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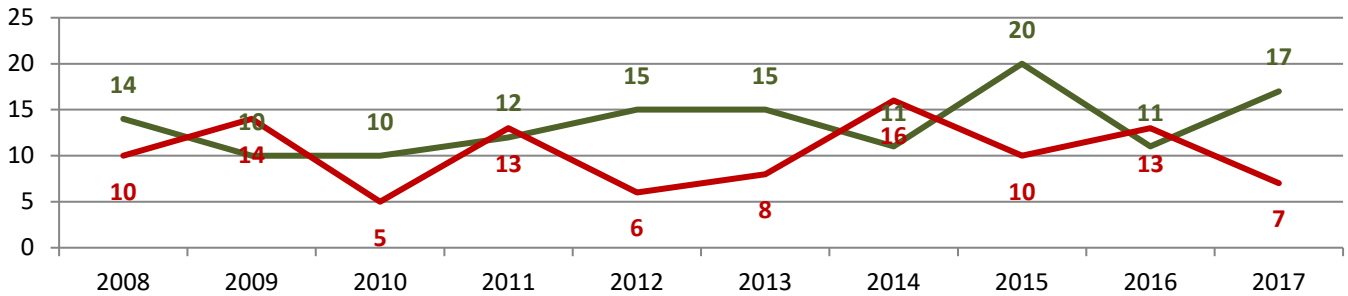
"A Community For All Seasons"

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

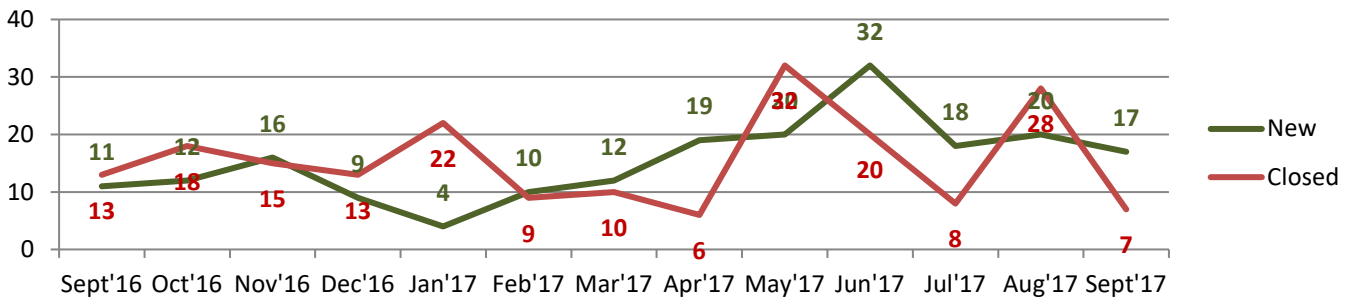
ZONING PERMITS

There were 17 new zoning permits issued this month (*September*); that is a decrease of 3 from the previous month and an increase of 6 from this month last year. A total of 7 zoning permits were closed this month (*September*); that is a decrease of 21 from the previous month and a decrease of 6 from this month last year.

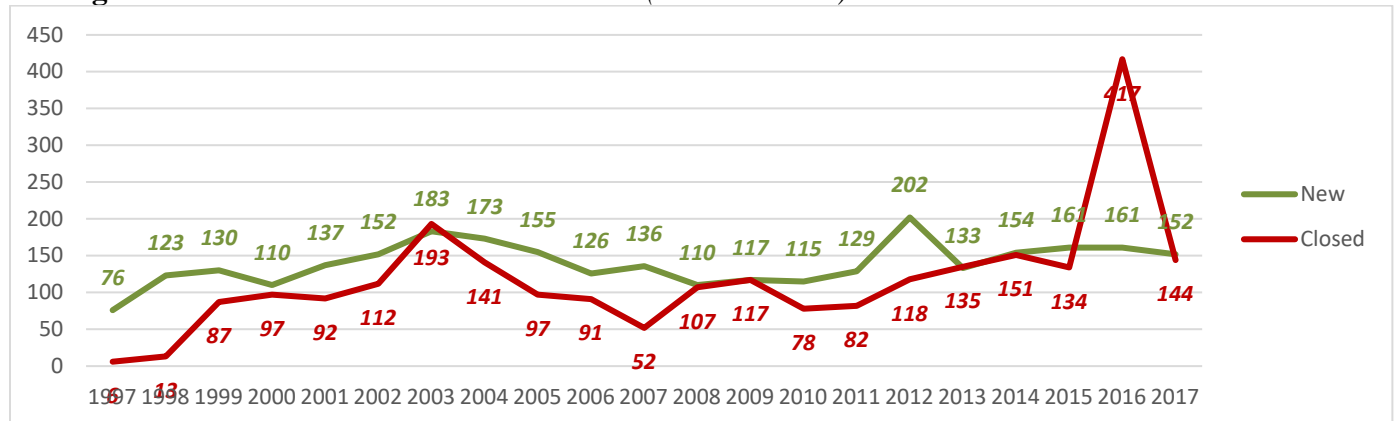
Zoning Permits Issued & Closed- Year-to-Year by Month. (All numbers are for September.)



