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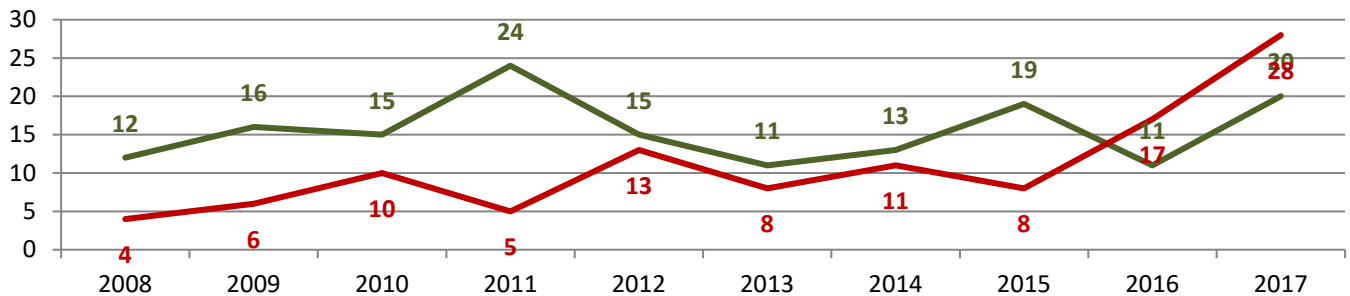
"A Community For All Seasons"

Planning & Zoning Status Report for September- September 11, 2017

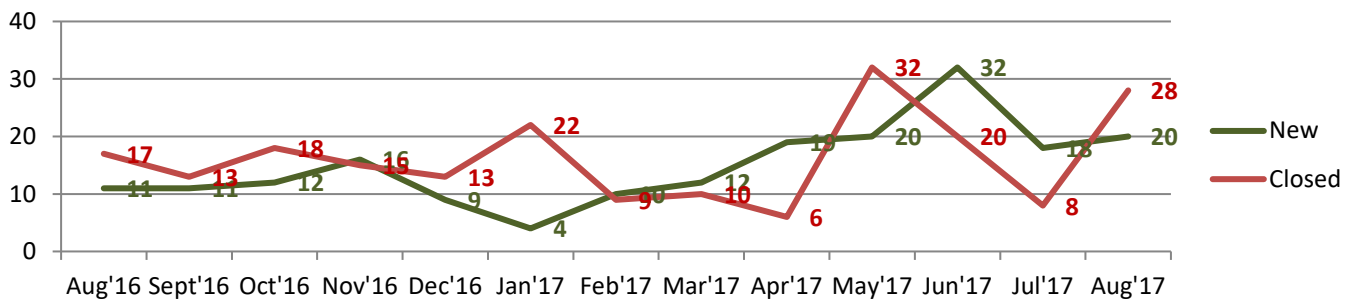
ZONING PERMITS

There were 20 new zoning permits issued this month (*August*); that is a decrease of 2 from the previous month and an increase of 9 from this month last year. A total of 28 zoning permits were closed this month (*August*); that is an increase of 9 from the previous month and an increase of 24 from this month last year.

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



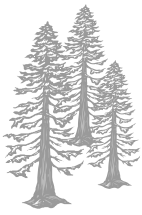
Zoning Permits Issued & Closed- Month-to-Month



Zoning Permits Issued & Closed- Year-to-Year (Annual Totals)



(Totals for 1997 and 2017 do not include the entire year.)



