

# DEXTER TOWNSHIP

## PLANNING & ZONING

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ZACH MICHELS  
DIRECTOR OF PLANNING & ZONING  
-  
ORDINANCE OFFICER

### Planning & Zoning Report for February Activities- March 8, 2018

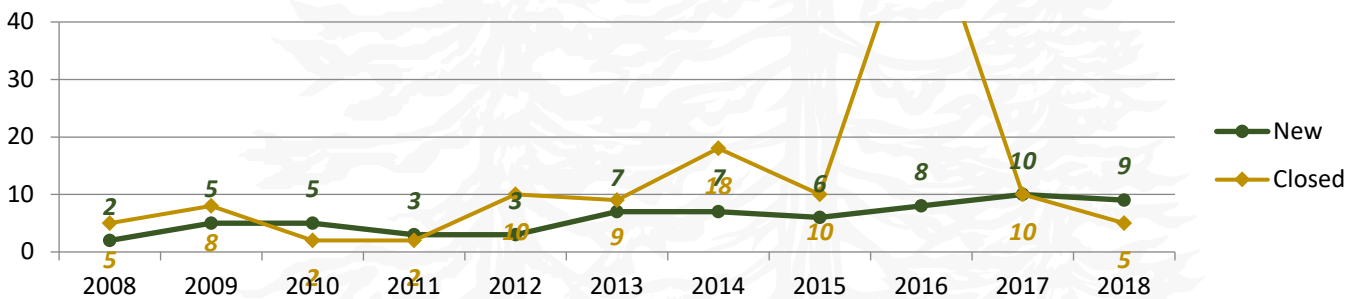
#### ZONING PERMITS

There were 9 new zoning permits issued this month (*February*); that is the same number as the previous month and a decrease of 1 from this month last year.

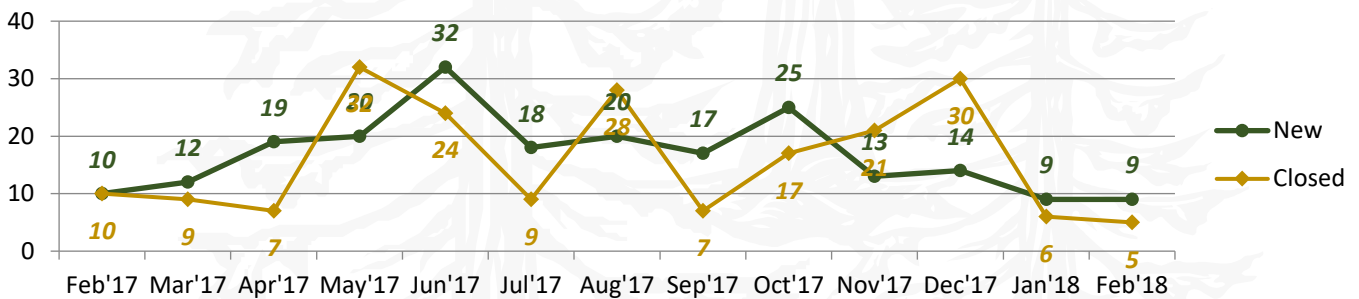
There were 5 zoning permits closed this month (*February*); that is a decrease of 1 from the previous month and a decrease of 5 from this month last year.

At the end of February, there were 110+ zoning permits open, including 14+ zoning permits that have been open for more than a year.

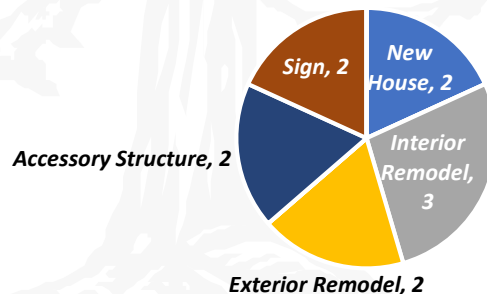
#### Zoning Permits Issued & Closed- Year-to-Year by Month. (All numbers are for February.)

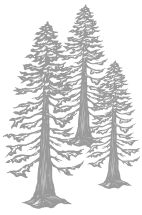


#### Zoning Permits Issued & Closed- Month-to-Month



#### Types of Zoning Permits Issued- (All zoning permits are for February.)





## CODE ENFORCEMENT

**There were 2 new complaints/violations this month (February);** that is an increase of 2 from the previous month and a decrease of 2 from this month last year. A total of 0 complaints/violations were closed this month (February); that is a decrease of 2 from the previous month and a decrease of 9 from this month last year.

