

# DEXTER TOWNSHIP

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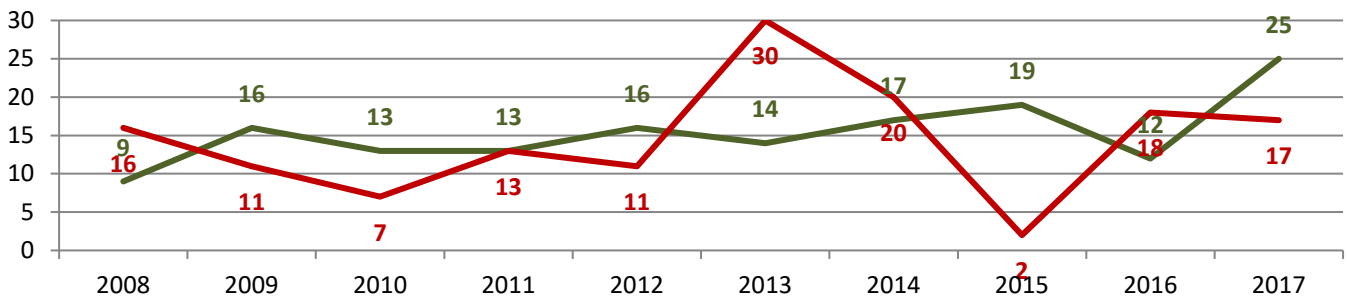
"A Community For All Seasons"

## Planning & Zoning Status Report for November- November 6, 2017

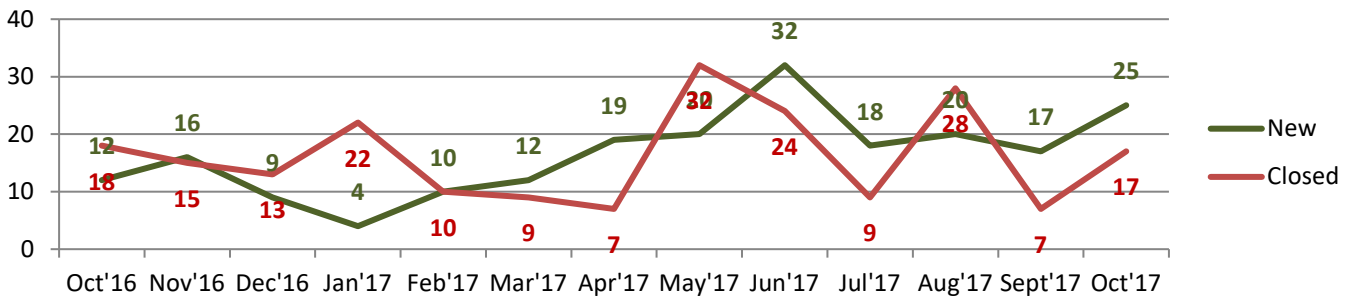
### ZONING PERMITS

There were 25 new zoning permits issued this month (*October*); that is an increase of 8 from the previous month and an increase of 13 from this month last year. This is the most zoning permits issued in any October, dating back to 1997; the previous record was 20 zoning permits. A total of 17 zoning permits were closed this month (*October*); that is an increase of 10 from the previous month and a decrease of 1 from this month last year.

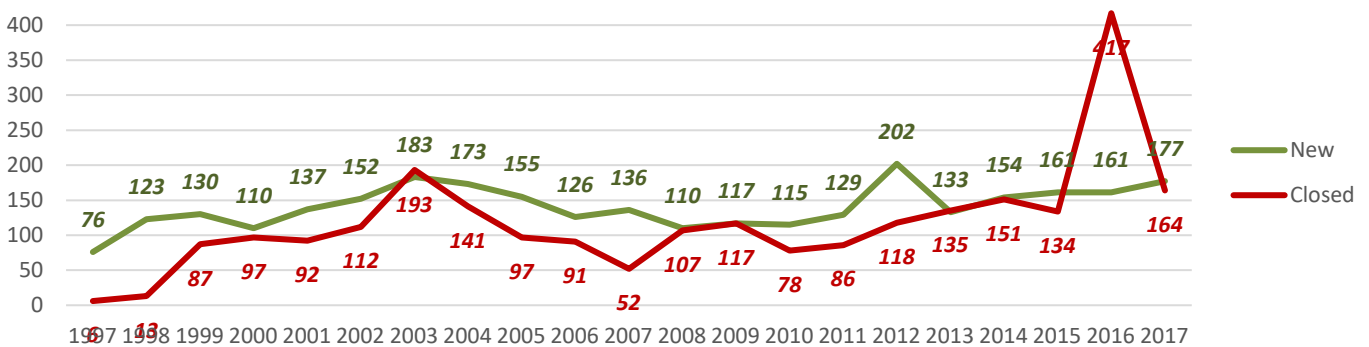
**Zoning Permits Issued & Closed- Year-to-Year by Month.** (All numbers are for October.)