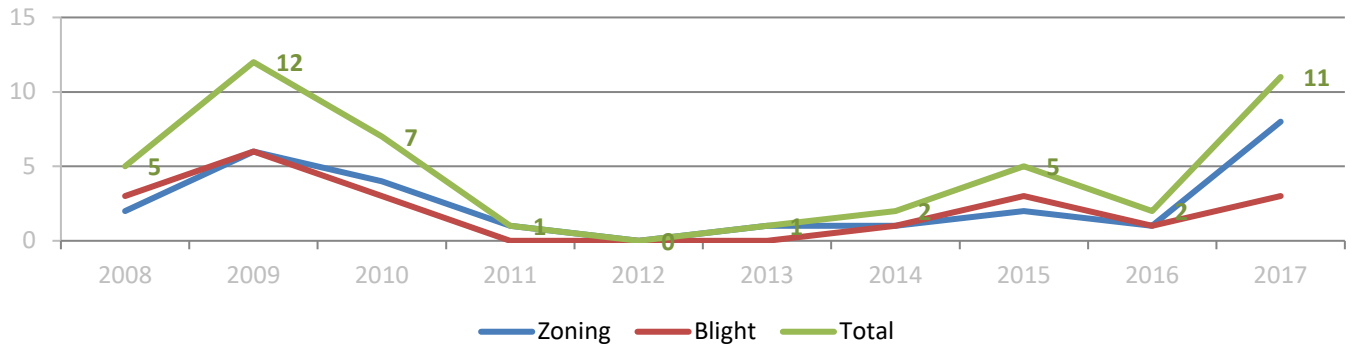
As of January 5, 2016, there were 402+ unfinaled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of August 2017, there were 11+ permits more than a year old that still required a final inspection.

CODE ENFORCEMENT

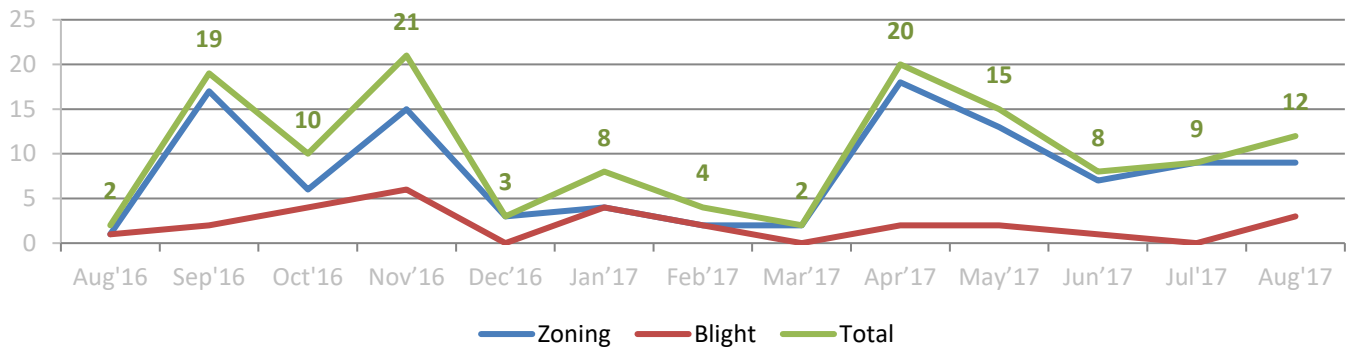
There were 12 new complaints/violations this month (*August*); that is an increase of 3 from the previous month and an increase of 10 from this month last year. A total of 15 complaints/violations were closed this month (*August*); that is a decrease of 3 from the previous month and an increase of 8 from this month last year.

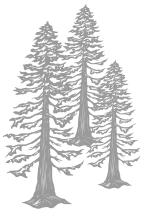
The number of new blight and zoning complaints/violations does not include the number of courtesies letters or letters of inquiry sent by the Ordinance Officer.

New Complaints/Violations- Year-to-Year by Month. (All numbers are for August.)



