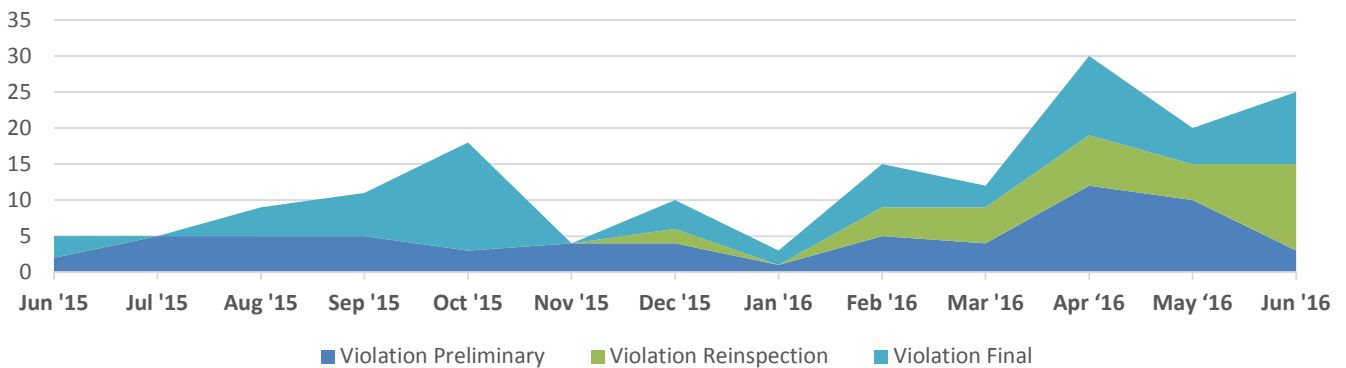
The number of cleared zoning and blight violations does not include those violations that are in the process of being resolved.

There were 3 notice of violations sent out this month: 1 for blight and unlicensed vehicles; 2 are for violations of the Zoning Ordinance. In addition, there were 2 formal hearings this month; both were for the same property.

There are over 80 unclosed violations that have no record of being cleared. Some of these date as far back as 1999. Following up on these expired cases to determine whether they still constitute a violation has been a priority of code enforcement. The majority of new cases initiated this month come from these unclosed violations. The goal is to eliminate all unclosed violations.

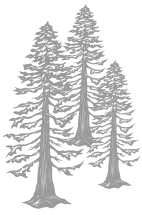
The following graph illustrates the various inspections code enforcement has completed to address ordinance violations in Dexter Township.

Violation Inspections Overview



DIRECTOR OF PLANNING & ZONING NOTES

Planning and Zoning Intern Erik Predonik has begun work on organizing the property and assessing files. To date, a total of 80 files have been reviewed and organized. *(The stack of duplicate papers removed from those files is over 3 inches thick.)* Staff is scheduled to have training on some of the new equipment on July 18th, which will allow for scanning to begin.



PLANNING COMMISSION

June Meeting:

The Planning Commission held a meeting on June 28th. It reviewed the draft Access Article and Lighting Article. There was not enough time to review the Landscaping Article.

July Meeting:

The Planning Commission may hold a meeting on July 26th. It will review several draft Zoning Ordinance articles. *(The Zoning Ordinance Review Committee may meet on this date in place of the Planning Commission.)*

ZONING BOARD OF APPEALS

Applications Received- Year-to-Year

	June 2016	May 2016	June 2015	June 2014	June 2013	June 2012	June 2011	June 2010
ZBA Applications Received	1	1	1	2	1	2	4	2

July Meeting:

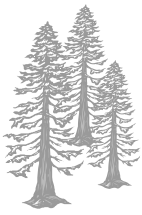
The Zoning Board of Appeals meeting for July 7th was cancelled. The applicant decided to amend the petition in a manner that will require renoticing and rescheduling to a later meeting.

Petition	Zoning	Project	Request	Result
(16-ZBA-816ABC) Wittner 9930 Stinchfield Woods (D-04-11-100-011)	RR	Detached garage construction	A) <i>Reduced front-yard setback for a detached garage of thirty-five (35) feet rather than the two hundred (200) feet required;</i> B) <i>Reduced waterbody setback of forty-five (45) feet rather than the fifty (50) feet required; and</i> C) <i>Increased lot coverage of eighteen point nine (18.9) percent rather than the ten (10) percent allowed.</i>	No Action. Meeting Cancelled.

August Meeting:

The Zoning Board of Appeals will hold a meeting on August 4th. The meeting will be held on a Thursday instead of its regular Tuesday because of the primary election. It will hold a public hearing with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-817) Riegger 9265 Lakeview (D-04-06-289-002/003)	LR	Deck and patio	<i>Reduced rear-yard setback of zero (0) feet rather than the thirty (30) feet required.</i>



ZONING ORDINANCE REVIEW COMMITTEE

The Zoning Ordinance Review Committee met on June 14th and July 12th, reviewing the Access Article, Open Space Preservation Article, Lighting Article, Open Space Community Article, and Commercial Article.

Future meeting dates include August 9th; additional dates may be added if they become available. Staff is working with members of the committee to determine if it would be possible to hold a meeting on July 26th, in place of a Planning Commission meeting. Upcoming topics include: Open Space Communities Article, Commercial Article, and Residential Article.

All Zoning Ordinance Review Committee meetings are 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>.

Respectfully Submitted,

*Zach Michels
Dexter Township Director of Planning and Zoning*