

# DEXTER TOWNSHIP

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"A Community For All Seasons"

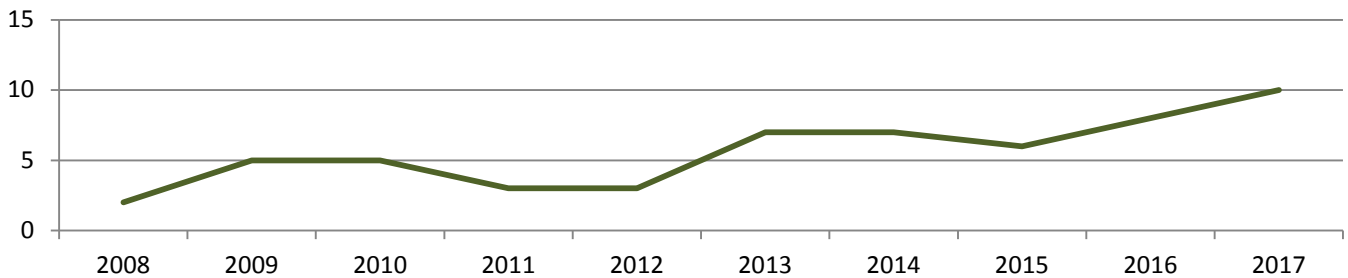
## Planning & Zoning Status Report for March- March 14, 2017

### ZONING PERMITS

There were 10 new zoning permits issued this month (*February*). That is an increase of 6 from the previous month. A total of 9 zoning permits were closed this month (*February*). That is a decrease of 13 from the previous month.

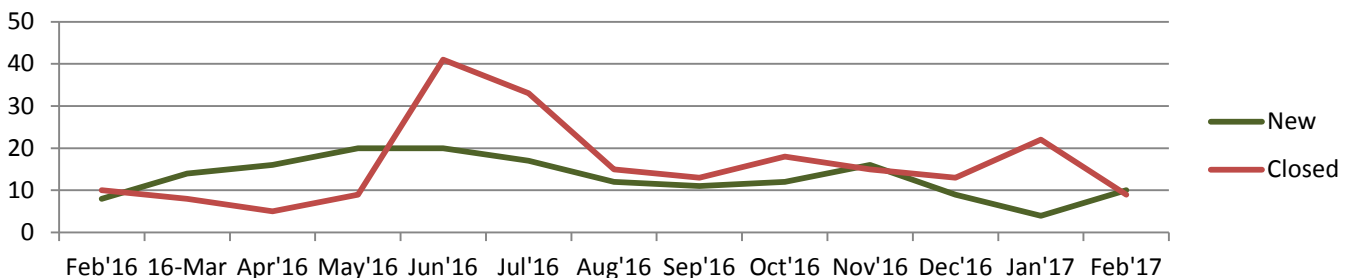
**Zoning Permits Issued- Year-to-Year by Month.** (All numbers are for February.)

| 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|------|------|------|------|------|------|------|------|------|------|
| 2    | 5    | 5    | 3    | 3    | 7    | 7    | 6    | 8    | 10   |

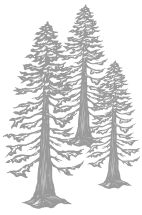


**Zoning Permits Issued and Closed- Month-to-Month**

|               | Feb 16 | Mar 16 | Apr 16 | May 16 | June 16 | July 16 | Aug 16 | Sep 16 | Oct 16 | Nov 16 | Dec 16 | Jan 17 | Feb 17 |
|---------------|--------|--------|--------|--------|---------|---------|--------|--------|--------|--------|--------|--------|--------|
| <b>New</b>    | 8      | 14     | 16     | 20     | 20      | 17      | 12     | 11     | 12     | 16     | 9      | 4      | 10     |
| <b>Closed</b> | 10     | 8      | 5      | 9      | 41      | 33      | 15     | 13     | 18     | 15     | 13     | 22     | 9      |



