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"A Community For All Seasons"

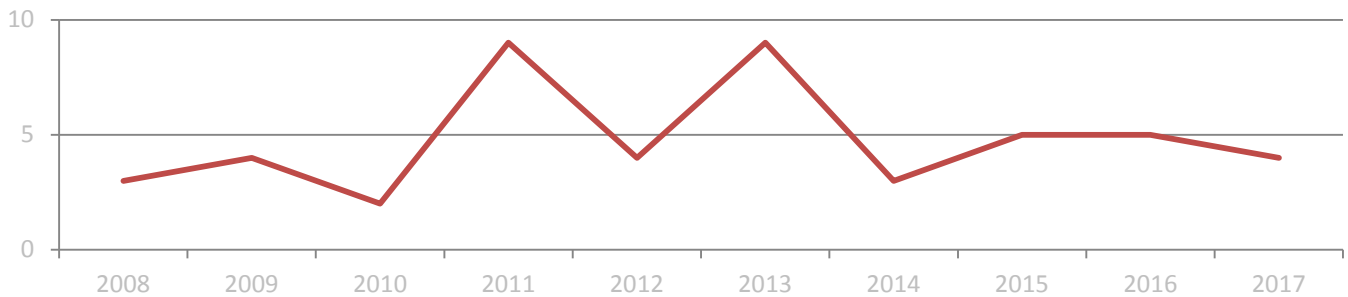
Planning & Zoning Status Report for February- February 7, 2017

ZONING PERMITS

There were 4 new zoning permits issued this month (*January*). That is a decrease of 5 from the previous month. A total of 22 zoning permits were closed this month (*January*). That is an increase of 9 from the previous month.

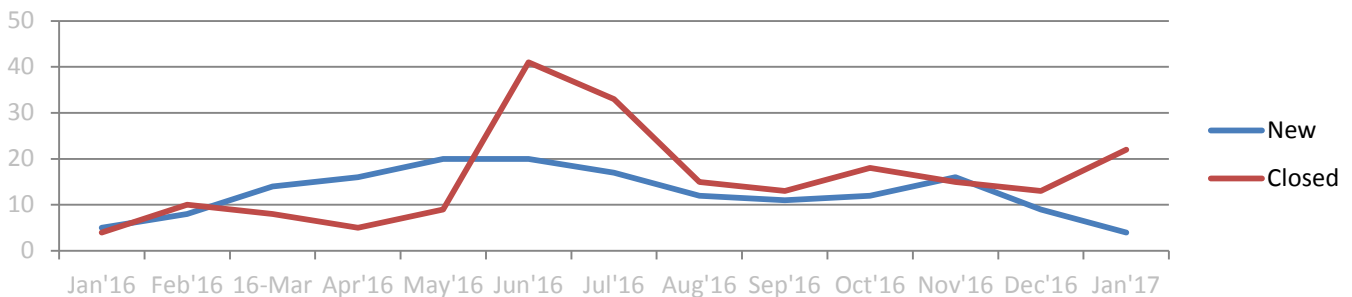
Zoning Permits Issued- Year-to-Year by Month. (All numbers are for January.)

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
3	4	2	9	4	9	3	5	5	4

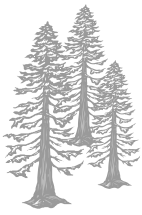


Zoning Permits Issued and Closed- Month-to-Month

	Jan 16	Feb 16	Mar 16	Apr 16	May 16	June 16	July 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17
New	5	8	14	16	20	20	17	12	11	12	16	9	4
Closed	4	10	8	5	9	41	33	15	13	18	15	13	22



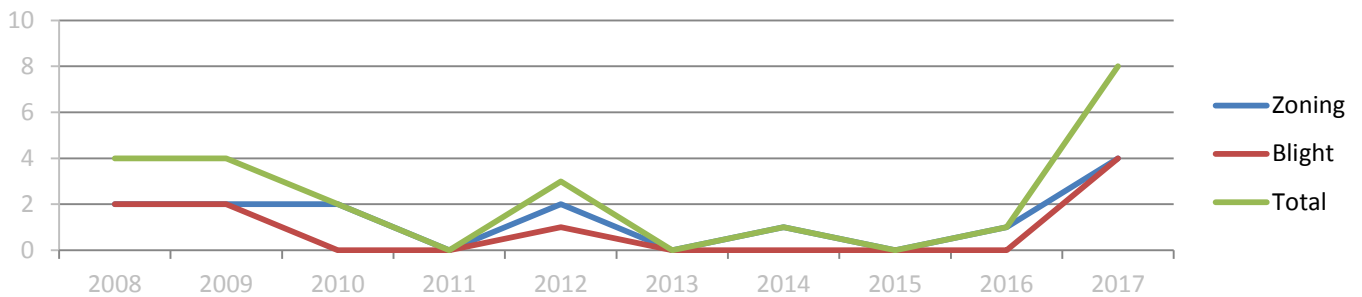
As of January 5, 2016, there were 402+ unfiled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of January 2017, there were 19+ permits more than a year old that still required a final inspection.



