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"A Community For All Seasons"

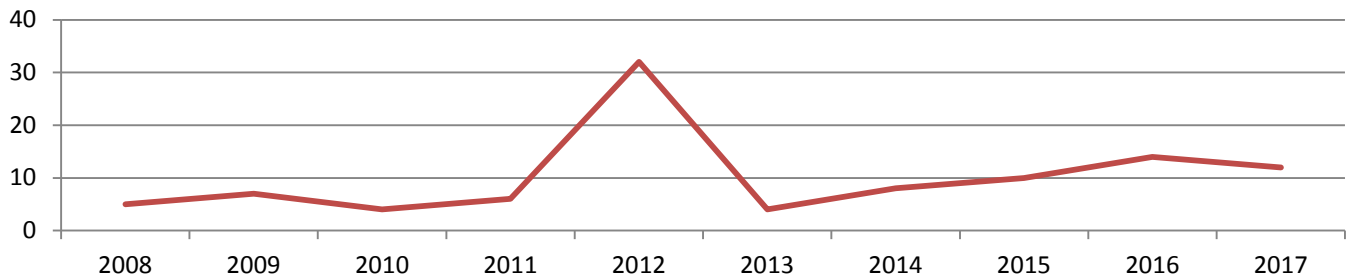
Planning & Zoning Status Report for April- April 12, 2017

ZONING PERMITS

There were 12 new zoning permits issued this month (*March*). That is an increase of 2 from the previous month. A total of 10 zoning permits were closed this month (*March*). That is an increase of 1 from the previous month.

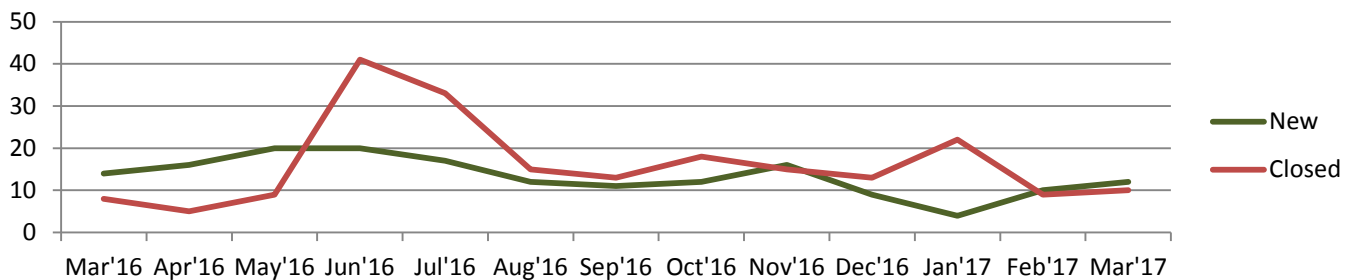
Zoning Permits Issued- Year-to-Year by Month. (All numbers are for February.)

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
5	7	4	6	32	4	8	10	14	12

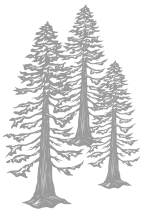


Zoning Permits Issued and Closed- Month-to-Month

	Mar 16	Apr 16	May 16	June 16	July 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17
New	14	16	20	20	17	12	11	12	16	9	4	10	12
Closed	8	5	9	41	33	15	13	18	15	13	22	9	10



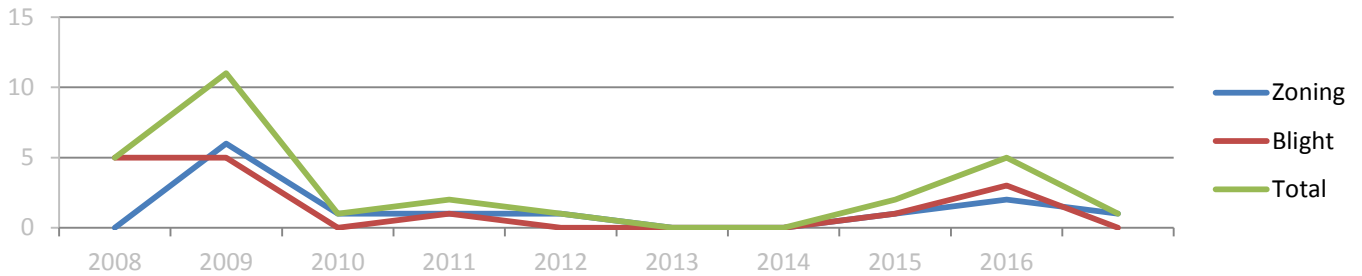
As of January 5, 2016, there were 402+ unfinaled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of March 2017, there were 23+ permits more than a year old that still required a final inspection.



