



DEXTER TOWNSHIP

PLANNING COMMISSION

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MEETING OF THE ZONING ORDINANCE REVIEW COMMITTEE (*PIZZA CLUB*) February 7, 2017

Present: James Drolett (*Zoning Board of Appeals, Township Board*) and Tom Lewis (*Planning Commission*).

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

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

Pizzas: No pizza. ☹️

The meeting was called to order at 6:10 pm.

- I. Approval of Agenda-** The agenda was adopted without objection, with the addition of a draft Zoning Ordinance.
- II. Public Comment-** *Public comment was received throughout the meeting without objection.*
- III. Action Items-**
 - 1) Residential District Article-** *All references below are taken from draft 02.02.2017.*

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

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

(A)(2) Agriculture will be amended from “appropriately-scaled” to “limited.” There was concern that “appropriately-scaled” did not provide enough guidance. There was also concern that “limited” may have similar issues, but the consensus was that it would be adequate for the Intent and Purpose Section.

A reference to limited recreational uses will be added for the Rural Residential (RR) District.

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

There was support for adding “game/hunting reserve” in “Agriculture, Forestry, Fishing, and Hunting” as a special land use in the Rural Residential (RR) District.

(7)f Extractive operation will be deleted.

There was discussion about adding “hunting” to the use table. Staff felt that hunting qualified as a customary and incidental accessory use of property; others were concerned that it was explicitly allowed. Staff will consult with the Township Attorney and add the use if recommended.

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

(D) Cul-de-sac will be amended for some minor grammatical changes. There was discussion about deleting reference to curvilinear streets due to possible abuse.

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

Staff will review the waterbody setback for Half Moon Lake Residential South (LR6) to confirm if the distances are consistent with the current development pattern.

There was discussion about referring to the basic Lakes Residential Zoning District as LRB instead of LR1.

There was discussion about whether or not to include a list of the major and minor thoroughfares in each zoning district article or reference them to another place. It was noted that including them in each district would make the document longer but would make it easier to use.

(A)(4) Side-yard Setback will be amended to include graphics to show how the setbacks increase with building height.

References to tables will include the table number.

2) General Provisions Article - *All references below are taken from draft 02.02.2017.*

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. A graphic from staff was reviewed, showing how narrow corner lots can make it difficult to build on a lot. The consensus was to include the standard and allow the Planning Commission to consider this standard.

In §x.15 Uses per Lot, no changes were made.

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

The additional height for mechanical equipment and parapet walls will be reduced from eight feet to six feet. The height allowed for public monuments will be reduced to 40 feet. The silo and other agricultural structure will reference the accessory structure section for agricultural structures.

There was concern about including lightning rods and weather vanes in the height projection table as they are appurtenances.

(D)(3) Setbacks will be amended so the setback is measured to the berm if it is a constructed berm and to the structure if it is within a natural hill or berm.

(D)(4) Height will be amended so the height is measured from the bottom of the berm if it is a constructed berm and from the finished floor if it is within a natural hill or berm.

(F) Damaged and Unsafe Structures will be amended for it to be repaired or removed within six months with extensions available if insurance or other approvals delay the work. This will be removed from this Section and will remain in the Property Maintenance Section.

(F)(3) Reuse will be amended to require an engineer certification that the foundation can be reused.

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

(A) Applicability will be amended to make it clear that it does not apply to commercial agricultural buildings.

(B)(3) Architectural Detailing will be amended to require three of the five options.

(C) Entrances will be amended to require two of the four options.

(D)(5) Alternate Materials will be amended to include some conditions under which the approving authority may allow for different materials.

(E)(3) Flat Roofs will be amended to require a parapet well extend at least four feet above the roof.

In §x.30 Streets and Addresses, no changes were made, but the following discussion occurred:

There was discussion about deleting the reference of not duplicating other road names within Washtenaw County. The concern was that it could be extremely difficult to not duplicate a name. This reference is a preference, not a requirement, though.

In §x.35 Property Maintenance, no changes were made, but the following discussion occurred:

(B) Damaged and Unsafe Structures will remain in this Section, with the edits described above.

There was support for keeping (C) Grass and Weeds and including reference to noxious weeds. It is likely that this Section will be deleted in the future and included in a stand-alone police power ordinance or incorporated into the Anti-Blight Ordinance.

In §x.40 Essential Services, the following changes were made:

(C) Separation will be deleted. The consensus was that there was adequate protection in the Building Code.

(D) Utility Box Screening will be deleted. There was a consensus that there was not value to include this.

There was support for adding language requiring conduit in developments to run future utilities, like fiber-optic cable.

In §x.40 Alteration of Shorelines, no changes were made, but the following discussion occurred:

There was concern about what form the approval would be. Including this allows for some enforcement action by the Township if the State does not enforce this in the future.

3) Zoning Ordinance Outline Draft - All references below are taken from draft 02.06.2017.

There was support for the outline and including reserved articles for each general section. There was support for keeping the Definition Article in the back, with the understanding that there will be hyperlinks in the pdf version of the document. There was support for including a general outline on each page to make it easier to navigate within the document.

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 31, 2017, minutes.

VI. Future Agenda Items-

The next meeting date will be on February 14, 2017.

- 1) Permits Article;
- 2) Plot Plan Article; and
- 3) Others.

VII. Adjournment- Meeting was adjourned at 8:03 pm.

Respectfully submitted,

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