

DEXTER TOWNSHIP

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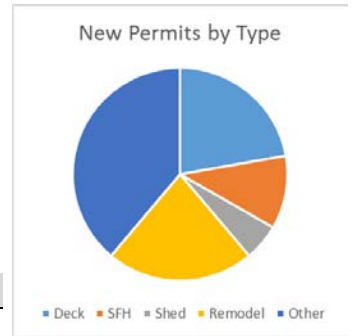
HARLEY RIDER
SUPERVISOR
DEBRA CEO
CLERK
LIBBY BRUSHABER
TREASURER
BILL GAJEWSKI
MIKE HOWARD
CARL LESSER
JASON MACIEJEWSKI
TRUSTEES

"A Community For All Seasons"

Planning & Zoning Status Report for August- August 11, 2016

ZONING PERMITS & INSPECTIONS

There were 17 new zoning permits issued this month. A total of 33 zoning permits were closed this month. *(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 by Month. (All numbers are for July.)

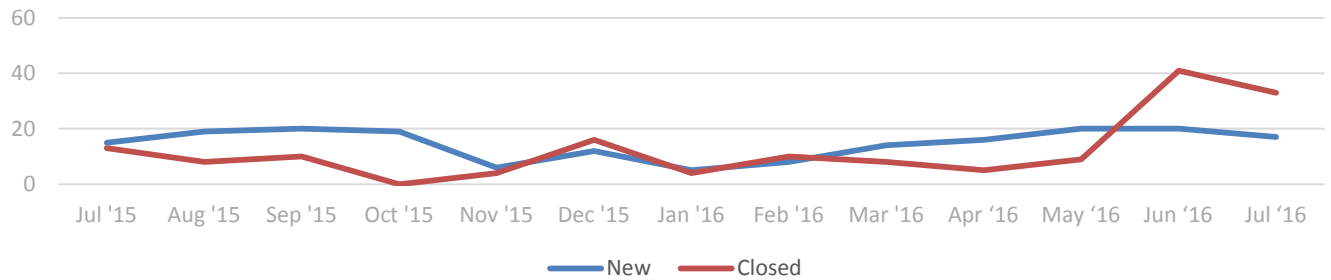
2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
17	14	14	11	20	7	7	13	15	18



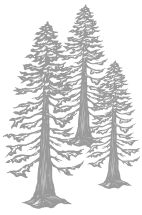
Zoning Permits Issued and Closed- Month-to-Month

	Jul '16	Jun '16	May '16	Apr '16	Mar '16	Feb '16	Jan '16	Dec '15	Nov '15	Oct '15	Sep '15	Aug '15	Jul '15
New	17	20	20	16	14	8	5	12	6	19	20	19	15
Closed	33	41	9	5	8	10	4	16	4	0	10	8	13

