

# DEXTER TOWNSHIP

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## Planning & Zoning Status Report - May 10, 2016

### PERMITS, ZBA APPLICATIONS, & VIOLATIONS

	April 2016	March 2016	April 2015	April 2014	April 2013	April 2012	April 2011	April 2010
Zoning Permits Issued	16	14	12	11	15	32	16	10
ZBA Applications Received	1	0	1	2	1	3	1	1
Blight Warnings/ Violations <sup>1</sup>	6	2	3	0	1	0	3	0
Zoning Warnings/ Violations <sup>1</sup>	6	2	4	0	0	0	1	2
Zoning and Blight Violations Resolved <sup>2</sup>	11	3	0	0	0	0	1	1

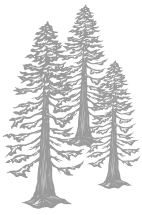
- 1) The number of blight and zoning warnings/violations listed in the table does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.
- 2) The number of zoning and blight violations resolved does not include those violations that are in the process of being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

### PLANNING COMMISSION

#### April:

The Planning Commission held a meeting on April 26<sup>th</sup>. It held public hearings for a special land use and site plans (*commercial horse stable*); and public hearings for an open space community & its preliminary site plans (*Natures Preserve*).

Case	Zoning	Project	Request	Result
(16-PC-169) Haar 13175 North Territorial (D-04-17-300-023)	RR	Commercial Horse Stable	Special land use	Approved with conditions
(16-PC-174) Harr 13175 North Territorial (D-04-33-200-023)	RR	Commercial Horse Stable	Preliminary and final site plan	Approved with conditions
(16-PC-172) Natures Preserve property between 11966 and 12088 N Territorial Rd (D-04-16-200-014/015)	A/OSC	Site Condominium/ Open Space Community	Open space community	Approved with conditions
(16-PC-173) Natures Preserve property between 11966 and 12088 N Territorial Rd (D-04-16-200-014/015)	A/OSC	Site Condominium / Open Space Community	Preliminary site plan	Approved with conditions



**May:**

The Planning Commission will hold a meeting on May 24<sup>th</sup>. It will review several draft Zoning Ordinance articles and may receive a presentation from the Washtenaw County Environmental Health Department.

**ZONING BOARD OF APPEALS**

**May:**

The Zoning Board of Appeals meeting on May 3<sup>rd</sup> was cancelled due to a lack of business.

**June:**

The Zoning Board of Appeals will hold a meeting on June 7<sup>th</sup>. It will hold a public hearing with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-815ABCDE) Feldmann 9335 McGregor (D-04-01-407-014)	LR	Second-story addition, roof slope increase, and deck addition	<p><b>A) Reduced waterbody setback of thirty-two (32) feet rather than the fifty (50) feet required;</b></p> <p><b>B) Reduced waterbody setback for an at-grade deck of twenty-six (26) feet rather than the thirty-five (35) feet required;</b></p> <p><b>C) Reduced rear-yard setback of six point four (6.4) feet rather than the thirty (30) feet required;</b></p> <p><b>D) Reduced front-yard (road) setback of twenty-two point seven (22.7) feet rather than the twenty-five (25) feet required; and</b></p> <p><b>E) Reduced rear-yard setback of seven point five (7.5) feet rather than the thirty (30) feet required.</b></p>

**ZONING ORDINANCE REVISION**

The Zoning Ordinance Review Committee met on May 3<sup>rd</sup> and May 10<sup>th</sup> and reviewed the Lighting Article, Landscaping Article, and lake residential areas. It also conducted a lighting survey of sites within and surrounding the Township.

Future meeting dates include May 31<sup>st</sup> and June 14<sup>th</sup>; additional dates may be added.

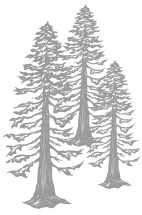
All Zoning Ordinance Review Committee meetings are being noticed at the Township Hall and on the Township's website. Materials are available to the public on the website at:

<http://www.dextertownship.org/BoardCommission/ZoningOrdinanceReview.aspx>.

**DIRECTOR OF PLANNING & ZONING NOTES**

Staff has been refining the File Standardization, Scanning, and Normalization Project (FiSScaNPro) to organize and digitize various property files. We will begin the organization part shortly and will be ready to start scanning as soon as the equipment arrives.

Mike Beck has been selected for the summer planning and zoning internship. He started working the first week of May and has been trained to conduct site inspections and to help with FiSScaNPro so far.



The number of open zoning permits from 1997 through May 1, 2015, is down to 120. This number is not dropping as quickly as before because the remaining permits are more complex and Ordinance Officer Christensen is devoting more time to other activities.

Ordinance Officer Christensen has begun a review of the unresolved Zoning Ordinance and Anti-Blight violations. Many of them have not been fully remedied, and he is working with the property owners to address the outstanding issues.

*Respectfully Submitted,*

*Zach Michels  
Dexter Township Director of Planning and Zoning*