

# DEXTER TOWNSHIP

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"A Community For All Seasons"

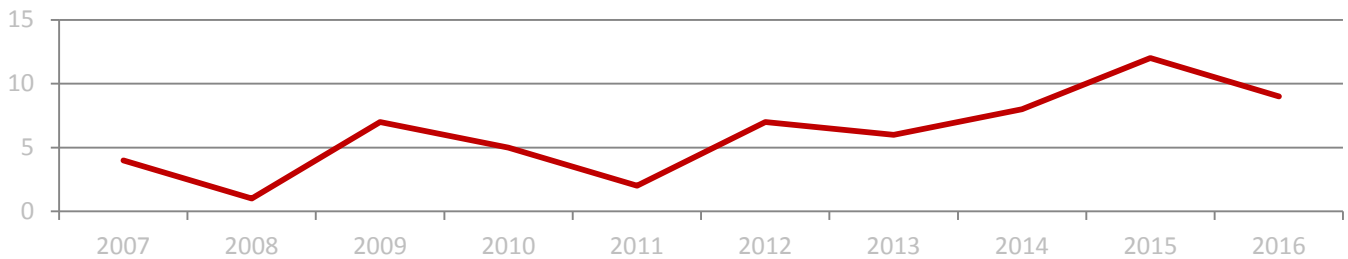
## Planning & Zoning Status Report for January- January 10, 2017

### ZONING PERMITS

There were 9 new zoning permits issued this month (*December*). That is a decrease of 5 from the previous month. A total of 13 zoning permits were closed this month (*December*). That is a decrease of 2 from the previous month.

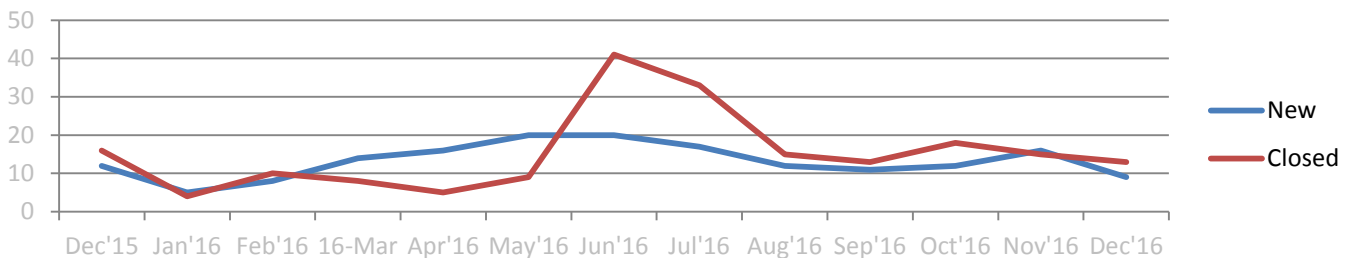
**Zoning Permits Issued- Year-to-Year by Month.** (All numbers are for December.)

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
4	1	7	5	2	7	6	8	12	9

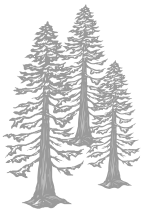


**Zoning Permits Issued and Closed- Month-to-Month**

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



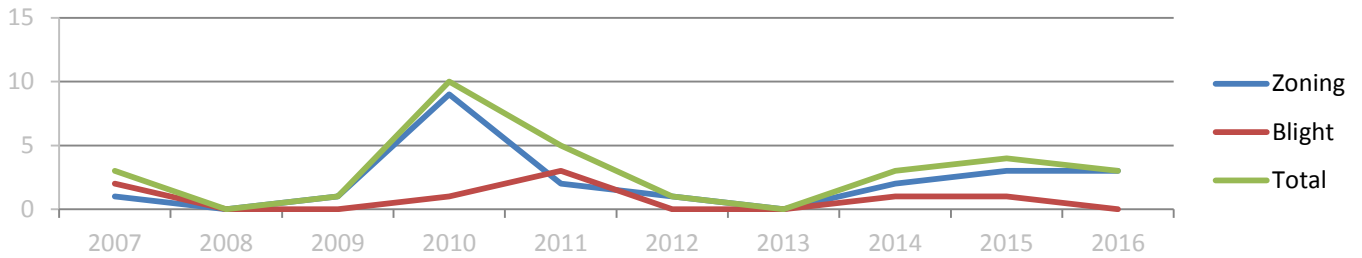
As of January 5, 2016, there were 402+ unfinaled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of December 2016, there were 23 permits more than a year old that still required a final inspection. More than half of these are for interior remodeling, which requires more time and coordination to conduct the inspection.



