

DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767
FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

HARLEY RIDER
SUPERVISOR

DEBRA CEO
CLERK

LIBBY BRUSHABER
TREASURER

BILL GAJEWSKI
MIKE HOWARD
CARL LESSER
JASON MACIEJEWSKI
TRUSTEES

"A Community For All Seasons"

Planning & Zoning Status Report – April 11, 2016

PERMITS, ZBA APPLICATIONS, & VIOLATIONS

	March 2016	February 2016	March 2015	March 2014	March 2013	March 2012	March 2011	March 2010
Zoning Permits Issued	14	7	10	8	4	32	6	4
ZBA Applications Received	0	1	2	1	1	1	1	0
Blight Warnings/ Violations ¹	2	3	1	0	0	0	1	0
Zoning Warnings/ Violations ¹	2	2	2	0	0	1	2	0
Zoning and Blight Violations Resolved ²	3	6	0	0	0	0	5	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.

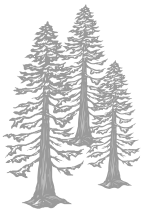
PLANNING COMMISSION

March:

The Planning Commission held a meeting on March 22nd. It conducted a review of completeness for a special land use (*commercial horse stable*) and held a public hearing for a zoning map amendment.

Case	Zoning	Project	Request	Result
(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	Public hearing date set for April 26
(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)	Favorable Recommendation
(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	Cancelled ¹

- 1) Staff held a meeting with the developer. The developer agreed to pay for a flagger to be posted at the entrance to Copper Meadows to keep construction traffic out. The developer also agreed to post additional signs. Staff agreed to see how these worked to address the construction traffic violations for several weeks.



April:

The Planning Commission will hold a meeting on April 26th. It will hold public hearings for a special land use and preliminary and final site plan review and for an open space community and preliminary site plan review. It will also continue review of its bylaws and discuss the Master Plan review process.

Case	Zoning	Project	Request
(16-PC-169) <u>Signature Oak Stables</u> 13175 North Territorial (D-04-17-300-023)	RR	Commercial Horse Stable	Special land use review
(16-PC-174) <u>Signature Oak Stables</u> 13175 North Territorial (D-04-17-300-023)	RR	Commercial Horse Stable	Preliminary and final site plan review
(16-PC-172) <u>Dettore- Natures Preserve</u> Between 11966 & 12088 North Territorial (D-04-16-200-014/015)	A/OSC	Site Condominium/Open Space Community	Open space community review
(16-PC-173) <u>Dettore- Natures Preserve</u> Between 11966 & 12088 North Territorial (D-04-16-200-014/015)	A/OSC	Site Condominium/Open Space Community	Preliminary site plan review

ZONING BOARD OF APPEALS

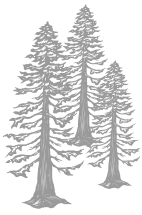
April:

The Zoning Board of Appeals met on April 5th. It held a public hearing with the following agenda:

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

May:

The Zoning Board of Appeals for May has been cancelled due to a lack of business.



ZONING ORDINANCE REVISION

The Zoning Ordinance Review Committee has not met since the last Township Board meeting.

It will meet on April 12th and review the Lighting Article and Landscaping Article. Future meeting dates include May 3rd and May 10th; 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

Almost all members of the Planning Commission and Zoning Board of Appeals were able to attend the joint training session on March 29th. Representatives of Chelsea, Lyndon Township, Sylvan Township, and Webster Township also attended.

Staff has outlined a project to organize, combine, and digitize the various property files. Please see the individual memo for details.

Staff has received applications for the summer planning and zoning internship and will be conducting interviews in April.

Respectfully Submitted,

*Zach Michels
Dexter Township Director of Planning and Zoning*