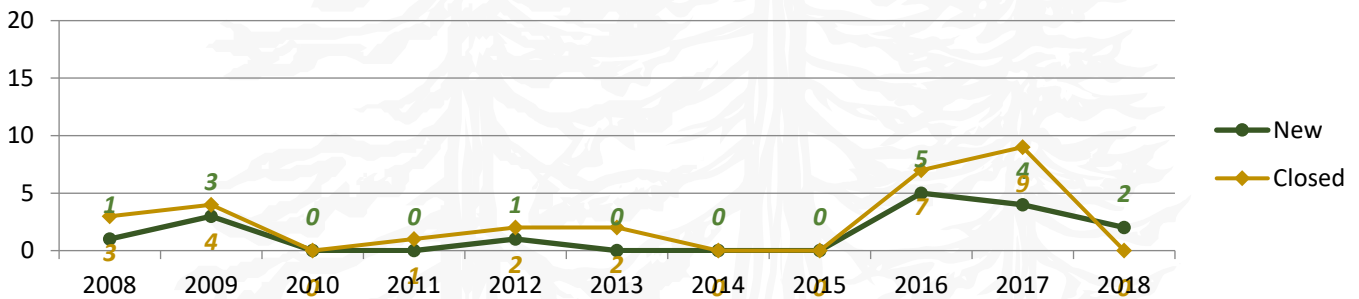
*The number of new ordinance complaints/violations does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.*

**There were 0 municipal civil infractions issued and 1 court appearances this month (February).**

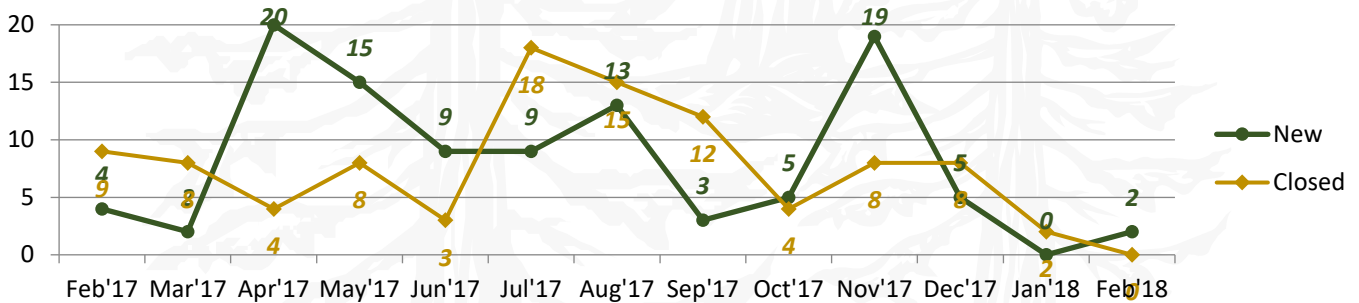
At the end of February, there were 83 open ordinance complaints/violations, including 63 Zoning Ordinance complaints/violations and 20 Anti-Blight Ordinance complaints/violations. There were 30 open ordinance complaints/violations more than a year old, including 26 Zoning Ordinance complaints/violations and 4 Anti-Blight Ordinance complaints/violations.

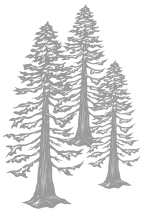
**There were 2 illegal temporary signs removed this month (February);** that is a decrease of 4 from the previous month and a decrease of 2 from this month last year. It includes 2 signs with a commercial message and 0 signs with a noncommercial message.

### Ordinance Complaints/Violations- Year-to-Year by Month. (All numbers are for February.)



### Ordinance Complaints/Violations- Month-to-Month





**List of New Complaints/Violations-** *(All new complaints/violations received in February.)*

Violation Number	Address	Parcel #	Description	Status
18-ZV-311	11620 North Territorial	04-16-100-007	Gravel pit operation, commercial business, construction equipment, inoperable motor vehicles	Open
18-BV-158	11620 North Territorial	04-16-100-007	Inoperable motor vehicles	Open

**List of Court Appearances-** *(All court appearances in February.)*

Violation Number	Address	Parcel #	Description	Status
17-ZV-257	9586 Winston	04-02-401-019 04-02-403-002	Construction equipment, construction materials, stormwater runoff	Open
17-BV-145	9586 Winston	04-02-401-019 04-02-403-002	Construction materials, keeping of junk	Open

## DIRECTOR OF PLANNING & ZONING NOTES

Ordinance Officer Jacobs last day with the Township was on February 23, 2018.

