

# 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

MIKE COMPTON  
JAMES L DROLETT  
BILL GAJEWSKI  
MARK MESKO  
TRUSTEES

"A Community For All Seasons"

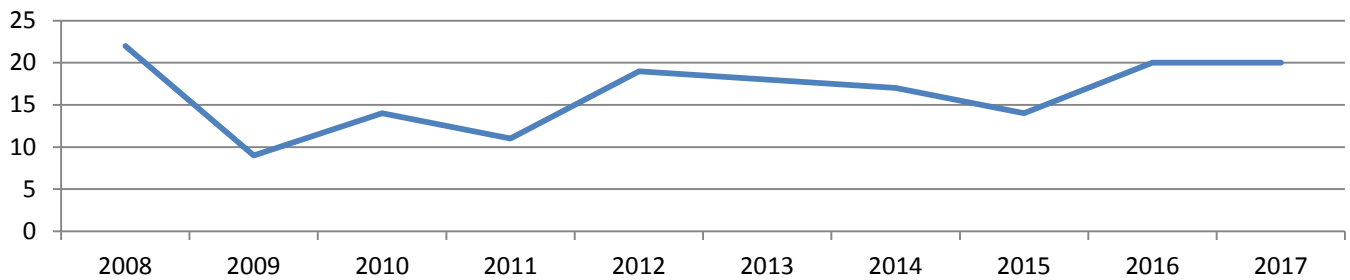
## Planning & Zoning Status Report for June- June 12, 2017

### ZONING PERMITS

There were 20 new zoning permits issued this month (*May*). That is an increase of 1 from the previous month. A total of 32 zoning permits were closed this month (*May*). That is an increase of 26 from the previous month.

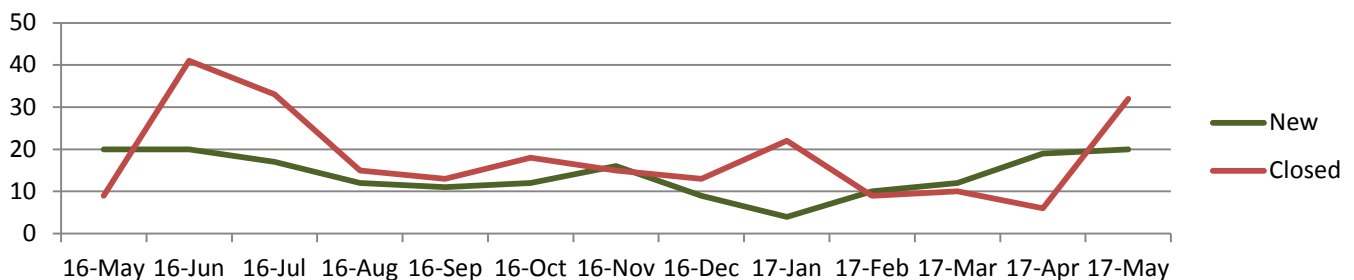
#### Zoning Permits Issued- Year-to-Year by Month. (All numbers are for *May*.)

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
22	9	14	11	19	18	17	14	20	<b>20</b>

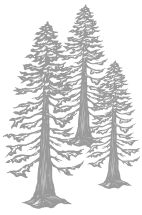


#### Zoning Permits Issued and Closed- Month-to-Month

	May 16	June 16	July 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17	May 17
<b>New</b>	20	20	17	12	11	12	16	9	4	10	12	19	<b>20</b>
<b>Closed</b>	9	41	33	15	13	18	15	13	22	9	10	6	<b>32</b>



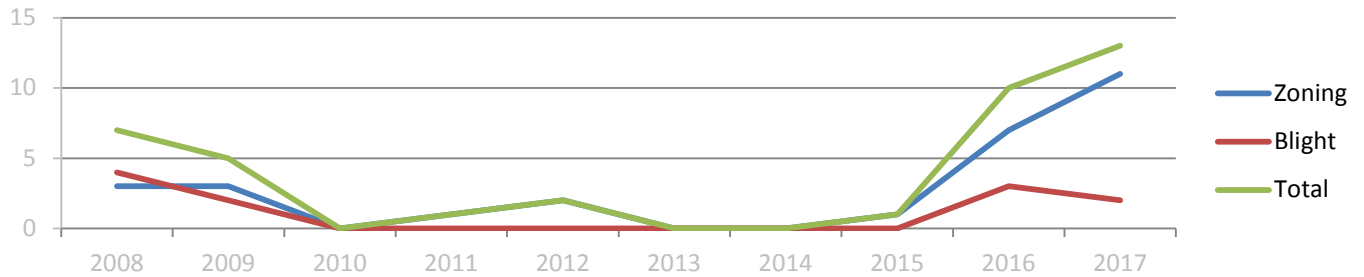
As of January 5, 2016, there were 402+ unfinaled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of May 2017, there were 15+ permits more than a year old that still required a final inspection.