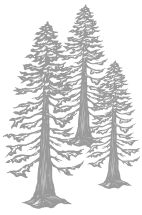
Zoning Permits Issued & Closed- Month-to-Month



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 September 2017, there were 14+ permits more than a year old that still required a final inspection.

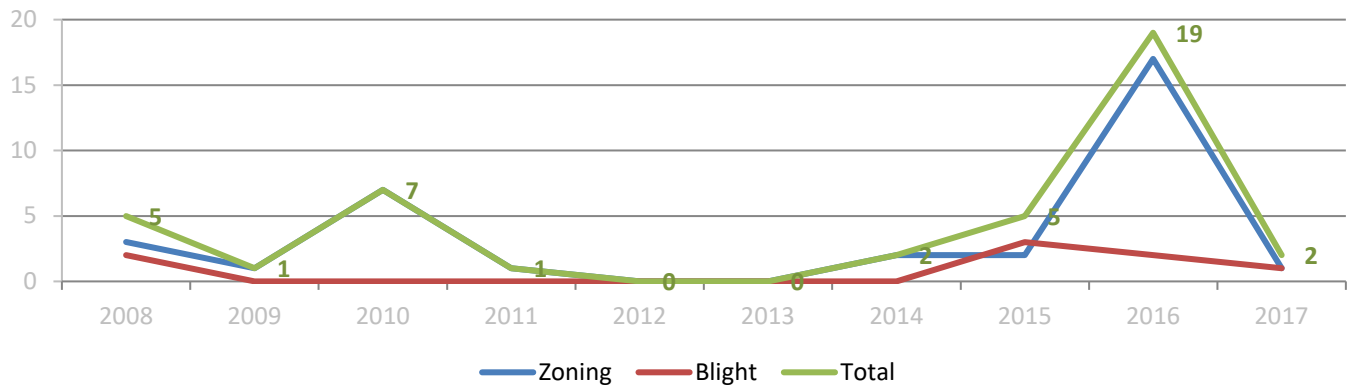
If trends from previous years continue, this year is likely to end with the second highest number of zoning permits issued in a year, behind only the tornado year.

CODE ENFORCEMENT

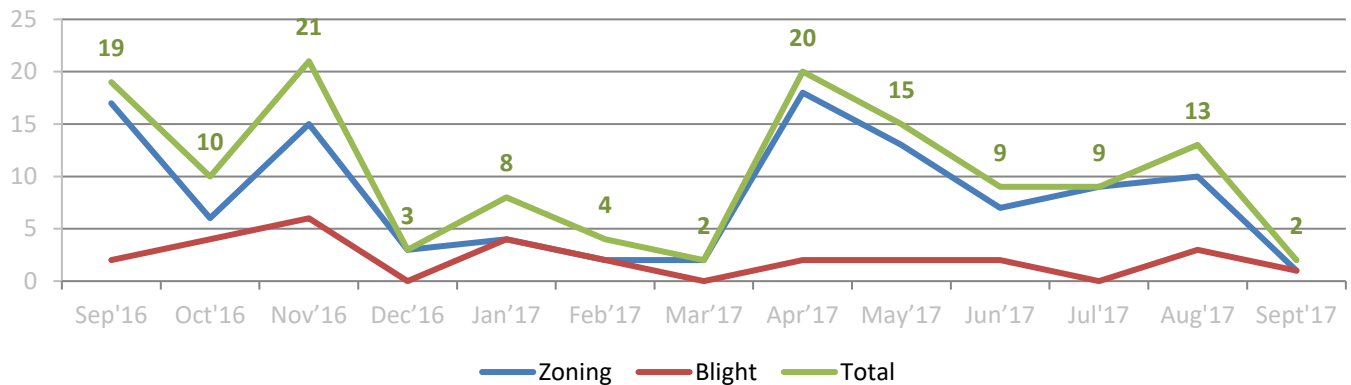
There were 2 new complaints/violations this month (*September*); that is a decrease of 11 from the previous month and a decrease of 17 from this month last year. A total of 12 complaints/violations were closed this month (*September*); that is a decrease of 3 from the previous month and an increase of 6 from this month last year.