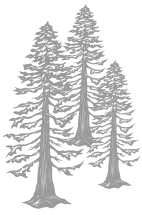
DPZ Michels has posted the ordinance officer job on the Township's website and with several other industry websites. Review of the applications is slated to begin on March 19<sup>th</sup>.

## COLLECTIONS

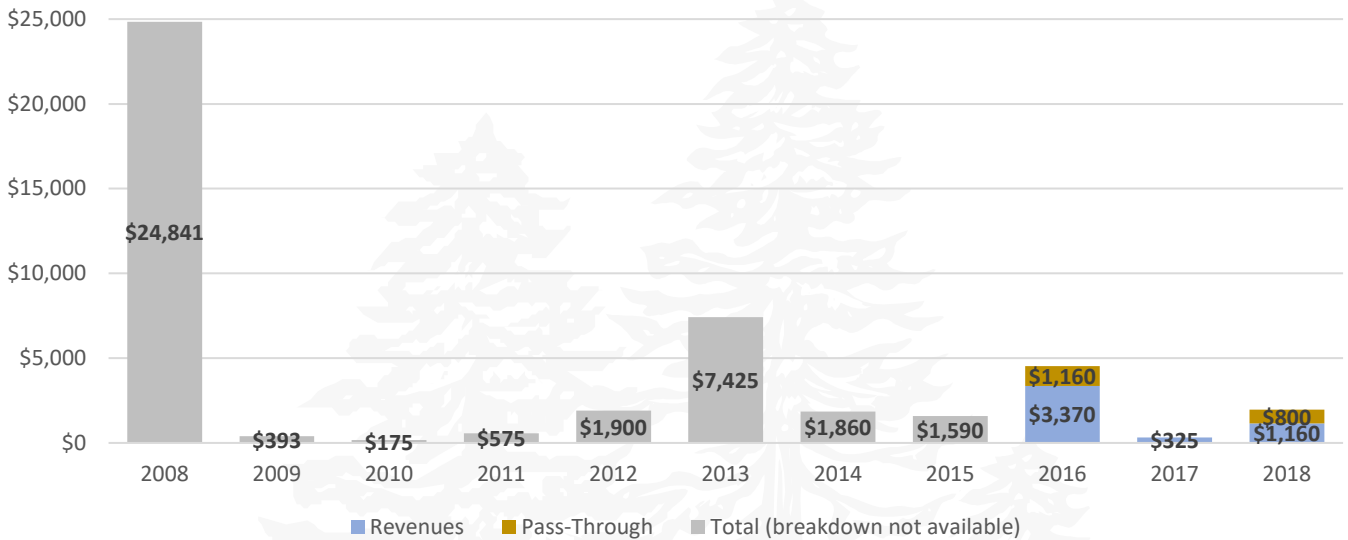
**The Planning and Zoning Department collected a total of \$1,960.00 this month (February).** This includes \$1,160.00 in general revenue and \$800.00 in deposits/escrow/pass through. That is an increase of \$315.00 from the previous month and an increase of \$1,635.00 from this month last year.

The total collected year-to-date is \$3,605.00, with \$2,485.00 in general revenue and \$1,120.00 in deposits/escrow/pass through.

