

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

Planning & Zoning Status Report – June 14, 2016

PERMITS, ZBA APPLICATIONS, & VIOLATIONS

	May 2016	April 2016	May 2015	May 2014	May 2013	May 2012	May 2011	May 2010
Zoning Permits Issued	20	16	14	17	18	19	11	14
ZBA Applications Received	1	1	2	0	0	4	3	0
Blight Warnings/ Violations ¹	3	6	2	0	0	0	0	0
Zoning Warnings/ Violations ¹	7	6	2	0	0	2	1	0
Zoning and Blight Violations Resolved ²	5	11	6	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.

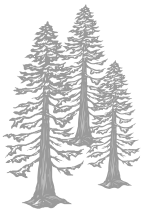
PLANNING COMMISSION

May:

The Planning Commission held a meeting on May 24th. It reviewed several draft articles of the Zoning Ordinance, including the Parking Article and Accessory Article. It also conducted a review of the Master Plan and determined that it will require some amendments.

June:

The Planning Commission will hold a meeting on June 28th. It will review several draft Zoning Ordinance articles.



ZONING BOARD OF APPEALS

June:

The Zoning Board of Appeals held a meeting on June 7th with the following agenda:

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

July:

The Zoning Board of Appeals will hold a meeting on July 5th. It will hold a public hearing with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-816ABC) Wittner 9930 Stinchfield Woods (D-04-11-100-011)	RR	Detached garage construction	<p>A) Reduced front-yard setback for a detached garage of thirty-five (35) feet rather than the two hundred (200) feet required;</p> <p>B) Reduced waterbody setback of forty-five (45) feet rather than the fifty (50) feet required; and</p> <p>C) Increased lot coverage of eighteen point nine (18.9) percent rather than the ten (10) percent allowed.</p>

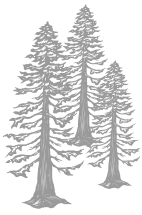
ZONING ORDINANCE REVISION

The Zoning Ordinance Review Committee met on May 31st and reviewed the Lighting Article and Access Article.

Future meeting dates include June 14th and July 12th; additional dates may be added if they become available.

All Zoning Ordinance Review Committee meetings are 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

Equipment and supplies to support the File Standardization, Scanning, and Normalization Project (FiSScaNPro) has begun arriving. Some equipment has been hooked up, but staff is still waiting for a training session before starting the project.

Mike Beck was originally selected as the summer planning and zoning intern for 2016. After working with the Township for a month, he received another offer from a place he interviewed at the same time as us that offered more hours (*and better remuneration*).

Erik Predonik has been selected to serve as the (*new*) summer planning and zoning internship. He started working the first week of June. He has been trained to conduct site inspections and has helped review draft ordinance language so far.

The number of open zoning permits from 1997 through June 1, 2015, is down to 75. 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.

Respectfully Submitted,

*Zach Michels
Dexter Township Director of Planning and Zoning*