## CODE ENFORCEMENT

**New Complaints/Violations- Year-to-Year by Month.** (All numbers are for May.)

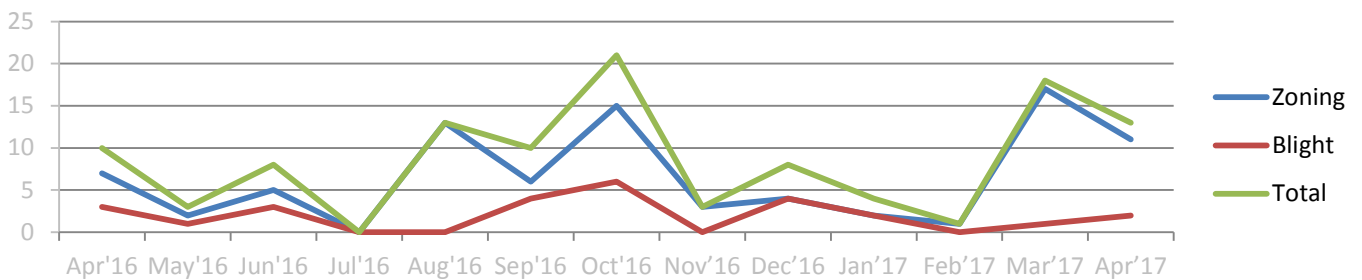
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Zoning</b>	3	3	0	1	2	0	0	1	7	<b>11</b>
<b>Blight</b>	4	2	0	0	0	0	0	0	3	<b>2</b>
<b>Total</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>13</b>

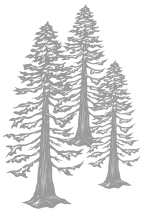


**New Complaints/Violations- Month-to-Month**

	May'16	Jun'16	Jul'16	Aug'16	Sep'16	Oct'16	Nov'16	Dec'16	Jan'17	Feb'17	Mar'17	Apr'17	May'17
<b>Zoning</b>	7	2	5	0	13	6	15	3	4	2	1	17	<b>11</b>
<b>Blight</b>	3	1	3	0	0	4	6	0	4	2	0	1	<b>2</b>
<b>Total</b>	<b>10</b>	<b>3</b>	<b>8</b>	<b>0</b>	<b>13</b>	<b>10</b>	<b>21</b>	<b>3</b>	<b>8</b>	<b>4</b>	<b>1</b>	<b>18</b>	<b>13</b>

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.