## CODE ENFORCEMENT

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

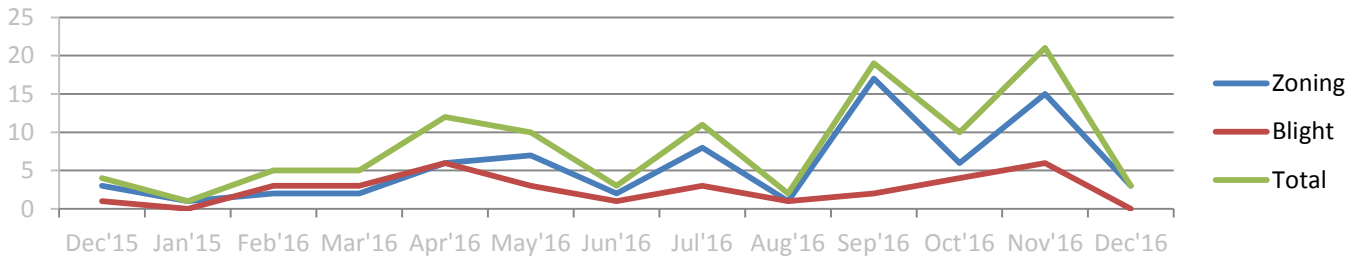
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Zoning</b>	1	0	1	9	2	1	0	2	3	3
<b>Blight</b>	2	0	0	1	3	0	0	1	1	0
<b>Total</b>	3	0	1	10	5	1	0	3	4	3

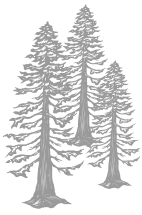


**New Violations- Month-to-Month**

	Dec'15	Jan'15	Feb'16	Mar'16	Apr'16	May'16	Jun'16	Jul'16	Aug'16	Sep'16	Oct'16	Nov'16	Dec'16
<b>Zoning</b>	3	1	2	2	6	7	2	8	1	17	6	15	3
<b>Blight</b>	1	0	3	3	6	3	1	3	1	2	4	6	0
<b>Total</b>	4	1	5	5	12	10	3	11	2	19	10	21	3

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

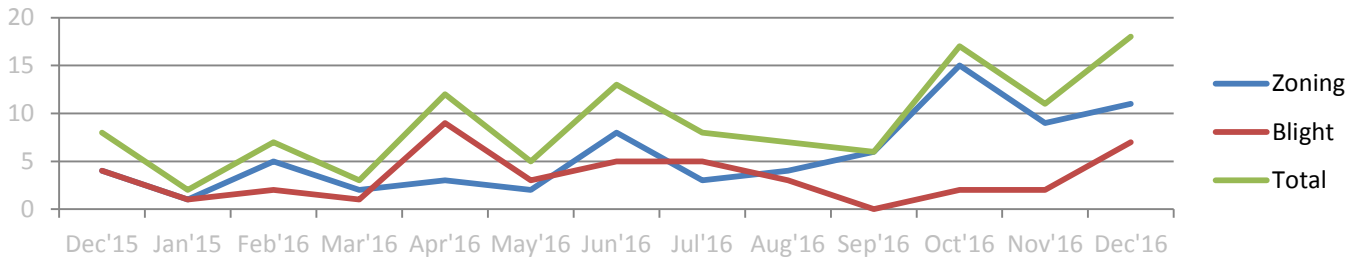




**Cleared Violations- Month-to-Month**

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

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



There are currently 73 documented violations that are open or have no record of being resolved (55 zoning, 18 blight). There are 62 more than a year old (43 zoning, 19 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 8.5 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.

**PLANNING COMMISSION**

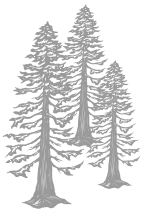
**December Meeting:**

The Planning Commission held a meeting on December 27<sup>th</sup> . There were two public hearings for amendments to the Zoning Ordinance.

Petition	Zoning	Request	Result
(16-PC-177) Dexter Township	n/a	Zoning text amendment to replace the Amendment Article	Favorable Recommendation
(16-PC-178) Dexter Township	n/a	Zoning text amendment to amend/replace the Nonconformities Article	Postponed

**January Meeting:**

The Planning Commission is scheduled to hold a meeting on January 24<sup>th</sup>. No public hearings are scheduled, but several draft sections of the new Zoning Ordinance will be reviewed and elections will be conducted.



