

# DEXTER TOWNSHIP

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## Planning & Zoning Status Report – December 10, 2015

### PERMITS, ZBA APPLICATIONS, & VIOLATIONS

	November 2015	October 2015	November 2014	November 2013	November 2012	November 2011	November 2010	November 2009
Zoning Permits Issued	6	19	9	8	9	11	16	9
ZBA Applications Received	1	1	0	2 <sup>3</sup>	0	0	0	2
Blight Warnings/ Violations <sup>1</sup>	0	1	0	0	1	1	0	0
Zoning Warnings/ Violations <sup>1</sup>	4	2	1	0	0	1	2	3
Zoning and Blight Violations Resolved <sup>2</sup>	1	13	2	0	1	0	0	2

- 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.
- 3) This includes 2 amended variance applications.

### PLANNING COMMISSION

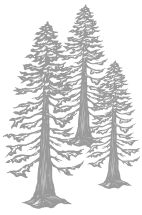
#### November:

The Planning Commission meeting scheduled for November 24<sup>th</sup> was cancelled due to a lack of business.

#### December:

The Planning Commission will hold a meeting on December 22<sup>nd</sup>. It is scheduled to hold a public hearing for the second amendment of the final site plan for the fire substation. The site plans have not been received in a timely manner and that hearing will be postponed to a later date. The Planning Commission will also review the Introduction, Administration, and Special Land Use Articles of the Zoning Ordinance and work on the 2015/2016 Work Plan.

Case	Zoning	Project	Request
(15-PC-168) Dexter Township Fire Substation	n/a	Fire substation	Amended final site plan



## ZONING BOARD OF APPEALS

### December:

The Zoning Board of Appeals met on December 1<sup>st</sup>. It held a public hearing with the following agenda:

Petition	Zoning	Project	Request	Result
(15-ZBA-809) Booth 13560 North Lake (D-04-18-100-003/ D-04-07-400-008)	LR	Enclosed porch/ entranceway addition	<i>Reduced front-yard (road) setback of thirty-four point seven five (34.75) feet rather than the fifty (50) feet required.</i>	<i>Denied</i>

### January:

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

Petition	Zoning	Project	Request
(16-ZBA-810ABC) Furey 9311 Anne (D-04-03-207-007)	LR	Addition for hallway and roof over existing deck	A) <i>Reduced rear-yard setback of fifteen (15) feet rather than the thirty (30) feet required;</i> B) <i>Reduced waterbody setback of thirty-one (31) feet rather than the fifty (50) feet required; and</i> C) <i>Increased lot coverage of forty-six point one (46.1) percent rather than the twenty-five (25) percent allowed.</i>

## ZONING ORDINANCE REVISION

The Zoning Ordinance Review Committee met on November 24<sup>th</sup> and December 8<sup>th</sup>. It reviewed the Environmental Article, Use Table, and Accessory Article.

Future meeting dates include January 12, 2016; 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>.

Materials have been forwarded to the Township Attorney for review before sending them to the Planning Commission. The Planning Commission will review the Introduction Article, Administration Article, Amendment Article, and Special Land Use Article on December 22<sup>nd</sup>.

## DIRECTOR OF PLANNING & ZONING NOTES

The open Ordinance Enforcement Officer position was posted on the Township's website and the Michigan Association of Planning website and forwarded to the University of Michigan Urban and Regional Planning Program. Three applications were received, and interviews will be conducted the week of December 7th. A recommendation for hiring will be shared with the Township Board for its consideration at the December 15<sup>th</sup> meeting.

*Respectfully Submitted,*

*Zach Michels*

*Dexter Township Director of Planning and Zoning*