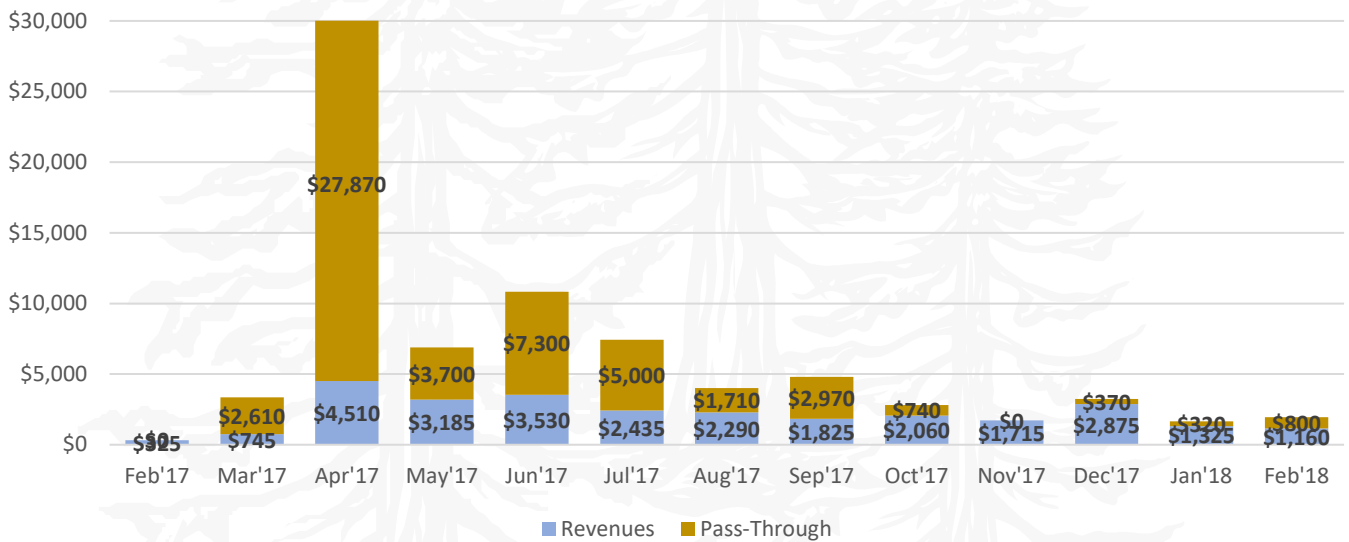
*General revenue does not include payments for site plan review or planning reviews. Those are transferred directly from the escrow to the General Fund and are not accounted for in planning revenues. Deposits/escrow/pass through does not include refunds or payments.*



**Collections Received- Year-to-Year by Month.** (All numbers are for February.)



**Collections Received- Month-to-Month**



**PLANNING COMMISSION**

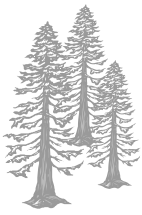
**February Meeting:**

The Planning Commission meeting for February 27, 2018, was cancelled due to a lack of business.

**March Meeting:**

The Planning Commission will meet on March 27, 2018, with the following agenda:

Petition	Project	Request/Description
<u>Zoning Ordinance</u>	Zoning Ordinance	Discuss/review sections of the draft zoning ordinance, as have been remanded by the Township Board, including: outdoor furnaces, wetlands, and common use lots.
<u>Bylaws</u>	Bylaws	Discuss/review the Planning Commission's Bylaws.



## ZONING BOARD OF APPEALS

### February Meeting:

The Zoning Board of Appeals meeting scheduled for February 6, 2018, was cancelled due to a lack of business.

### March Meeting:

The Zoning Board of Appeals meeting scheduled for March 6, 2018, was cancelled due to a lack of business.

### April Meeting:

The Zoning Board of Appeals will meet on April 3, 2018, with the following agenda:

Petition	Project	Request
(18-ZBA-837) Bieske	Single-family house	<i>Appeal of Director of Planning and Zoning's Decision to deny a zoning permit</i>

## UPCOMING MEETINGS & DATES

- March 12- Ann Arbor Area Board of Realtors/Builders and Remodelers Association of Greater Ann Arbor land division splitting presentation (*event submitted to Executive Committee for review*)
- March 15- University of Michigan Taubman College of Architecture and Urban Planning Networking and Job Fair (*event submitted to Executive Committee for review*)
- March 19- Initial review of Ordinance Officer applications begins
- March 23- Planning Commission deadline for April
- March 27- Planning Commission Meeting
- March 29- Washtenaw County Economic Club Annual Economic Outlook meeting/presentation (*event submitted to Executive Committee for review*)
- March 30- Zoning Board of Appeals deadline for May
- April 3- Zoning Board of Appeals Meeting
- April 4- Washtenaw Area Transportation Study Technical Meeting