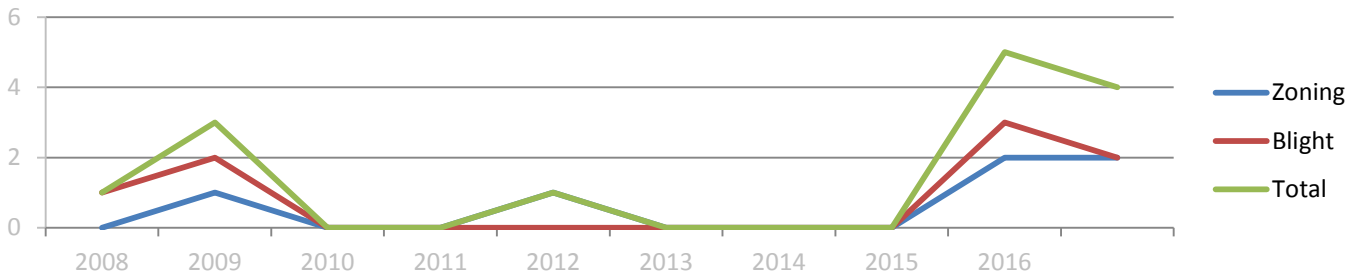
As of January 5, 2016, there were 402+ unfinaled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of February 2017, there were 19+ permits more than a year old that still required a final inspection.



## CODE ENFORCEMENT

**New Violations- Year-to-Year by Month.** (All numbers are for February.)

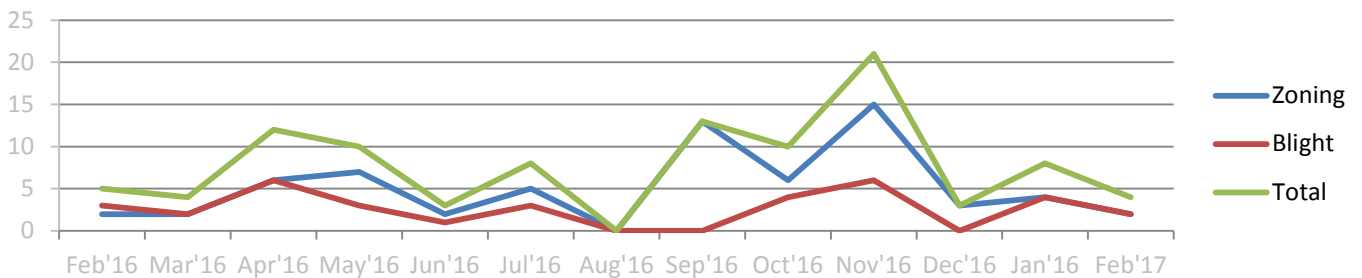
|               | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|---------------|------|------|------|------|------|------|------|------|------|------|
| <b>Zoning</b> | 0    | 1    | 0    | 0    | 1    | 0    | 0    | 0    | 2    | 2    |
| <b>Blight</b> | 1    | 2    | 0    | 0    | 0    | 0    | 0    | 0    | 3    | 2    |
| <b>Total</b>  | 1    | 3    | 0    | 0    | 1    | 0    | 0    | 0    | 5    | 4    |

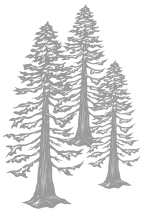


**New Violations- Month-to-Month**

|               | Feb'16 | Mar'16 | Apr'16 | May'16 | Jun'16 | Jul'16 | Aug'16 | Sep'16 | Oct'16 | Nov'16 | Dec'16 | Jan'17 | Feb'17 |
|---------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <b>Zoning</b> | 2      | 2      | 6      | 7      | 2      | 5      | 0      | 13     | 6      | 15     | 3      | 4      | 2      |
| <b>Blight</b> | 3      | 2      | 6      | 3      | 1      | 3      | 0      | 0      | 4      | 6      | 0      | 4      | 2      |
| <b>Total</b>  | 5      | 4      | 12     | 10     | 3      | 8      | 0      | 13     | 10     | 21     | 3      | 8      | 4      |

The number of new blight and zoning violations listed in the table does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.