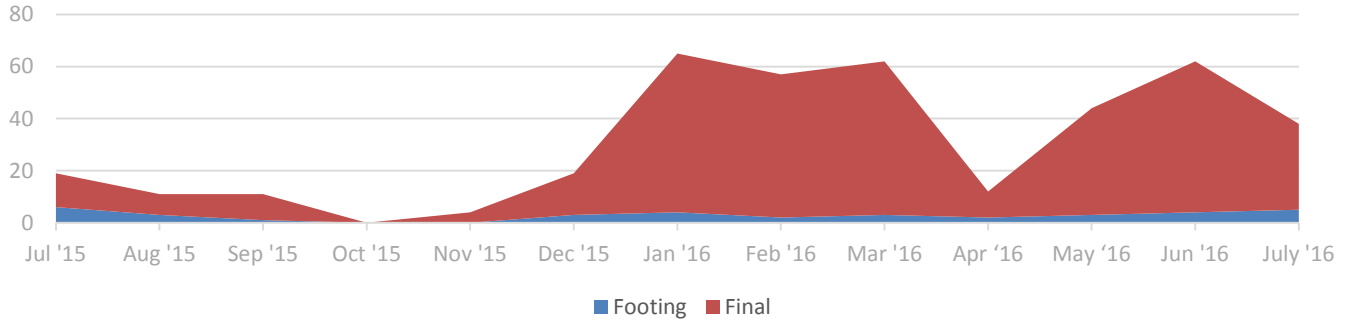
New vs Closed Permits



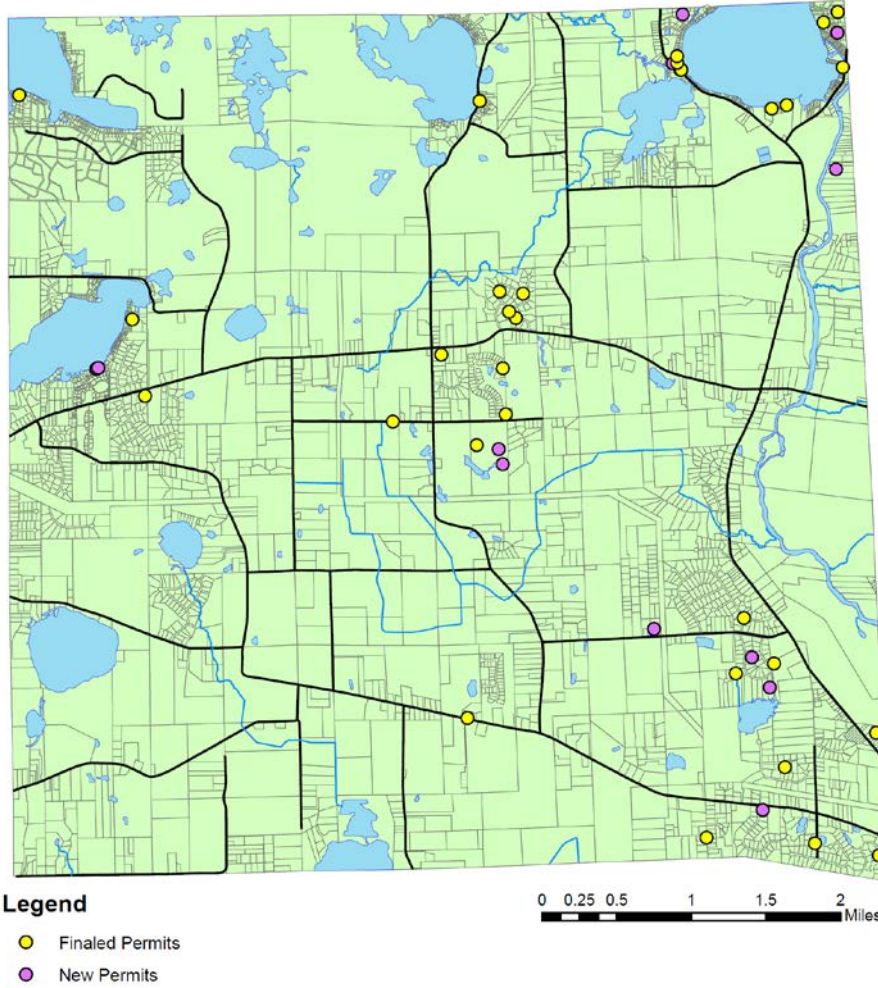
There were 33 final permit inspections completed in July. As of January 5, 2016, there were 402 unfinal permits, some dating as far back as 1997, which had never received a final inspection. By the end of July 2016, there were 49 permits more than a year old that still required a final inspection.

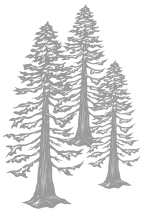


Permit Inspections Overview



New and Finaled July Permits





CODE ENFORCEMENT

New Violations- Year-to-Year by Month. (All numbers are for July.)