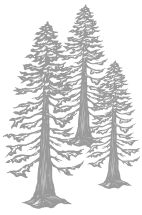
**Zoning Permits Issued & Closed- Month-to-Month**



**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 October 2017, there were 13+ permits more than a year old that still required a final inspection.

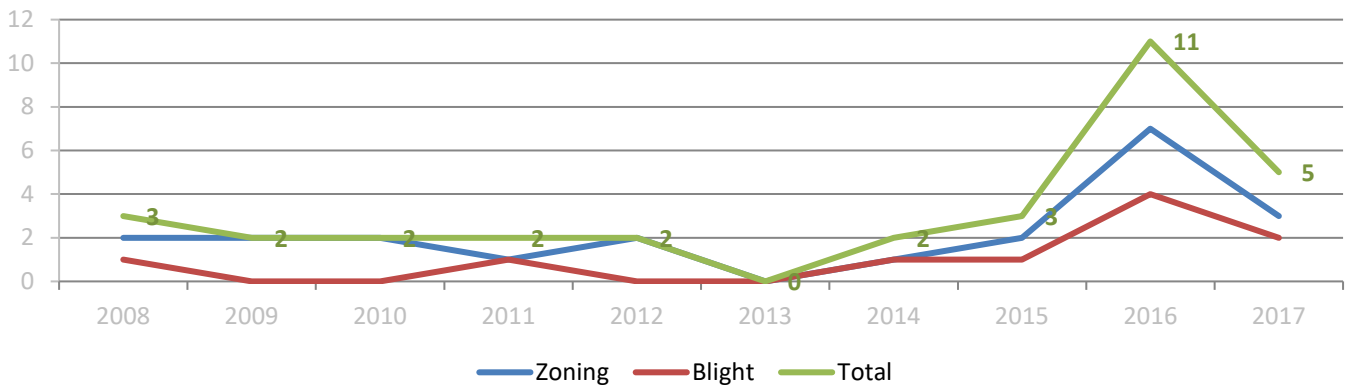
If trends from previous years continue, this year is likely to end tied for the highest number of zoning permits issued in a year.

## CODE ENFORCEMENT

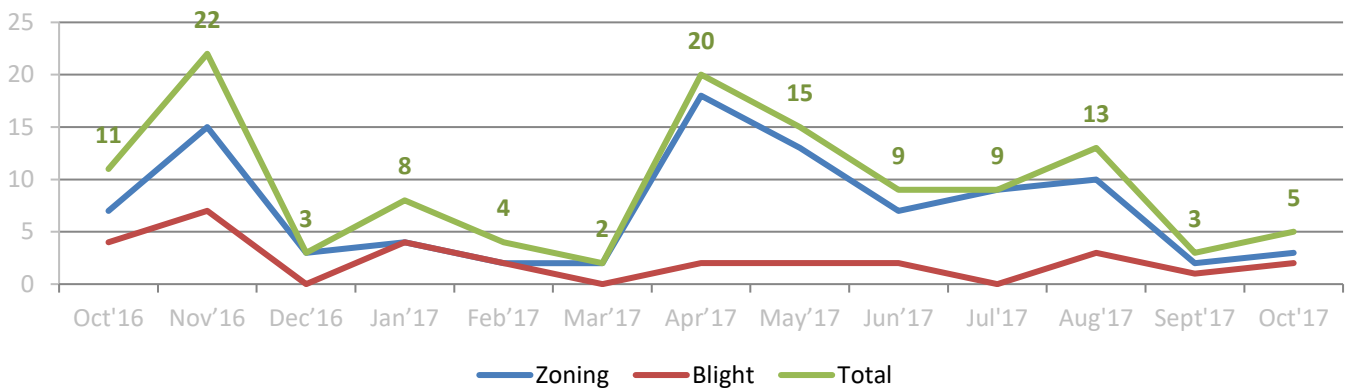
There were 5 new complaints/violations this month (*October*); that is an increase of 2 from the previous month and a decrease of 6 from this month last year. A total of 4 complaints/violations were closed this month (*October*); that is a decrease of 8 from the previous month and a decrease of 13 from this month last year.