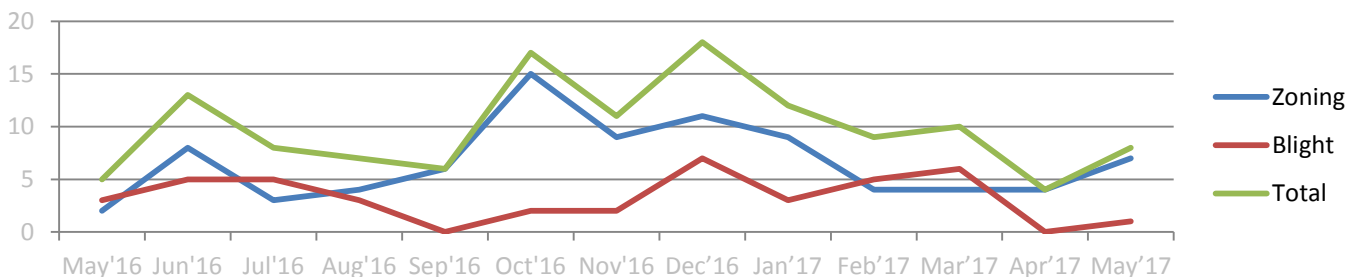
### List of New Complaints/Violations

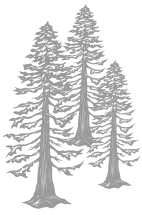
Violation Number	Address	Parcel #	Description	Status
17-BV-140	9381/9383 Dexter-Pinckney	04-02-400-035/036	Building Material storage, no permit, junk, inoperable vehicle	Notice of violation issued
17-BV-141	9890/9084/9080 Dexter-Pinckney	04-01-300-024/025/026	Junk	Open
17-ZV-248	135 Watts	05-13-405-002	Storage of RV in LR District	No violation <i>(not in Dexter Township)</i>
17-ZV-249	13574 Orchard	04-18-470-008	Storage of RV in LR District	No violation <i>(not in LR District)</i>
17-ZV-250	13606 Orchard	04-18-470-009	Storage of RV in LR District	No violation <i>(not in LR District)</i>
17-ZV-251	North Territorial/Noah's Landing	Unknown	Storage of RV in LR District	Open
17-ZV-252	7250 Noah's Landing	04-18-100-049	Storage of RV in LR District	Open
17-ZV-253	9323 Anne	04-03-207-006/022	Storage of RV in LR District	Closed
17-ZV-254	Thumm	Unknown	Storage of RV in LR District	Closed
17-ZV-255	8745 Parkview	04-06-358-006/008	Inoperable vehicles	No violation
17-ZV-256	9381/9383 Dexter Pinckney	04-02-400-035/036	Building Material storage, no permit, junk, inoperable vehicle	Notice of violation issued
17-ZV-257	9586 Winson	04-02-401-019	Storage of construction equipment	Open
17-ZV-258	9335 McGregor	04-01-407-014	Storage of RV in LR District	Open
17-ZV-259	9090/9084/9080 Dexter-Pinckney	04-01-300-024/025/026	Junk	Open

### Cleared Complaints/Violations- Month-to-Month

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

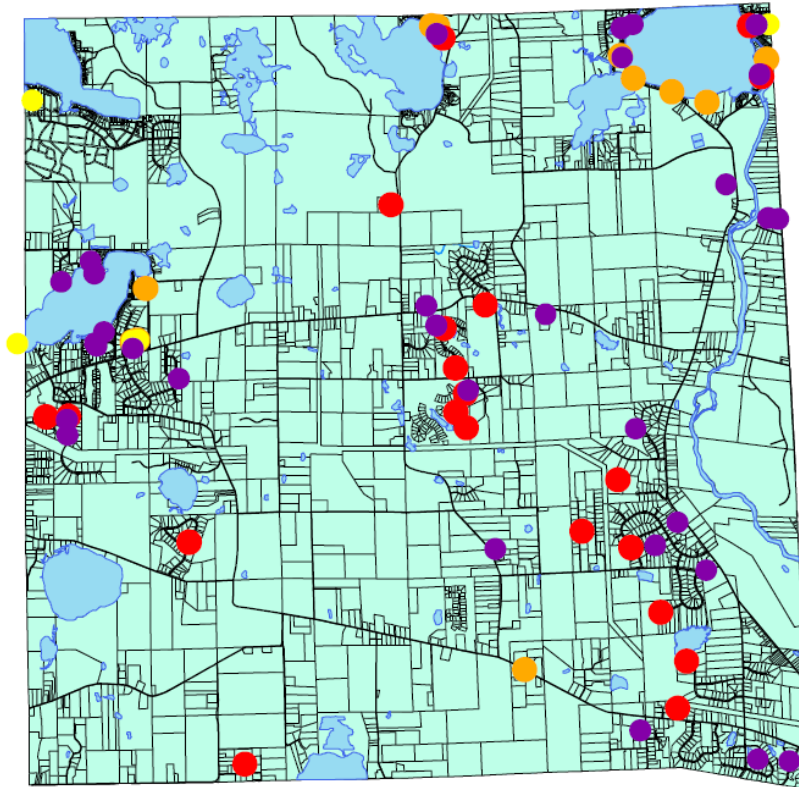
The number of cleared zoning and blight complaints/violations does not include those violations that are in the process of being resolved.





There are currently 81 documented complaints/violations that are open or have no record of being resolved (70 zoning, 11 blight). There are 40 more than a year old (39 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.

## MARCH PERMITS & VIOLATIONS MAP



### Legend

- Final Permits (32)
- New Permits (20)
- Cleared Violations (8)
- New Violations (20)

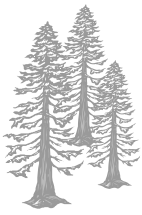
0 0.325 0.65 1.3 1.95 2.6 Miles



## DIRECTOR OF PLANNING & ZONING NOTES

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

Planning and Zoning Intern William Doran has assisted with the file organization and with inspections of older zoning permits and open ordinance violations.