	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Zoning	5	2	0	1	0	1	0	4	1	2
Blight	3	3	0	1	0	2	0	1	2	0
Total	8	5	0	2	0	3	0	5	3	2

New Violations- Month-to-Month

	Jul '16	Jun '16	May '16	Apr '16	Mar '16	Feb '16	Jan '16	Dec '15	Nov '15	Oct '15	Sep '15	Aug '15	Jul '15
Zoning	5	2	7	6	2	2	1	3	3	2	3	2	2
Blight	3	1	3	6	2	3	0	1	1	1	2	3	3
Total	8	3	10	12	4	5	1	4	4	3	5	5	5

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

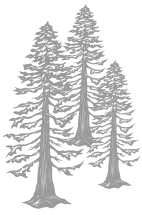
	Jul '16	Jun '16	May '16	Apr '16	Mar '16	Feb '16	Jan '16	Dec '15	Nov '15	Oct '15	Sep '15	Aug '15	Jul '15
Zoning	3	7	2	2	2	5	1	3	0	9	2	1	0
Blight	5	3	3	9	1	1	1	1	0	7	3	3	0
Total	8	10	5	11	3	6	2	4	0	15	5	4	0

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

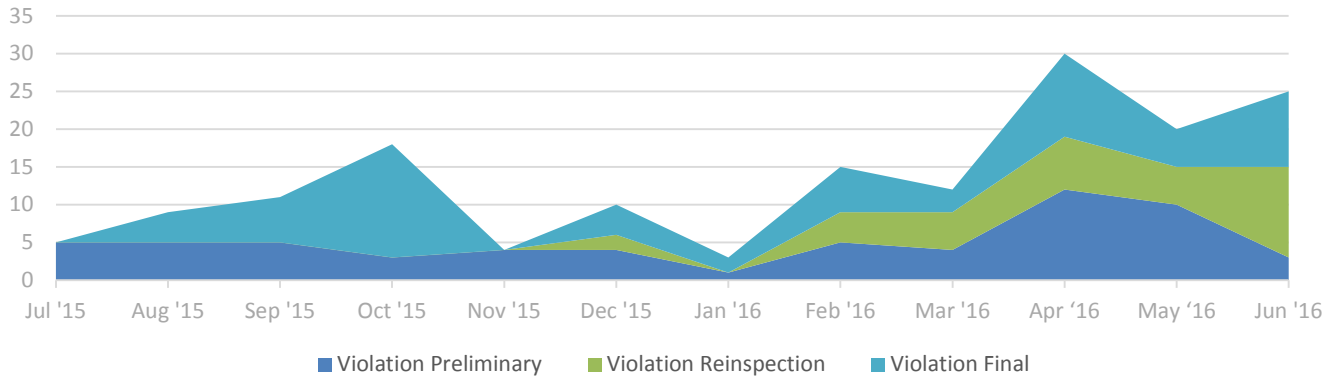
There were 8 notice of violations sent out this month: 5 for blight and unlicensed vehicles; 3 are for violations of the Zoning Ordinance. In addition, there were 2 formal hearings this month; one case was dismissed, and one was adjourned until August 22nd.

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.