CODE ENFORCEMENT

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

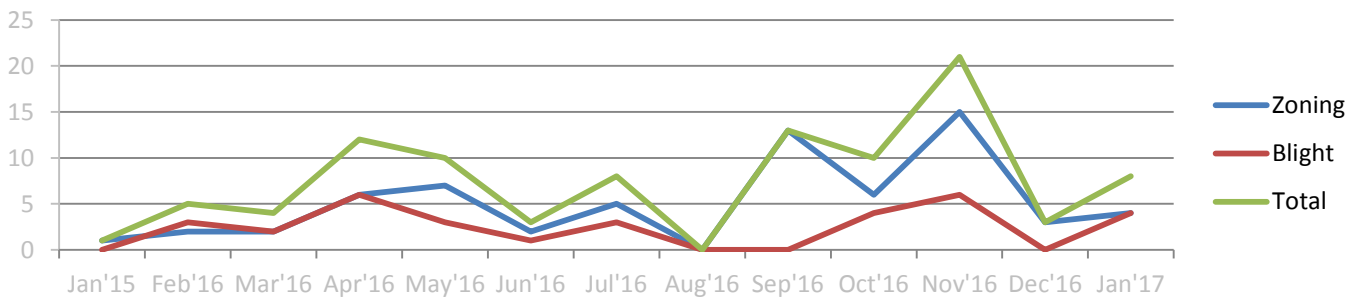
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Zoning	0	1	9	2	1	0	2	3	3	4
Blight	0	0	1	3	0	0	1	1	0	4
Total	0	1	10	5	1	0	3	4	3	8

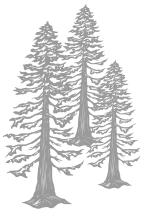


New Violations- Month-to-Month

	Jan'16	Feb'16	Mar'16	Apr'16	May'16	Jun'16	Jul'16	Aug'16	Sep'16	Oct'16	Nov'16	Dec'16	Jan'17
Zoning	1	2	2	6	7	2	5	0	13	6	15	3	4
Blight	0	3	2	6	3	1	3	0	0	4	6	0	4
Total	1	5	4	12	10	3	8	0	13	10	21	3	8

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.

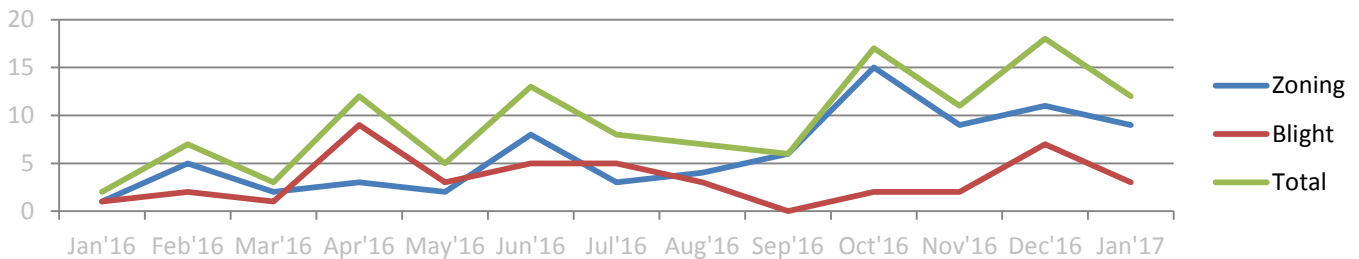




Cleared Violations- Month-to-Month

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

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



There are currently 64 documented violations that are open or have no record of being resolved (54 zoning, 12 blight). There are 41 more than a year old (39 zoning, 2 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 13 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.

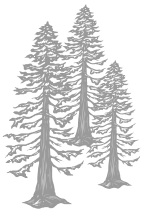
PLANNING COMMISSION

January Meeting:

The Planning Commission held a meeting on January 24th. It reviewed the 2016 Annual Report, the 2017/2018 Work Plan, District and Map Establishment Article, Commercial District Article, and Commercial Planned Unit Development Article. It also conducted elections for its 2017 officers: Chair Lewis; Vice-chair Ehman; and Recording Secretary Dehring.

February Meeting:

The Planning Commission is scheduled to hold a meeting on February 28th. No public hearings are scheduled, but several draft article of the new Zoning Ordinance will be reviewed.



ZONING BOARD OF APPEALS

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

	January 2010	January 2011	January 2012	January 2013	January 2014	January 2015	January 2016	January 2017
Applications Received	1	0	2	0	0	0	2	1

January Meeting:

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

February Meeting:

The Zoning Board of Appeals was scheduled to hold a meeting on February 7th. The meeting was cancelled due to noticing issues. The agenda item was rescheduled for the March 7th meeting.