New Complaints/Violations- Month-to-Month

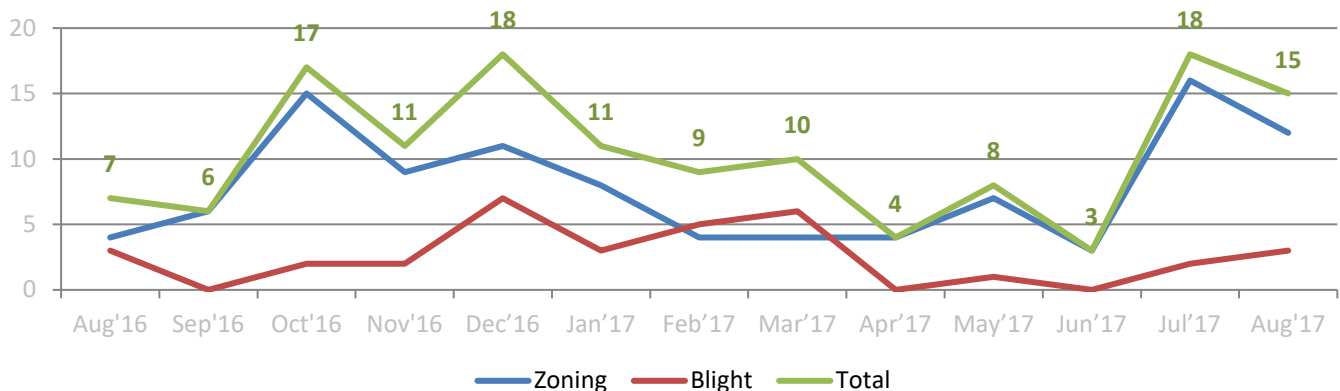


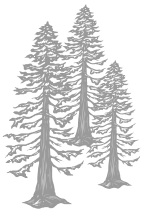


List of New Complaints/Violations

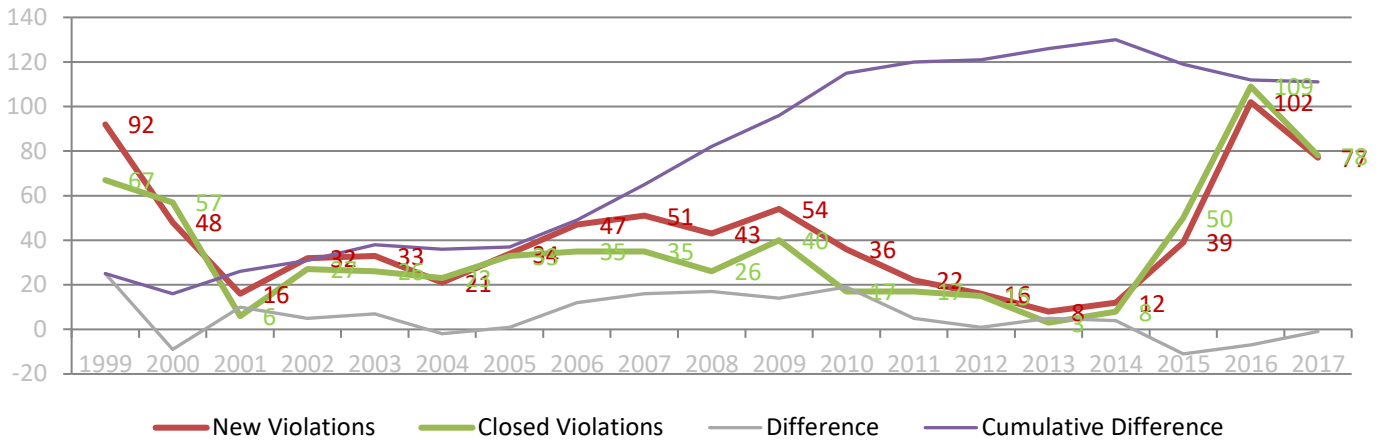
Violation Number	Address	Parcel #	Description	Status
17-ZV-277	Hartman Farms		Construction outside of hours permitted in development agreement	Open
17-ZV-280	5596 Dexter-Pinckney	04-25-200-003	Unlicensed/inoperable motor vehicles	Open
17-ZV-281	4750 Birch	04-26-200-037	Construction of shed and deck without permit	Resolved
17-ZV-282	9038 Dexter-Pinckney	04-01-300-034	Construction of shed without permit	Open
17-ZV-283	5790 Libby	04-22-205-061	Construction of driveway addition without permit	Open
17-ZV-284	10688 Fleming	04-27-100-039	Uninhabitable/unsafe building	Open
17-ZV-285	Thumm	04-03-209-018	RV stored on property in LR District for more than 30 days	No violation
17-ZV-286	10571 Mountain View	04-22-100-012	Construction of accessory building addition without permit and larger than allowed	Open
17-ZV-287	9802 Winston	04-02-153-005	RV stored on property in LR District for more than 30 days	Open
17-BV-144	5956 Dexter-Pinckney	04-25-200-003	Unlicensed/inoperable motor vehicles	Open
17-BV-145	9586 Winston	04-02-401-019, 04-02-403-002	Blight, storage of building materials without valid zoning permit	Open
17-BV-146	10688 Fleming	04-27-100-039	Uninhabitable/unsafe building, blight	Open