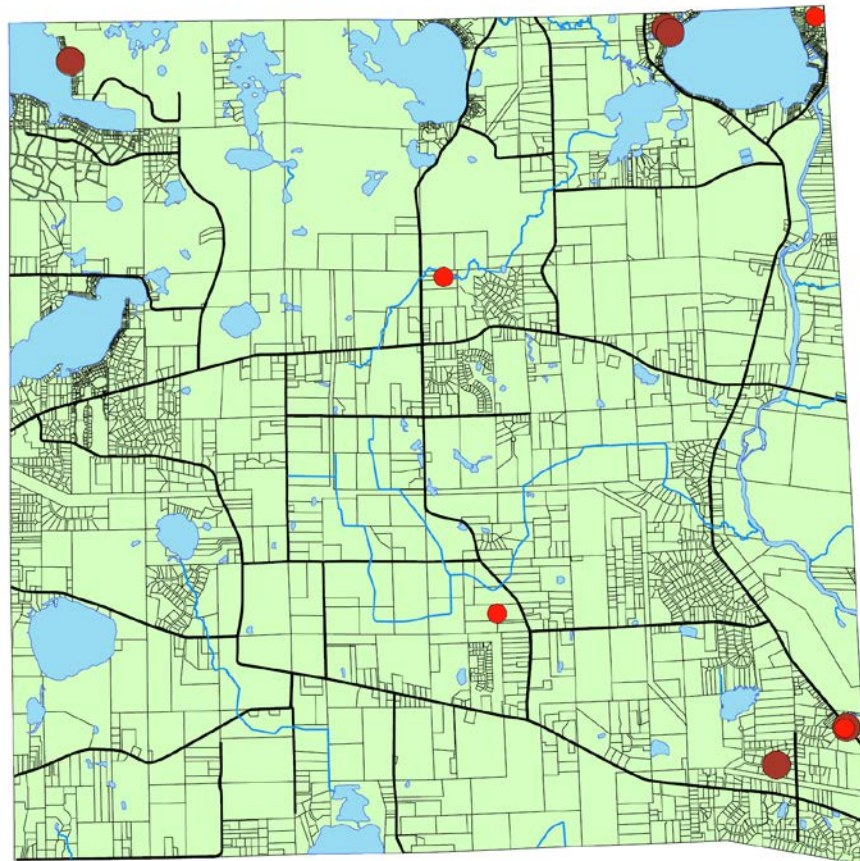
The following graph illustrates the various inspections code enforcement has completed to address ordinance violations in Dexter Township.



Violation Inspections Overview



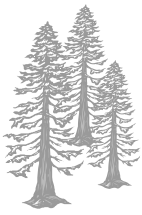
New and Closed Violations



Legend

- Cleared Violations
- New Violations

0 1,625 3,250 6,500 9,750 13,000 Feet



DIRECTOR OF PLANNING & ZONING NOTES

Planning and Zoning Intern Erik Perdonik has organized 4 of the 28 zoning file drawers. To date, the pile of duplicate paper removed is 16 inches high.

Ordinance Officer Christensen has been offered and accepted a full-time planning position with the City of Flint. His last day with Dexter Township will be on August 22nd.

PLANNING COMMISSION

July Meeting:

The Planning Commission meeting on July 26th was cancelled due to a lack of business.

August Meeting:

The Planning Commission will hold a meeting on August 23rd. It will review several draft Zoning Ordinance articles.

ZONING BOARD OF APPEALS

Applications Received- Year-to-Year by Month (All numbers are for July.)

	July 2016	July 2015	July 2014	July 2013	July 2012	July 2011	July 2010	July 2009
ZBA Applications Received	1	1	3	1	1	0	1	3

August Meeting:

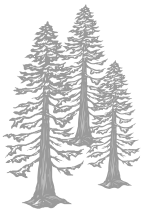
The Zoning Board of Appeals met on August 4th, with the following agenda:

Petition	Zoning	Project	Request	Result
(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>	<i>Approved, with conditions.</i>

September Meeting:

The Zoning Board of Appeals will hold a meeting on September 6th, with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-818AB) Wittner 9930 Stinchfield Woods (D-04-11-100-011)	RR	New Detached garage construction	A) <i>Reduced front-yard setback for a detached garage of fifteen (15) feet rather than the two hundred (200) feet required; and</i> B) <i>Increased lot coverage of eighteen point nine (18.9) percent rather than the ten (10) percent allowed.</i>



ZONING ORDINANCE REVIEW COMMITTEE

The Zoning Ordinance Review Committee, aka “Pizza Club,” met on July 26th and August 9th, reviewing the Open Space Community Article, Administrative Adjustment outline, and Nonconforming Article outline.

Future meeting dates include August 30th; additional dates may be added if they become available. Upcoming topics include: Administrative Adjustment Article, Nonconforming Article, Commercial District Article, and Residential Districts 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*