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"A Community For All Seasons"

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

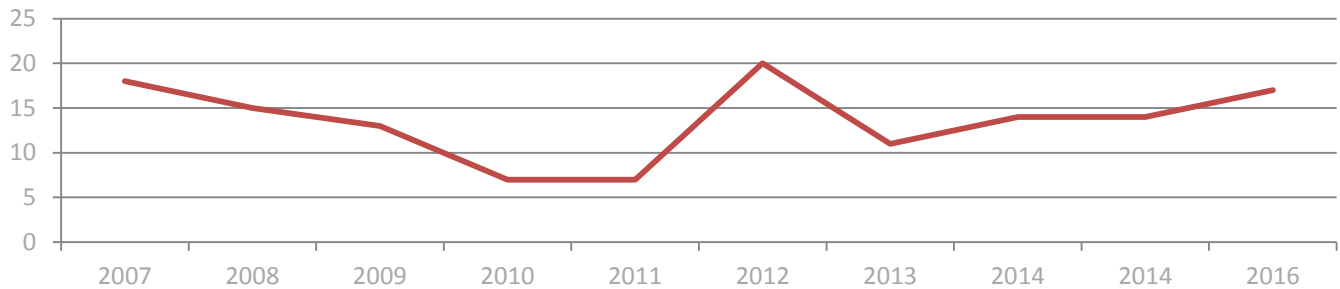
ZONING PERMITS & INSPECTIONS

There were 12 new zoning permits issued this month (*August*).

A total of 15 zoning permits were closed this month (*August*).

Zoning Permits Issued- Year-to-Year by Month. (All numbers are for August.)

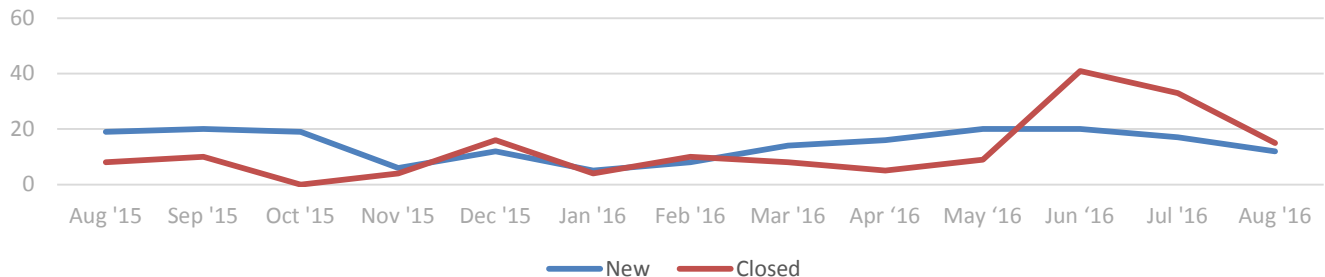
2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
12	19	13	11	15	24	15	16	12	20



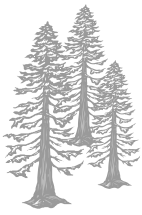
Zoning Permits Issued and Closed- Month-to-Month

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

New vs Closed Permits



As of January 5, 2016, there were 402 unfiled permits, some dating as far back as 1997, which had never received a final inspection. By the end of August 2016, there were 36 permits more than a year old that still required a final inspection.



CODE ENFORCEMENT

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

	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Zoning	0	2	2	1	0	1	4	5	2	0
Blight	0	4	0	0	0	1	2	5	3	0
Total	0	6	2	1	0	2	6	10	5	0

New Violations- Month-to-Month

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

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

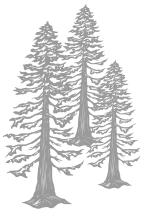
The number of cleared zoning and blight violations does not include those violations that are in the process of being resolved.

There are over 80 unclosed violations that have no record of being resolved. Some of these date as far back as 1999. Following up on these old cases, to determine whether they still constitute a violation, has been a priority of code enforcement with the goal to eliminate all unclosed violations.

DIRECTOR OF PLANNING & ZONING NOTES

Planning and Zoning Intern Erik Perdonik has organized 5 of the 28 zoning file drawers. To date, the pile of duplicate paper removed from the files is 21.5 inches high. His regular schedule concluded on August 22nd. He will be able to continue work with the Township on Fridays through the end of the calendar year.

Ordinance Officer Christensen's last day with the Township was on August 22nd, which has resulted in both a reduction in code enforcement activity and the lack of fancy maps and charts from this report.



The ordinance officer position has been posted on several websites and shared several places. Staff is conducting interviews with 3 potential candidates and will likely have a recommendation for the Board of Trustees to take action on at its September 20th meeting.

PLANNING COMMISSION

August Meeting:

The Planning Commission held a meeting on August 23rd. It reviewed several draft Zoning Ordinance articles, including the Landscaping Article, Open Space Preservation Article, and Open Space Community Article.

September Meeting:

The Planning Commission will hold a meeting on September 27th. It will review several draft Zoning Ordinance articles and hold a public hearing, as outlined below.

Petition	Zoning	Request
(16-PC-175) Doletzky RSG Development 11677 North Territorial (D-04-16-400-012)	AG	<i>Zoning map amendment (rezoning) from Agricultural (AG) to Rural Residential (RR) for a roughly ninety-two (92) acre area.</i>

ZONING BOARD OF APPEALS

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

	August 2016	August 2015	August 2014	August 2013	August 2012	August 2011	August 2010	August 2009
ZBA Applications Received	2	0	0	4	1	3	2	1

September Meeting:

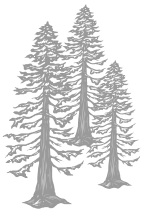
The Zoning Board of Appeals met on September 6th, with the following agenda:

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

September Meeting:

The Zoning Board of Appeals will hold a meeting on October 4th, with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-819) Aldrich 9191 & 9192 Anne (D-04-03-209-010, D-04-03-208-007)	LR	New detached garage	<i>Reduced rear-yard setback of twenty-one point five (21.5) feet rather than the thirty (30) feet required.</i>
(16-ZBA-820) Feldmann 9335 McGregor (D-04-01-407-014)	LR	Second-story addition, roof slope increase, & deck addition	<i>Amendment of conditions of a previously approved variance, (16-ZBA-815ABCDE) Feldmann</i>



ZONING ORDINANCE REVIEW COMMITTEE

The Zoning Ordinance Review Committee, aka “Pizza Club,” has not met since the last report.

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*