Cleared Complaints/Violations- Month-to-Month





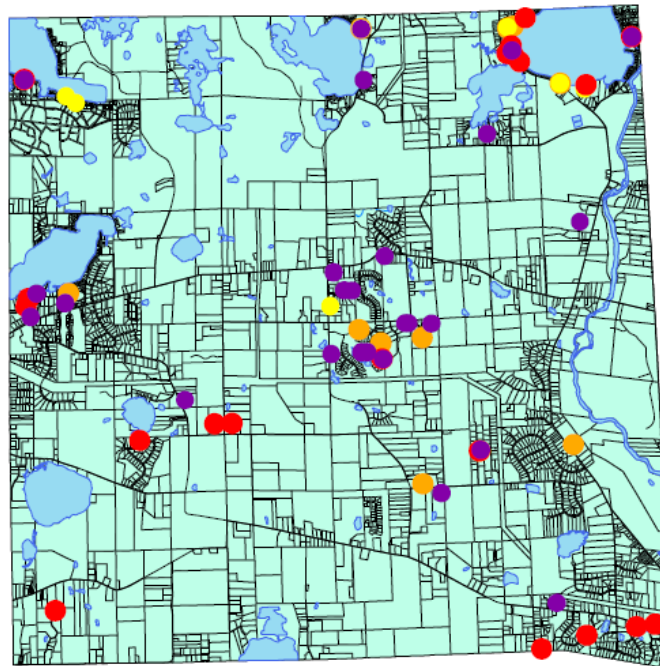
New & Resolved Complaints/Violations- Year-to-Year (Annual Totals)



(Totals for 1999 and 2017 do not include the entire year.)

There are currently 76 documented complaints/violations that are open or have no record of being resolved (65 zoning, 11 blight). There are 33 more than a year old (30 zoning, 3 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.

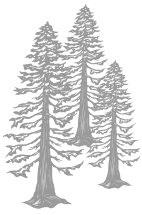
AUGUST PERMITS & VIOLATIONS MAP



- Legend**
- Final Permits
 - New Permits
 - Cleared Violations
 - New Violations

0 0.325 0.65 1.3 1.95 2.6 Miles





DIRECTOR OF PLANNING & ZONING NOTES

Ordinance Officer Jacobs has inspected new zoning permits, reviewed and inspected open zoning permits, reviewed and inspected open violations, investigated new violations, reviewed the draft zoning ordinance, and prepared the draft zoning map.

Planning and Zoning Intern William Doran has assisted with the file organization, inspections of older zoning permits and open ordinance violations, reviewing the draft zoning ordinance, and preparing the draft zoning map. His last day with the Township was September 1st.

Supervisor Rider has met with Dexter City Manager Nicholls to discuss the potential of sharing a full-time zoning ordinance officer.

PLANNING COMMISSION

August Meetings:

The Planning Commission held a seventh public hearing for the draft zoning ordinance on August 3rd. It reviewed changes made by staff and the draft zoning map and forwarded the text to the Township Board with a favorable recommendation (4-3), noting that there are several sections identified for further attention following adoption, including, but not limited to: accessory buildings, corner lots/yards, and elements of form-based code. It also reviewed its Bylaws.