CODE ENFORCEMENT

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

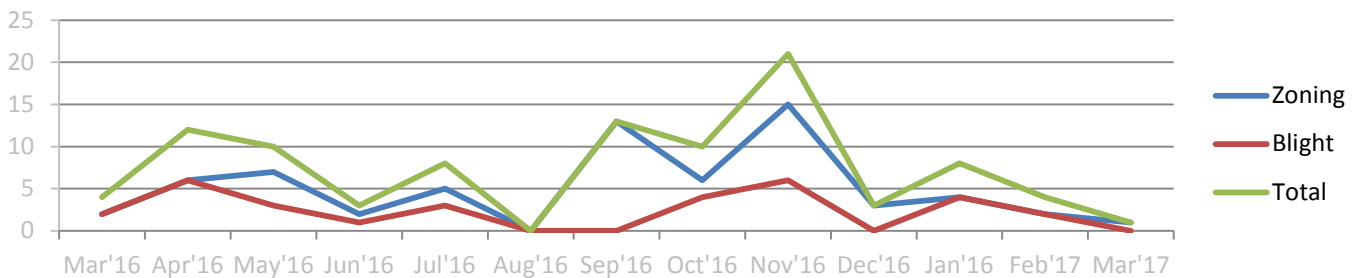
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Zoning	0	6	1	1	1	0	0	1	2	1
Blight	5	5	0	1	0	0	0	1	3	0
Total	5	11	1	2	1	0	0	2	5	2

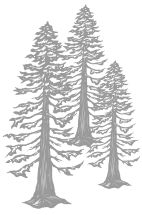


New Complaints/Violations- Month-to-Month

	Mar'16	Apr'16	May'16	Jun'16	Jul'16	Aug'16	Sep'16	Oct'16	Nov'16	Dec'16	Jan'17	Feb'17	Mar'17
Zoning	2	6	7	2	5	0	13	6	15	3	4	2	1
Blight	2	6	3	1	3	0	0	4	6	0	4	2	0
Total	4	12	10	3	8	0	13	10	21	3	8	4	1

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





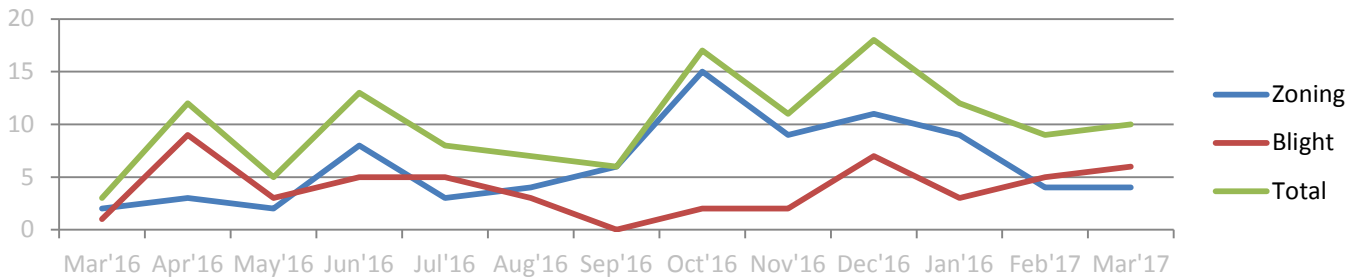
List of New Complaints/Violations

Violation Number	Address	Parcel #	Description	Status
17-BV-231	13948 Bramble Brae	04-18-435-005	Trailer	No violation