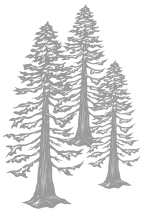
The number of new blight and zoning complaints/violations does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.

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



New Complaints/Violations- Month-to-Month

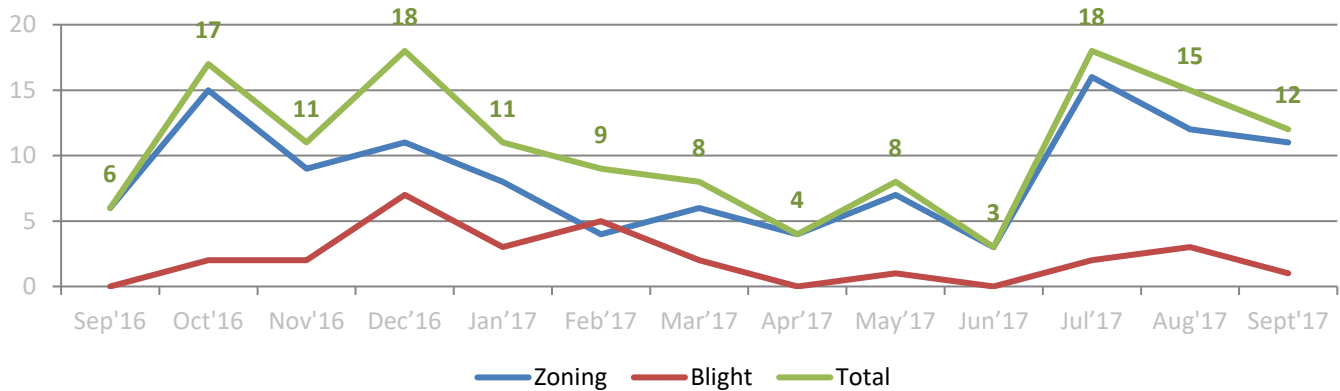




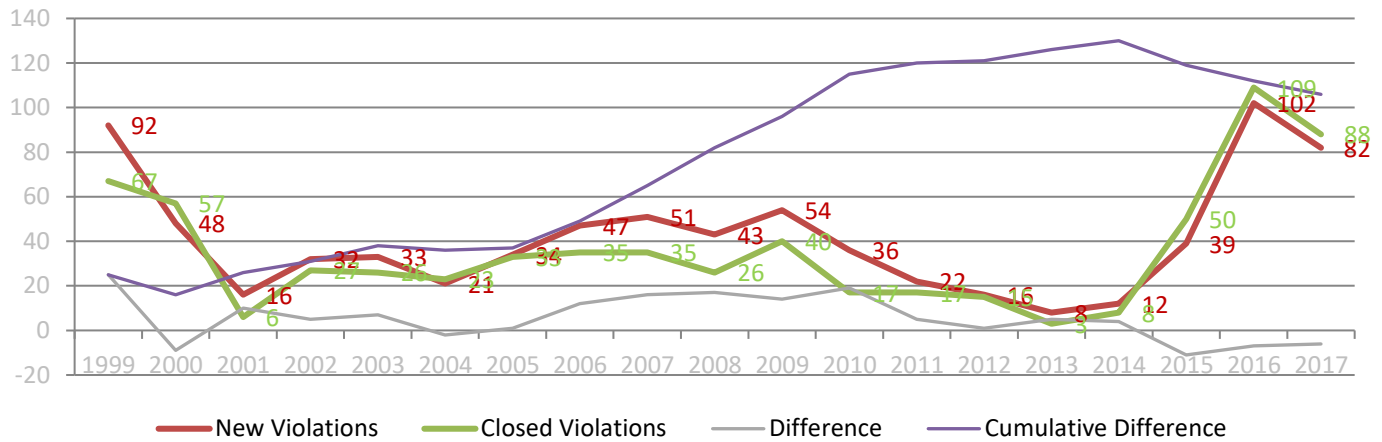
List of New Complaints/Violations

Violation Number	Address	Parcel #	Description	Status
17-ZV-290	13555 Riker	04-20-200-024	Junk in yard, inoperable motor vehicles	Open
17-BV-148	13555 Riker	04-20-200-024	Junk in yard, inoperable motor vehicles	Open

Cleared Complaints/Violations- Month-to-Month

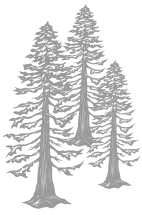


New & Resolved Complaints/Violations- Year-to-Year (Annual Totals)



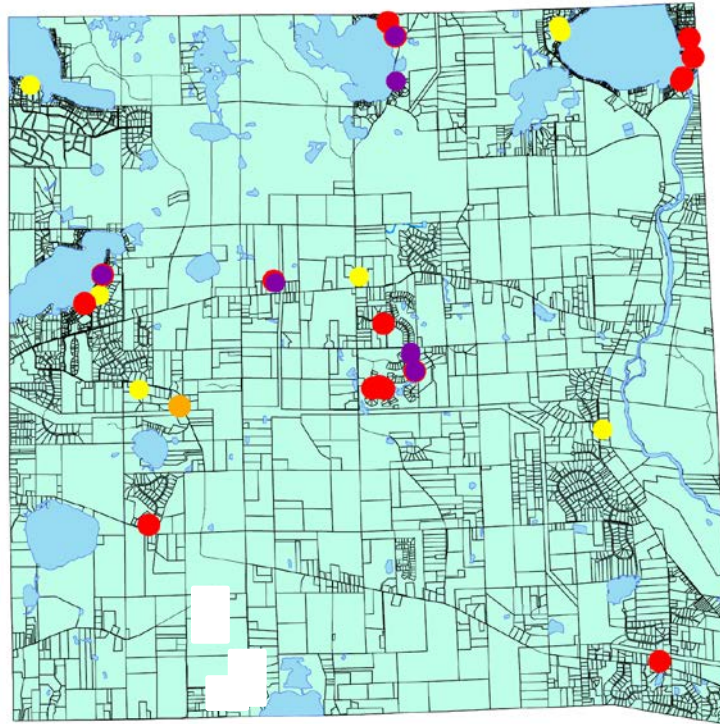
(Totals for 1999 and 2017 do not include the entire year.)

There are currently 72 documented complaints/violations that are open or have no record of being resolved (60 zoning, 12 blight). There are 29 more than a year old (26 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.



SEPTEMBER PERMITS & VIOLATIONS MAP

September 2017 New & Final Permits New & Cleared Violations



Legend

- Final Permits (7)
- New Permits (17)
- Cleared Violations (12)
- New Violations (1)

0 0.25 0.5 1 1.5 2 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.

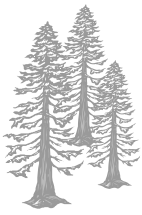
PLANNING COMMISSION

September Meeting:

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

October Meeting:

The Planning Commission will hold a meeting on October 24th. It will hold a public hearing for (17-PC-184) Signature Oak Stables for an amended site plan, concerning the landscaping. It will also review the its draft bylaws, with additional information from the Township's counsel.



ZONING BOARD OF APPEALS

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

	September 2010	September 2011	September 2012	September 2013	September 2014	September 2015	September 2016	September 2017
Applications Received	0	0	1	5	2	0	1	0

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 complete in time for the publication deadline.

November Meeting:

The Zoning Board of Appeals will meet on THURSDAY, November 9th, with the following agenda:

Petition	Zoning	Project	Request
<u>(17-ZBA-836) Ehman</u>	C-1	Hard cider facility	<i>Appeal of Director of Planning & Zoning's Interpretation that the making of alcoholic beverages, as part of a commercial retail/serving business, is permitted in the General Commercial (C-1) District.</i>

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)