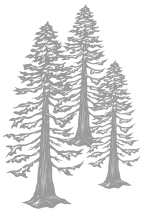
*The number of new blight and zoning complaints/violations does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.*

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



**New Complaints/Violations- Month-to-Month**

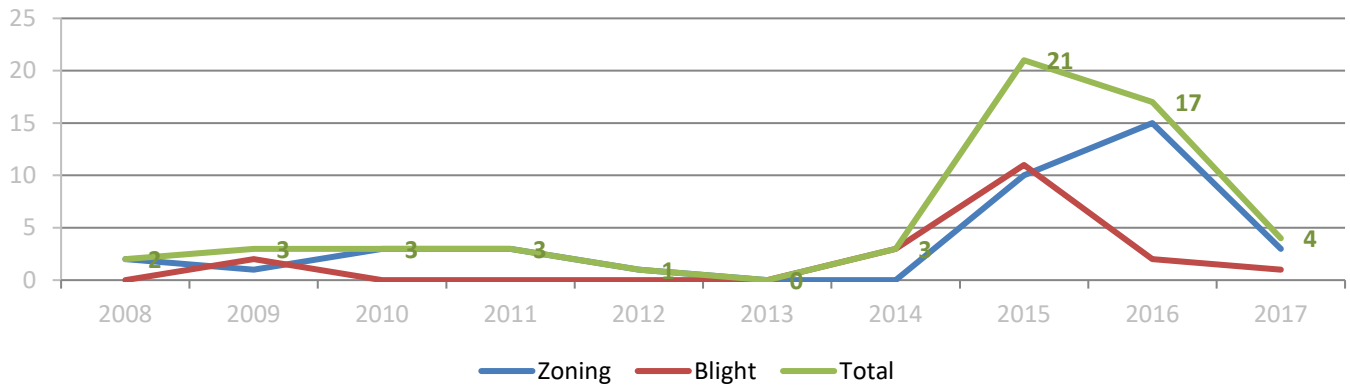




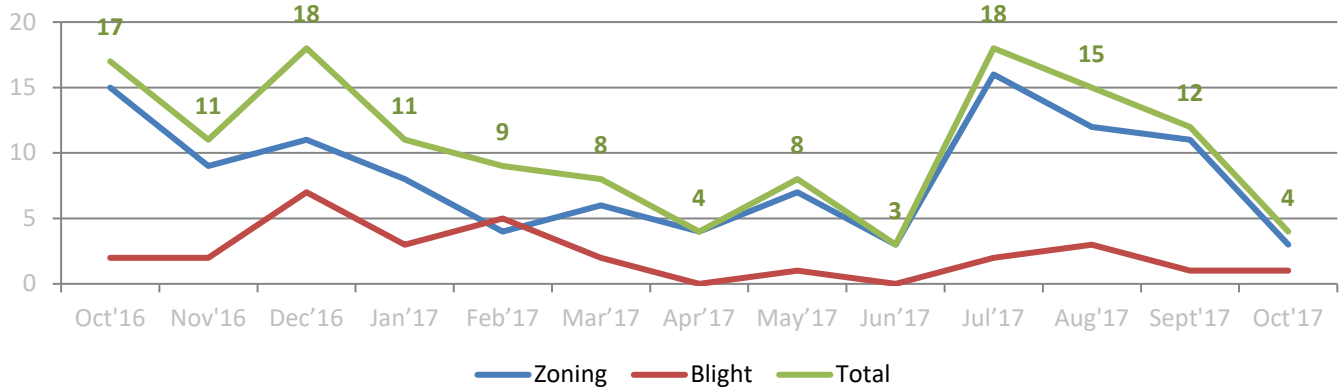
**List of New Complaints/Violations**

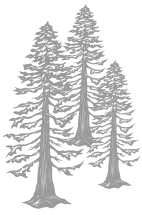
Violation Number	Address	Parcel #	Description	Status
17-ZV-291	6126 Green	04-19-275-012	Overgrown grass, rodents in the area, junk around the house	Closed; no violation.
17-ZV-292	Stinchfield Woods	04-11-200024	Residential use of a recreational vehicle outside of an approved campground	Open
17-ZV-293	9623 Winston	04-02-402-022	Inoperable appliances	Open
17-ZV-149	6126 Green	04-19-275-012	Overgrown grass, rodents in the area, junk around the house	Closed; no violation.
17-ZV-150	9623 Winston	04-02-402-022	Inoperable appliances	Open