Cleared Complaints/Violations- Month-to-Month

	Mar'16	Apr'16	May'16	Jun'16	Jul'16	Aug'16	Sep'16	Oct'16	Nov'16	Dec'16	Jan'17	Feb'17	Mar'17
Zoning	2	3	2	8	3	4	6	15	9	11	9	4	4
Blight	1	9	3	5	5	3	0	2	2	7	3	5	6
Total	3	12	5	13	8	7	6	17	11	18	12	9	10

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



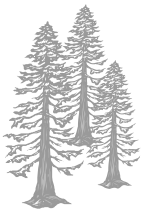
There are currently 61 documented complaints/violations that are open or have no record of being resolved (52 zoning, 9 blight). There are 39 more than a year old (38 zoning, 1 blight). Some of these date as far back as 1999. Following up on these old cases, to determine whether they still constitute a violation, has been a priority of code enforcement, with the goal to eliminate all unresolved violations.

DIRECTOR OF PLANNING & ZONING NOTES

Planning and Zoning Intern Erik Perdonik has been able to continue to work on Fridays and has organized 14.5 of the 28 zoning file drawers and associated assessing records.

Ordinance Officer Jacobs's has spent a significant amount of time reviewing and inspecting open zoning permits, reviewing and inspecting open violations, and investigating new violations.

DPZ Michels attended a networking and job fair at the University of Michigan and has received several applications for the summer planning and zoning internship. Interviews will be conducted in the near future.



PLANNING COMMISSION

March Meeting:

The Planning Commission held a meeting on March 28th. It reviewed the Residential Districts Article, Public Districts Article, and General Provisions Article and reviewed its bylaws.

April Meetings:

The Planning Commission held a work session on April 11th to review the Specific Use Article and Definition Article. It is also scheduled to hold a public hearing for the draft zoning ordinance on April 25th; several public hearings are anticipated for full review.

ZONING BOARD OF APPEALS

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

	March 2010	March 2011	March 2012	March 2013	March 2014	March 2015	March 2016	March 2017
Applications Received	0	1	1	1	1	2	0	3

April Meeting:

The Zoning Board of Appeals meeting scheduled for April 4th has been cancelled due to a lack of business.

May Meeting:

The Zoning Board of Appeals is scheduled to hold a meeting on May 2nd with the following agenda:

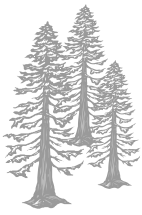
Petition	Zoning	Project	Request
(17-ZBA-824) Maynard 13381 Oakridge (D-04-29-231-039)	RR	Keeping of a goat	Reduced lot area of one point six (1.6) acres rather than the two point five (2.5) acres required for the keeping of a goat.
(17-ZBA-826AB) Alexius 8798 Dexter-Townhall (D-04-03-387-005)	LR	Expansion of the second story	A) Reduced front-yard (street) setback of thirty-three point three (33.3) rather than the eighty (80) feet required; and B) Reduced side-yard setback of one point two five (1.25) feet rather than the six point two five (6.25).
(17-ZBA-827) Korican 7389 Webbs Shore (D-04-18-179-002/034, D-04-18-178-002/006)	LR	New single-family house	Reduced front-yard (street) setback of zero (0) feet rather than the twenty-five (25) feet required.
(17-ZBA-828) Quinlan 14422 Edgewater (D-04-06-355-017/018)	LR	New single-family house	Reduced front-yard (street) setback of fifteen point two five (15.25) feet rather than the twenty-five (25) feet required.

ZONING ORDINANCE REVIEW COMMITTEE

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

Future meeting dates are unknown at this time, but there are only three draft articles that the Committee has not completed work on.

It appears that the best date for a joint meeting with Township Board, Planning Commission, and Zoning Board of Appeals to focus on the draft Zoning Ordinance is May 30th.



A compiled edition of the draft Zoning Ordinance has been created and distributed within the Township, to interested persons, and to other agencies.

[http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance\(03102017\)ALPHA.pdf](http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance(03102017)ALPHA.pdf)

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

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

Respectfully Submitted,

Zach Michels

Dexter Township Director of Planning and Zoning