



DEXTER TOWNSHIP

PLANNING COMMISSION

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MEETING OF THE ZONING ORDINANCE REVIEW COMMITTEE (*PIZZA CLUB*) January 31, 2017

Present: Tom Ehman (*Planning Commission*), Tom Lewis (*Planning Commission*), and Brook Smith (*Zoning Board of Appeals*).

Also present: DPZ Zach Michels (*Director of Planning and Zoning*), Supervisor Rider, Jim Jedele, Mike Compton, Tracey Zaleski.

Absent: James Drolett (*Zoning Board of Appeals, Township Board, with notice*).

Pizzas: Pepperoni and deluxe from Jets.

The meeting was called to order at 6:02 pm.

I. Approval of Agenda- The agenda was adopted without objection, with the addition of handouts for the Residential Districts Article and Design Standards for the General Provisions Article.

II. Public Comment- *Public comment was received throughout the meeting without objection.*

III. Action Items-

1) Agricultural & Recreation Conservation Districts Article- *All references below are taken from draft 01.26.2017.*

In §x.05 Intent and Purpose, the following changes were made:

(D), (F), and (G) will be combined into one.

In §x.10 District Intent and Purpose, the following changes were made:

(A)(1) Agriculture will be amended to “Provide opportunities.” There was concern that including “Encourage” could be construed as compelling the Township to actively promote agricultural uses.

There was some discussion for combining (A) Agricultural District and (B) Recreation Conservation District. There was not support for making that change; it was unclear what benefits that would provide versus having separate sections for each different zoning district.

In §x.15 Schedule of Uses, the following changes were made:

(B)(2)g will be deleted from “Agriculture, Forestry, Hunting, and Fishing” and will remain in “Arts, Entertainment, and Recreation.” The consensus was that this was the best fit.

(B)(7)j will be deleted from “Other” and will be added to “Agriculture, Forestry, Hunting, and Fishing.” The consensus was that this was the best fit.

(C) Interpretation will have some minor grammatical changes. There was interest in preparing language concerning what “substantially similar” means. This language may be added in these sections or may be included in the Definition Article.

In §x.20 Lot Standards, the following changes were made:

There was discussion about changing some of the Lot Standards in Table x.20, but there was not support to make changes.

(D) Cul-de-sac will be amended for some minor grammatical changes.

There was discussion about significant changes to (E) Agricultural Lot Area. It was agreed that this option, which is a part of the current Zoning Ordinance, was appreciated for providing opportunities for farmers to sell land while still preserving larger lots for agricultural operations.

(E)(2)c Access will be revised to make it easier to understand.

In §x.25 Developmental Standards, the following changes were made:

Table x.25(A) will be amended to change the wetland setbacks to 25 feet.

(A)(1) Setback Description will have a minor grammatical change.

There was support for allowing the dynamic waterbody setback for both of these zoning districts.

(A)(3) Access Easement and (A)(4) Setback from Lake Access Easement will be combined into one.

Table x.25(A)(6) will be amended to include building-to-building setback projections.

(B) Height and Coverage will be amended to include a reference to the Height Projections section of the General Provisions Article.

2) Public Institutional & Public Recreational Districts Article- All references below are taken from draft 01.26.2017.

In §x.05 Intent and Purpose, the following changes were made:

(D), (F), and (G) will be combined into one.

In §x.10 District Intent and Purpose, no changes were made.

In §x.15 Schedule of Uses, the following changes were made:

(B)(1)c will be deleted from “Agriculture, Forestry, Hunting, and Fishing” and will remain in “Arts, Entertainment, and Recreation.” The consensus was that this was the best fit.

There was a question about what “Dedicated open space” describes. Staff will review the draft Definition Article and provide information at the next meeting.

(C) Interpretation will have some minor grammatical changes. There was interest in preparing language concerning what “substantially similar” means. This language may be added in these sections or may be included in the Definition Article.

In §x.20 Lot Standards, no changes were made, but the following discussion occurred:

There was discussion about creating a minimum lot area and lot width. Ehamn was concerned that not having minimums was a special privilege and that public entities should be required to have a minimum lot size. It was noted that this is the standard of the current Zoning Ordinance and that it has not appeared to create any harm nor have there been any calls to change it. There was not support to make a change.

In §x.25 Developmental Standards, the following changes were made:

Table x.25(A) will be amended to change the wetland setbacks to 25 feet.