**Cleared Complaints/Violations- Year-to-Year by Month. (All numbers are for October.)**

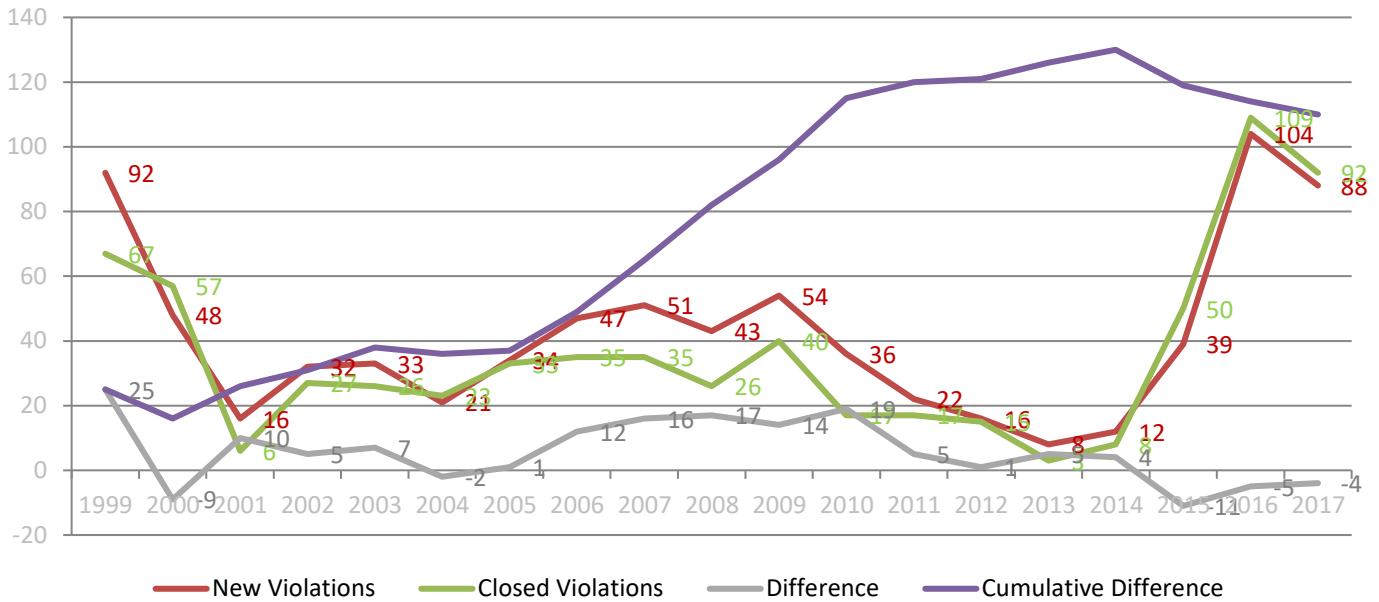


**Cleared Complaints/Violations- Month-to-Month**



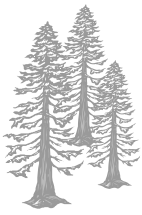


**New & Resolved Complaints/Violations- Year-to-Year (Annual Totals)**

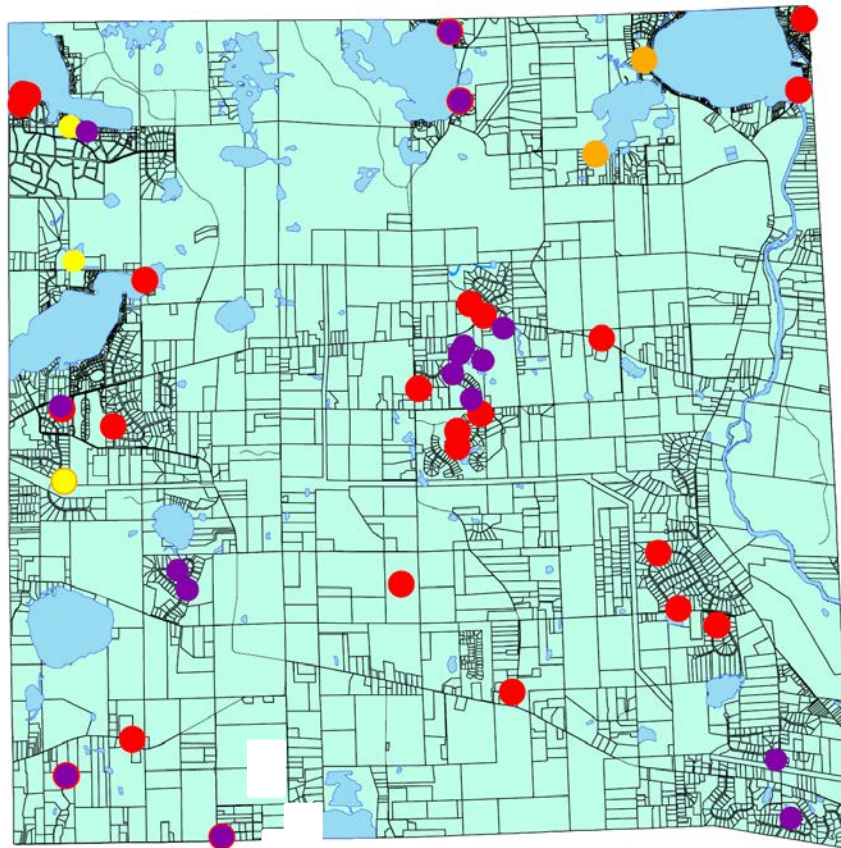


*(Totals for 1999 and 2017 do not include the entire year.)*

There are currently 73 documented complaints/violations that are open or have no record of being resolved (60 zoning, 13 blight). There are 28 more than a year old (25 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



### Legend

- Final Permits (16)
- New Permits (25)
- Cleared Violations (4)
- New Violations (5)

0 0.25 0.5 1 1.5 2 Miles



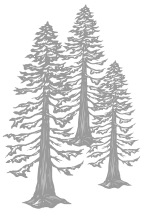
## DIRECTOR OF PLANNING & ZONING NOTES

Ordinance Officer Jacobs has returned to working 3 days (24 hours) a week, as anticipated in the adopted FY 2017/2018 Budget.

## PLANNING COMMISSION

### October Meeting:

The Planning Commission held a meeting on October 24<sup>th</sup>. It approved (17-PC-184) Signature Oak Stables for an amended final site plan, concerning the landscaping. It also adopted revised draft bylaws, that were effective immediately.



**November Meeting:**

The Planning Commission will hold a meeting on November 28<sup>th</sup>. It will hold a public hearing for (17-PC-185) Ore Creek, for a final site plan, pending action by the Zoning Board of Appeals with respect to (17-ZBA-836) Ehman at its November 9<sup>th</sup> meeting. It will also review the Lyndon Township Draft Master Plan.

**ZONING BOARD OF APPEALS**

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

	October 2010	October 2011	October 2012	October 2013	October 2014	October 2015	October 2016	October 2017
<b>Applications Received</b>	2	0	3	2	2	1	2	0

**October Meeting:**

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

**November Meeting:**

The Zoning Board of Appeals will meet on THURSDAY, November 9<sup>th</sup>, 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 &amp; Zoning's Interpretation that the making of alcoholic beverages, as part of a commercail retail/serving business, is permitted in the General Commercial (C-1) District.</i>

**December Meeting:**

The Zoning Board of Appeals meeting scheduled for December 5<sup>th</sup> will be cancelled unless the agenda item from the November meeting is postponed to December.

**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 30<sup>th</sup>. 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\(08072017\)DELTADELTADELTAs.pdf](http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance(08072017)DELTADELTADELTAs.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)