

# DEXTER TOWNSHIP

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"A Community For All Seasons"

## Planning & Zoning Status Report – March 7, 2016

### PERMITS, ZBA APPLICATIONS, & VIOLATIONS

	February 2016	January 2016	February 2015	February 2014	February 2013	February 2012	February 2011	February 2010
Zoning Permits Issued	7	5	5	7	7	3	3	5
ZBA Applications Received	1	1	0	2	2	2	1	0
Blight Warnings/ Violations <sup>1</sup>	3	0	0	0	0	0	1	0
Zoning Warnings/ Violations <sup>1</sup>	2	1	0	0	0	1	0	0
Zoning and Blight Violations Resolved <sup>2</sup>	6	2	0	0	2	2	1	0

- 1) The number of blight and zoning warnings/violations listed in the table does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.
- 2) The number of zoning and blight violations resolved does not include those violations that are in the process of being resolved.

### PLANNING COMMISSION

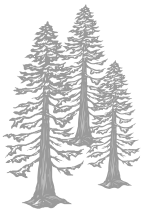
#### February:

The Planning Commission held a meeting on February 23<sup>rd</sup>. It reviewed and adopted its 2015 Annual Report and 2015/2016 Work Plan and reviewed the draft Site Plan Article and Environmental Article.

#### March:

The Planning Commission will hold a meeting on March 22<sup>nd</sup>. It will conduct a review of completeness for a special land use (commercial horse stable), hold public hearings for a zoning map amendment and a review of violations of the Hartman Farms development agreement, and continue review of its bylaws.

Case	Zoning	Project	Request
(16-PC-169) Haar 13175 North Territorial (D-04-17-300-023)	RR	Commercial Horse Stable	Review of completeness in order to set public hearing date
(16-PC-170) Mikkelson 3101 Lima Center (D-04-33-200-023)	RC	Zoning Map Amendment	Zoning Map Amendment from Recreation Conservation (RC) to Rural Residential (RR)
(08-PC-136) Hartman Farms Southeast corner of Quigly and Dexter Townhall (D-04-22-205-001//070)	A/OSC	Site Condominium/Open Space Community	Consideration of revocation or suspension of the development agreement due to violations



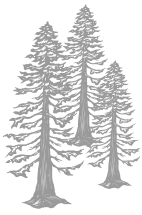
## ZONING BOARD OF APPEALS

### March:

The Zoning Board of Appeals met on March 1st. It held a public hearing with the following agenda:

Petition	Zoning	Project	Request	Result
(16-ZBA-810ABC) Furey 9311 Anne (D-04-03-207-007)	LR	Addition for hallway and roof over existing deck	A) <b>Reduced rear-yard setback of fifteen (15) feet rather than the thirty (30) feet required;</b> B) <b>Reduced waterbody setback of thirty-one (31) feet rather than the fifty (50) feet required; and</b> C) <b>Increased lot coverage of forty-six point one (46.1) percent rather than the twenty-five (25) percent allowed.</b>	Approved <sup>1</sup>
(16-ZBA-812ABCD) Furey 9311 Anne (D-04-03-207-007)	LR	Deck and step addition	A) <b>Reduced waterbody setback of twenty-eight (28) feet rather than the fifty (50) feet required;</b> B) <b>Reduced rear-yard setback of seven (7) feet rather than the thirty (30) feet required; and</b> C) <b>Reduced side-yard setback of one (1) foot rather than the five (5) feet required.</b>	Approved <sup>2</sup>
(16-ZBA-813ABCD) Verburg 9864 Winston (D-04-02-175-021, D-04-02-102-004/005)	LR	House and attached garage addition	A) <b>Reduced front-yard (waterbody) setback of fifteen point one (15.1) feet rather than the fifty (50) feet required;</b> B) <b>Reduced front-yard (waterbody) setback of twenty-seven (27) feet rather than the fifty (50) feet required; and</b> C) <b>Reduced side-yard setback of four (4) feet rather than the five (5) feet required.</b>	Approved

- 1) The Zoning Board of Appeals approved a reduced rear-yard setback of 23 feet rather than the 30 feet required, a reduced waterbody setback of 39 feet rather than the 50 feet required, and an increased lot coverage of 41.1 percent rather than the 25 percent allowed.
- 2) The reduced waterbody setback was postponed until April 5<sup>th</sup> to allow for accurate information to be submitted.



**April:**

The Zoning Board of Appeals will meet on April 5<sup>th</sup>. It will hold a public hearing with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-812A) Furey 9311 Anne (D-04-03-207-007)	LR	Deck and step addition	A) <b>Reduced waterbody setback of twenty-two (22) feet rather than the fifty (50) feet required.</b>
(16-ZBA-814ABCD) Adams 9232 Dexter-Pinckney (D-04-01-300-007)	LR	Second story addition, porch addition, interior remodel	A) <b>Reduced front-yard (road) setback of twelve (12) feet rather than the twenty-five (25) feet required;</b> B) <b>Reduced front-yard (waterbody) setback of forty (40) feet rather than the fifty (50) feet required;</b> C) <b>Reduced at-grade waterbody setback of thirty (30) feet rather than the thirty-five (35) feet required; and</b> D) <b>Reduced side-yard setback of four point six (4.6) feet rather than the five (5) feet required.</b>

**ZONING ORDINANCE REVISION**

The Zoning Ordinance Review Committee met on January 9<sup>th</sup> and March 8<sup>th</sup>. It reviewed the Commercial PUD, Open Space Community, Access Controls, Landscaping, Commercial, and Lighting Articles.

Future meeting dates include April 12<sup>th</sup>; additional dates may be added.

All Zoning Ordinance Review Committee meetings are being 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>.

**DIRECTOR OF PLANNING & ZONING NOTES**

Staff is working to organize the Joint Training Session. The tentative date and time is Tuesday, March 29<sup>th</sup> at 6:00 pm. The topic will be “Master Planning Process.” The training will be presented by the Michigan Association of Planning.

Staff has been working to outline a project to organize, combine, and digitize the various property files. Currently, we maintain a file for assessing purposes and a file for zoning purposes for each parcel. These files are stored in different places, with some information (*zoning permits, deeds*) being duplicated in each location. The goal of the project is to consolidate the files into one place, standardize the information in the files, reduce duplication, and make it possible to store the information digitally.

Zoning Officer Christensen has prepared a monthly activity report describing inspection and code enforcement activities. This is our (*exciting!*) first attempt at such a report; please provide any feedback you have to help improve this in the future.

*Respectfully Submitted,*

Zach Michels  
 Dexter Township Director of Planning and Zoning