March Meeting:

The Zoning Board of Appeals is scheduled to hold a meeting on March 7th with the following agenda:

Petition	Zoning	Project	Request
(17-ZBA-824) Maynard 13381 Oakridge (D-04-29-231-039)	RR	Keeping of a goat	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.
(17-ZBA-825ABC) VerBurg 9864 Winston (D-04-02-175-021, D-04-02-102-004/005)	LR	Installation of a new patio, steps, and hot tub	A) Reduced waterbody setback of twelve (12) feet rather than the thirty-five (35) feet required for an at-grade deck or patio; B) Reduced waterbody setback of fifteen (15) feet rather than the thirty-five feet required for an at-grade deck or patio; and C) Reduced waterbody setback of eight point five (8.5) feet rather than the fifty (50) feet required for an accessory structure.

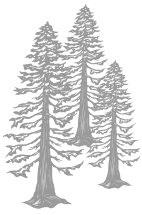
ZONING ORDINANCE REVIEW COMMITTEE

The Zoning Ordinance Review Committee, aka “Pizza Club,” met on January 10th, January 31st, and February 7th. It reviewed the draft District and Map Establishment Article, Commercial District Article, Commercial Planned Unit Development Article, Agricultural and Recreation Conservation Districts Article, Public Institutional and Public Recreational Districts Article, Residential Districts Article, and General Provisions Article.

Future meeting dates may February 14th and March 14th. Other dates may be added if they are available.

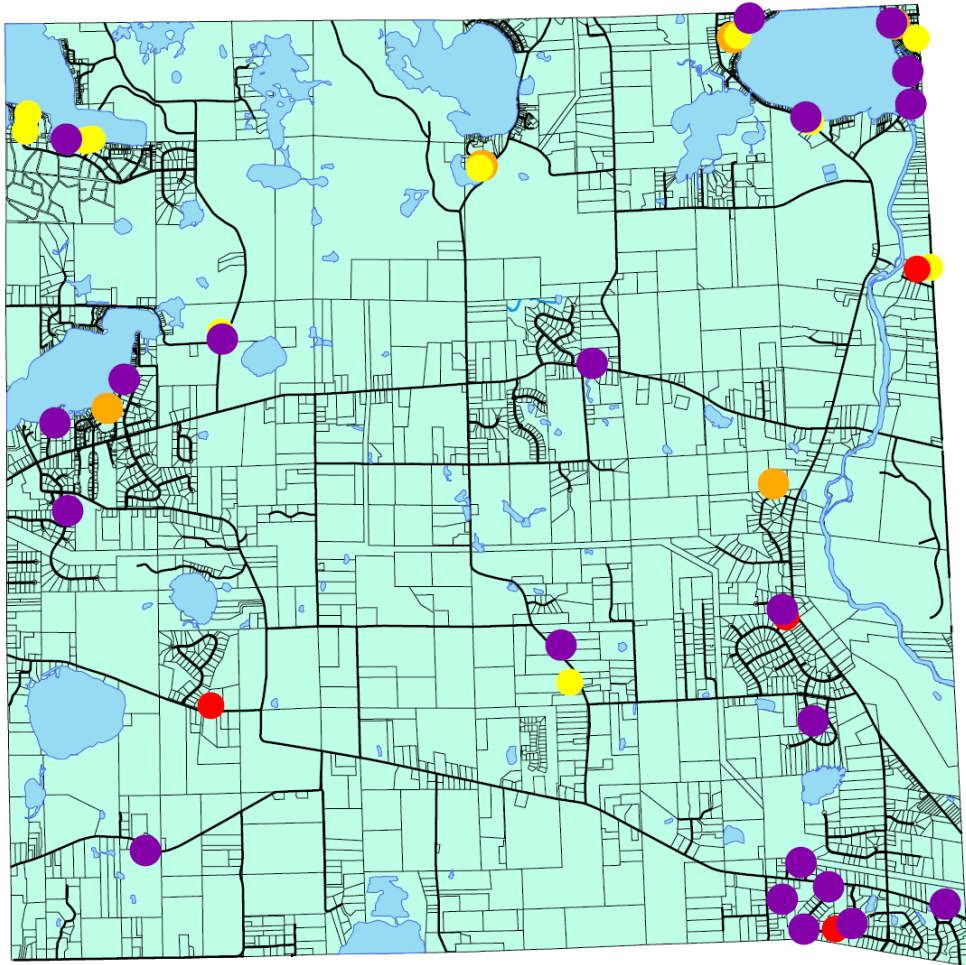
All Zoning Ordinance Review Committee meetings are noticed at the Township Hall and on the Township’s website. Materials are available to the public at:

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



PERMITS & VIOLATIONS

The following map shows the location of all new and finalized zoning permits and new and resolved ordinance complaints/violations for January 2017.



Legend

-  Final Permits (22)
-  New Permits (4)
-  Cleared Violations (12)
-  New Violations (8)

0 0.35 0.7 1.4 2.1 2.8 Miles



Respectfully Submitted,

*Zach Michels
Dexter Township Director of Planning and Zoning*