## PLANNING COMMISSION

### May Meetings:

The Planning Commission held a second public hearing for the draft zoning ordinance on May 23<sup>rd</sup>. It also conducted a review of completeness for a special land use to for a hard cider tasting room and reviewed draft revisions to its bylaws.

It held a joint meeting on May 30<sup>th</sup> with the Township Board and Zoning Board of Appeals to review the draft zoning ordinance and held a public hearing for the draft zoning ordinance.

### June Meetings:

The Planning Commission is scheduled to hold a third public hearing for the draft zoning ordinance on June 13<sup>th</sup>; several public hearings are anticipated for full review.

It is also scheduled to hold a public meeting on June 27<sup>th</sup>. It will hold a public hearing for the draft zoning ordinance and review draft revisions to its bylaws.

## ZONING BOARD OF APPEALS

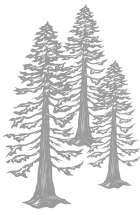
### Applications Received- Year-to-Year by Month (All numbers are for May.)

	May 2010	May 2011	May 2012	May 2013	May 2014	May 2015	May 2016	May 2017
<b>Applications Received</b>	0	3	4	0	0	2	1	1

### June Meeting:

The Zoning Board of Appeals held a meeting on June 6<sup>th</sup> with the following agenda:

Petition	Zoning	Project	Request	Result
(17-ZBA-829ABC) Dittmar 9115 McGregor (D-04-0-481-011 & D-04-01-482-009)	LR	New detached garage	A) <b>Reduced front-yard setback of fifty (50) feet rather than the eighty (80) feet required;</b> B) <b>Reduced front-yard setback of seventeen (17) feet rather than the twenty-five (25) feet required; and</b> C) <b>Reduced rear-yard setback of five (5) feet rather than the thirty (30) feet required.</b>	Approved with conditions
(17-ZBA-830AB) McLeskey 9585 Portage Lake Avenue (D-04-01-182-001)	LR	Roof addition over deck and deck expansion	A) <b>Reduced front-yard setback of five (5) feet rather than the twenty-five (25) feet required; and</b> B) <b>Reduced rear-yard setback of five (5) feet rather than the thirty (30) feet required.</b>	Approved with conditions



**July Meeting:**

The Zoning Board of Appeals is scheduled to hold a meeting on July 6<sup>th</sup> with the following agenda:

Petition	Zoning	Project	Request
(17-ZBA-831ABC) Bieske 9586 Winston (D-04-02-401-019, D-04-02-403-002)	LR	New single-family house	<p>A) <i>Reduced front-yard (street) setback of twenty-two point seven (22.7) feet rather than the twenty-five (25) feet required;</i></p> <p>B) <i>Reduced waterbody setback of twenty-four (24) feet rather than the fifty (50) feet required; and</i></p> <p>C) <i>Reduced rear-yard setback of five (5) feet rather than the thirty (30) feet required.</i></p>
(17-ZBA-832ABCDEFGH) Gleichert 8761 Grove (D-04-01-385-011)	LR	New single-family house, new detached garage	<p>A) <i>Reduced side-yard (east) setback of six (6) feet rather than the seven (7) feet required;</i></p> <p>B) <i>Reduced side-yard (west) setback of six (6) feet rather than the seven (7) feet required;</i></p> <p>C) <i>Reduced side-yard (garage) setback of five (5) feet rather than the five point six (5.6) feet required;</i></p> <p>D) <i>Increased accessory building wall height of eleven point five (11.5) feet rather than the six (6) feet allowed;</i></p> <p>E) <i>Increased accessory building peak height of twenty-two point nine (22.9) feet rather than the eight (8) feet allowed;</i></p> <p>F) <i>Increased accessory building coverage of seven hundred forty point two (740.2) square feet rather than the one hundred (100) square feet allowed;</i></p> <p>G) <i>Increased accessory building façade width of twenty-six point nine (26.9) feet rather than the ten (10) feet allowed; and</i></p> <p>H) <i>Reduced driveway side-yard setback of zero point five (0.5) feet rather than the five (5) feet required.</i></p>

**ZONING ORDINANCE REVIEW COMMITTEE**

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

The Township Board, Planning Commission, and Zoning Board of Appeals held a joint meeting to review the draft Zoning Ordinance on May 30<sup>th</sup>.

Compiled editions of the draft Zoning Ordinance have 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)

*Respectfully Submitted,*

Zach Michels  
 Dexter Township Director of Planning and Zoning