There was discussion about allowing for a dynamic waterbody setback for these zoning districts, but there was no support for implementing it.

There was support for providing a more-robust exemplar list of structures that could be placed in the required waterbody setback. *(This applies to other districts as well.)*

(A)(3) Access Easement and (A)(4) Setback from Lake Access Easement will be combined into one.

Table x.25(A)(6) will be amended to include building-to-building setback projections.

(B) Height and Coverage will be amended to include a reference to the Height Projections section of the General Provisions Article.

3) Residential District Article- *All references below are taken from draft 01.26.2017.*

In §x.05 Intent and Purpose, the following changes were made:

(D), (F), and (G) will be combined into one.

In §x.10 District Intent and Purpose, no changes were made.

In §x.15 Schedule of Uses, the following changes were made:

(B)(1)i will remain in “Residential” and will be deleted from “Other.” The consensus was that this was the best fit.

(B)(2)f will be deleted from “Agriculture, Forestry, Fishing, and Hunting” and will remain in “Arts, Entertainment, and Recreation.” The consensus was that this was the best fit.

(C) Interpretation will have some minor grammatical changes. There was interest in preparing language concerning what “substantially similar” means. This language may be added in these sections or may be included in the Definition Article.

In §x.20 Lot Standards, the following changes were made:

There was discussion about the minimum lot area in Lake Residential. There was support for making it smaller, to more accurately reflect the current lot sizes, but there was concern that making it too small could allow for splitting of larger lots and increased crowding. The minimum lot area did not change, but there was support for requiring larger lots for any properties in Lake Residential Districts that were not served by a sewer system.

(D) Cul-de-sac will be amended for some minor grammatical changes.

In §x.25 Developmental Standards, the following changes were made:

There was discussion about the waterbody setbacks in Table x.25(A). Staff will bring more information to share about how these distances were determined.

(A)(2)c Distance will be amended for grammatical corrections and may be amended to make it easier to understand.

(A)(3) Access Easement and (A)(4) Setback from Lake Access Easement will be combined into one.

(B) Height and Coverage will be amended to include a reference to the Height Projections section of the General Provisions Article.

4) General Provisions Districts Article/Design Standards- All references below are taken from draft 01.26.2017 and 01.31.2017, respectively.

In §x.05 Intent and Purpose, no changes were made.

In §x.10 Lot Configuration, no changes were made, but the following discussion occurred:

There was a question about the need for wider corner lots. Staff will provide visual supports to aid this discussion at a future meeting.

In §x.15 Uses per Lot, no changes were made, but the following discussion occurred:

There was discussion about (B) Groups. Staff will revise this section to make it more clear.

In §x.20 Structures, no changes were made, but the following discussion occurred:

There was discussion as to whether or not the additional 3 feet above the roof peak would be adequate for a cupola. It was pointed out that this would not be the maximum height for a cupola, rather it is the limit of the additional height available for this architectural detail.

There was support for ensuring that the description for agricultural structures included barns and other such structures.

(D) Earth-Sheltered Buildings will have some revisions to account for when these structures are in naturally-occurring berms/hills/etc.

(F) Damaged and Unsafe Structures had discussion about possibly allowing the hole to remain unfilled for longer period as long as the area was secured appropriately.

In §x.25 Streets and Addresses, no changes were made.

It was mentioned that this may be included in a future revision of the Township's Street Ordinance.

In §x.30 Property Maintenance, no changes were made, but the following discussion occurred:

There was support for keeping (C) Grass for future discussions and amending it to encompass more than just grass but to also allow for natural prairie-style vegetation.

§x.35 Essential Services and §x.40 Alteration of Shorelines was not discussed.

The draft Design Standards were discussed briefly, but no action was taken. The consensus was that it would be beneficial to have more time to review the materials.

IV. Public Comment- *Public comment was received throughout the meeting without objection.*

V. Approval of the Meeting Minutes- There were no objections to adoption of the January 10, 2017, minutes.

VI. Future Agenda Items-

The next meeting date will be on February 7, 2017.

- 1) District Articles;
- 2) General Provisions Article;
- 3) Others.

VII. Adjournment- Meeting was adjourned at 8:42 pm.

Respectfully submitted,

Zach Michels
Director of Planning and Zoning
Zoning Ordinance Review Committee Recording Secretary

approved 02.07.2017