### List of New Complaints/Violations

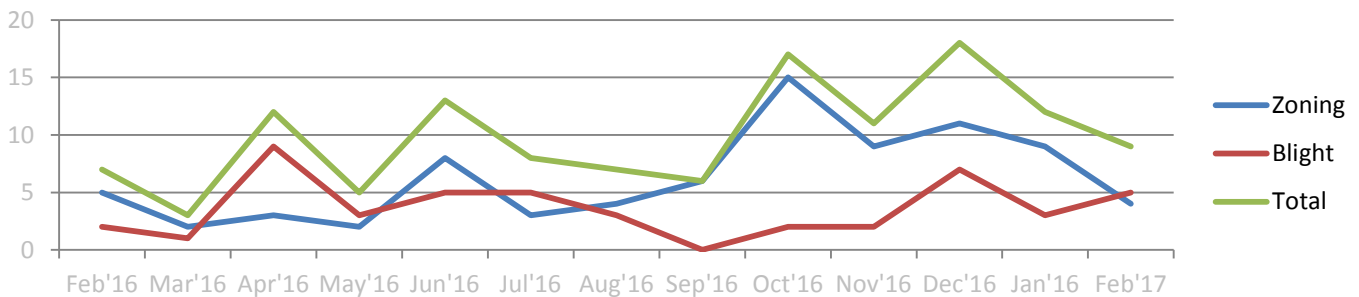
| Violation Number | Address          | Parcel #                   | Description   | Status  |
|------------------|------------------|----------------------------|---|---|
| 16-BV-123        | 13816 Edgewater  | 04-07-126-006              | Inoperable motor vehicle                            | No violation  |
| 16-BV-124        | 13816 Edgewater  | 04-07-126-006              | Junk materials                                      | No violation  |
| 17-ZV-226        | Hartman Farms    | 04-22-205-000 <sup>1</sup> | Construction outside of permitted hours             | Violation- Resolution in progress   |
| 17-ZV-227        | Hartman Farms    | 04-22-205-000 <sup>1</sup> | Construction outside of permitted hours             | Violation- Resolution in progress   |
| 17-ZV-228*       | 9826 Winston     | 04-02-153-008              | Fence without permit and in right-of-way            | Violation but no action due to period fence has been in place (16+ years) |
| 17-ZV-229*       | 13362 North Lake | 04-17-200-010              | Decks and accessory buildings without zoning permit | Violation- Resolution in progress   |

\* These violations were received and counted in earlier months, but were only entered into the tracking system this month.

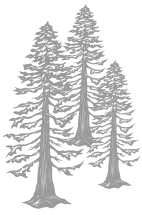
### Cleared Violations- Month-to-Month

|               | Feb'16 | Mar'16 | Apr'16 | May'16 | Jun'16 | Jul'16 | Aug'16 | Sep'16 | Oct'16 | Nov'16 | Dec'16 | Jan'17 | Feb'17 |
|---------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <b>Zoning</b> | 5      | 2      | 3      | 2      | 8      | 3      | 4      | 6      | 15     | 9      | 11     | 9      | 4      |
| <b>Blight</b> | 2      | 1      | 9      | 3      | 5      | 5      | 3      | 0      | 2      | 2      | 7      | 3      | 5      |
| <b>Total</b>  | 7      | 3      | 12     | 5      | 13     | 8      | 7      | 6      | 17     | 11     | 18     | 12     | 9      |

The number of cleared zoning and blight violations does not include those violations that are in the process of being resolved.



There are currently 63 documented violations that are open or have no record of being resolved (53 zoning, 10 blight). There are 39 more than a year old (38 zoning, 1 blight). Some of these date as far back as 1999. Following up on these old cases, to determine whether they still constitute a violation, has been a priority of code enforcement, with the goal to eliminate all unresolved violations.



## DIRECTOR OF PLANNING & ZONING NOTES

Planning and Zoning Intern Erik Perdonik has been able to continue to work on Fridays and has organized 13 of the 28 zoning file drawers and associated assessing records.

Ordinance Officer Jacobs's has spent a significant amount of time reviewing and inspecting open zoning permits, reviewing and inspecting open violations, and investigating new violations.

## PLANNING COMMISSION

### February Meeting:

The Planning Commission held a meeting on February 28th. It adopted the 2016 Annual Report and the 2017/2018 Work Plan. It reviewed the draft article for Agricultural and Recreation Conservation Districts. It was scheduled to also review the Residential District, Public District, and General Provisions Article but ran out of time.