## ZONING BOARD OF APPEALS

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

	December 2009	December 2010	December 2011	December 2012	December 2013	December 2014	December 2015	December 2016
Applications Received	0	4	2	0	1	0	1	1

### December Meeting:

The Zoning Board of Appeals meeting scheduled for December 6<sup>th</sup> has been cancelled due to a lack of business.

### January Meeting:

The Zoning Board of Appeals meeting scheduled for January 3<sup>rd</sup> has been cancelled due to a lack of business.

### February Meeting:

The Zoning Board of Appeals will meet on February 7<sup>th</sup>, with the following agenda:

Petition	Zoning	Project	Request
(17-ZBA-824) Maynard 13381 Oakridge (D-04-29-231-039)	RR	Keeping of a goat	<i>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.</i>

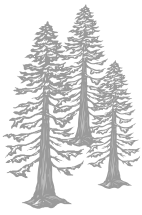
## ZONING ORDINANCE REVIEW COMMITTEE

The Zoning Ordinance Review Committee, aka “Pizza Club,” met on December 13<sup>th</sup>. It reviewed the draft Open Space Communities Article and Nonconforming Article.

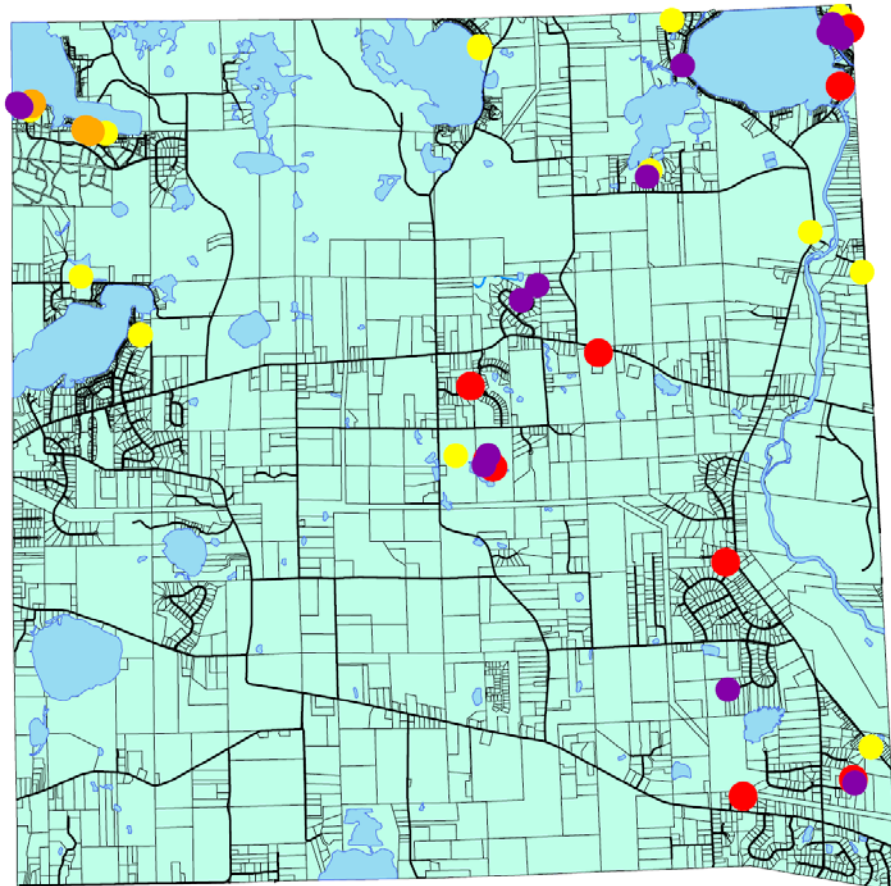
Future meeting dates include January 10<sup>th</sup> and February 14<sup>th</sup>. Other dates may be added if they are available.

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

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



## December 2016 New & Final Permits New & Cleared Violations



### Legend

- Final Permits (13)
- New Permits (9)
- Cleared Violations (18)
- New Violations (3)

0 0.35 0.7 1.4 2.1 2.8 Miles



*Respectfully Submitted,*

*Zach Michels  
Dexter Township Director of Planning and Zoning*