The Planning Commission also held a meeting on August 22nd. It approved (17-PC-180) Ore Creek, a special land use for an alcohol tasting room; it approved (17-PC-181) Ore Creek, a preliminary site plan for a hard cider facility; it approved (17-PC-182) Natures Preserve, an open space community with 20 lots; and it approved (17-PC-183) Natures Preserve, a preliminary site plan for a 20-lot open space community site condominium. The Planning Commission also forwarded a draft zoning map to the Township Board with a favorable recommendation (4-2). A resolution forwarding both the draft text and draft zoning map with a favorable recommendation, enumerating areas identified for future attention, documenting public comments, and identifying the need for a new zoning ordinance failed (3-3).

September Meeting:

The Planning Commission meeting scheduled for September 26th has been cancelled due to a lack of business.

ZONING BOARD OF APPEALS

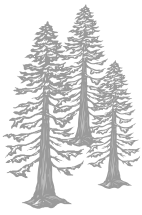
Applications Received- Year-to-Year by Month (All numbers are for August.)

	August 2010	August 2011	August 2012	August 2013	August 2014	August 2015	August 2016	August 2017
Applications Received	2	3	1	3	0	0	2	1

September Meeting:

The Zoning Board of Appeals held a meeting on September 6th with the following agenda:

Petition	Zoning	Project	Request	Result
<u>(17-ZBA-834) Jackson</u> 13436 North Lake (D-04-17-200-003)	LR	Detached accessory building addition	Reduced rear-yard setback nine point five (9.5) feet rather than the twenty-two point five (22.5) feet required for an accessory building with a height of twenty-two point five (22.5) feet.	Approved with conditions



<p>(17-ZBA- 835ABCDEF) Ore Creek 9280 McGregor (D-04-01-480-004)</p>	C-1	Commercial hard cider facility	<p>A) Reduced queuing distance of zero (0) feet rather than the fifty (50) feet required; B) Increased driveway width of one hundred seventy-nine (179) feet (160.4 feet) rather than the thirty-six (36) feet allowed; C) Reduced front-yard setback of zero (0) feet rather than the eighty (80) feet required for parking; D) Reduced side-yard setback of seven point three (7.3) feet rather than the thirty (30) feet required; E) Reduced rear-yard setback of eight (8) feet rather than the sixty (60) feet required; F) No screening between a loading/unloading area and a public thoroughfare; and G) Loading/unloading area within required front, side, and rear yard setbacks.</p>	Approved

October Meeting:

The Zoning Board of Appeals meeting scheduled for October 3rd has been cancelled due to a lack of business. An application was submitted, but it is not yet complete.

ZONING ORDINANCE REVIEW COMMITTEE

The Zoning Ordinance Review Committee, aka “Pizza Club,” has not met since the last Township Board meeting.

The Township Board, Planning Commission, and Zoning Board of Appeals held a joint meeting to review the draft Zoning Ordinance on May 30th. The Planning Commission has held 8 public hearings and forwarded both the draft text and the draft zoning map with favorable recommendations.

Compiled editions of the draft Zoning Ordinance have been created and distributed within the Township, to interested persons, and to other agencies.

Here is a link to the draft text that was favorably forwarded to the Township Board, with redlines since the edition that was reviewed at the May 30, 2017, joint meeting:

[http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance\(08072017\)DELTADELTADELTA.pdf](http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance(08072017)DELTADELTADELTA.pdf)

Here is a link to the draft text that was favorably forwarded to the Township Board, without redlines:

[http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance\(08082017\)DELTAKS.pdf](http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance(08082017)DELTAKS.pdf)

Here is a link to the draft zoning map that was favorably forwarded to the Township Board:

[http://dextertownship.org/Portals/46/zoningordinancereview/2017/DraftZoningMap\(08232017\).pdf](http://dextertownship.org/Portals/46/zoningordinancereview/2017/DraftZoningMap(08232017).pdf)