### March Meeting:

The Planning Commission is scheduled to hold a meeting on March 28<sup>th</sup>. No public hearings are scheduled, but several draft article of the new Zoning Ordinance will be reviewed.

## ZONING BOARD OF APPEALS

**Applications Received- Year-to-Year by Month (All numbers are for February.)**

|                              | February 2010 | February 2011 | February 2012 | February 2013 | February 2014 | February 2015 | February 2016 | February 2017 |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Applications Received</b> | 0             | 1             | 2             | 2             | 2             | 0             | 1             | 0             |

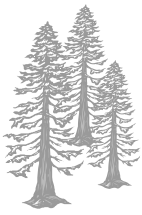
### March Meeting:

The Zoning Board of Appeals is scheduled to hold a meeting on March 7<sup>th</sup> with the following agenda:

| Petition   | Zoning | Project   | Request  | Result  |
|--|--------|---|--|---|
| (17-ZBA-824) Maynard<br>13381 Oakridge<br>(D-04-29-231-039)                          | RR     | Keeping of a goat                               | <b>Reduced lot area of one point six (1.6) acres rather than the two point five (2.5) acres required for the keeping of a goat.</b>  | <i>Postponed until May 2<sup>nd</sup></i>                             |
| (17-ZBA-825ABC)<br>VerBurg<br>9864 Winston<br>(D-04-02-175-021, D-04-02-102-004/005) | LR     | Installation of a new patio, steps, and hot tub | <b>A)Reduced waterbody setback of twelve (12) feet rather than the thirty-five (35) feet required for an at-grade deck or patio;<br/>B)Reduced waterbody setback of fifteen (15) feet rather than the thirty-five feet required for an at-grade deck or patio; and<br/>C)Reduced waterbody setback of eight point five (8.5) feet rather than the fifty (50) feet required for an accessory structure.</b> | <i>Variances A and B approved with conditions. Variance C denied.</i> |

### April Meeting:

The Zoning Board of Appeals meeting scheduled for April 4<sup>th</sup> has been cancelled due to a lack of business.



## ZONING ORDINANCE REVIEW COMMITTEE

The Zoning Ordinance Review Committee, aka “Pizza Club,” met on February 14<sup>th</sup>. It reviewed the draft Permits Article, Plot Plan Article, and Administrative Adjustment Article.

Future meeting dates are unknown at this time, but there are only three draft articles that the Committee has not completed work on.

Staff would like to organize several joint meetings with the Township Board, Planning Commission, and Zoning Board of Appeals to focus on the draft Zoning Ordinance.

A compiled edition of the draft Zoning Ordinance has been created and distributed within the Township, to interested persons, and to other agencies.

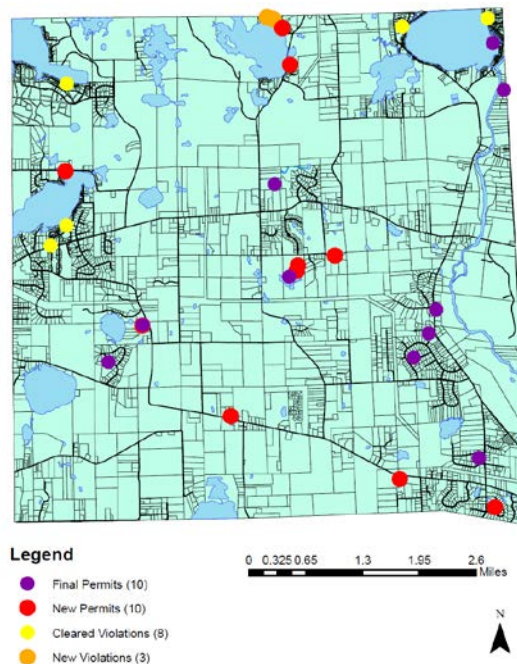
[http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance\(03102017\)ALPHA.pdf](http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance(03102017)ALPHA.pdf)

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

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

## PERMITS & VIOLATIONS

The following map shows the location of all new and finalized zoning permits and new and resolved ordinance complaints/violations for February 2017.



*Respectfully Submitted,*

*Zach Michels  
Dexter Township Director of Planning and Zoning*