

DEXTER TOWNSHIP

PLANNING & ZONING

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-
ORDINANCE OFFICER

Planning & Zoning Report for March Activities- April 12, 2018

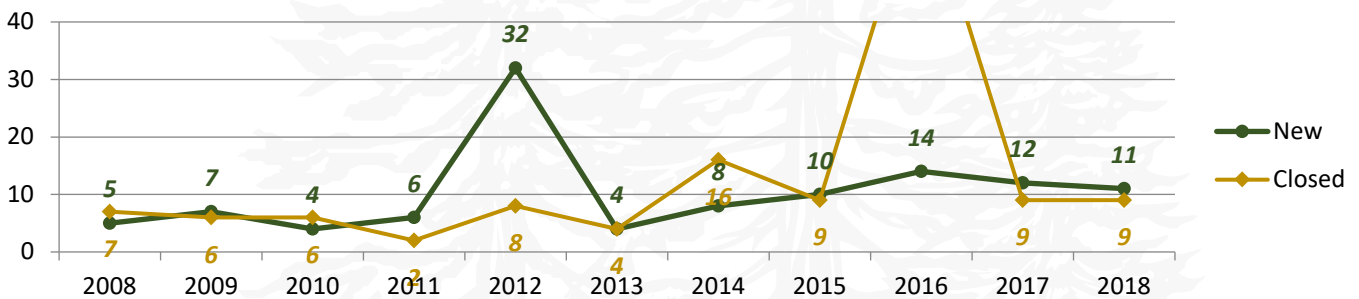
ZONING PERMITS

There were 11 new zoning permits issued this month (*March*); that is an increase of 2 from the previous month and a decrease of 1 from this month last year.

There were 9 zoning permits closed this month (*March*); that is an increase of 4 from the previous month and the same number as this month last year.

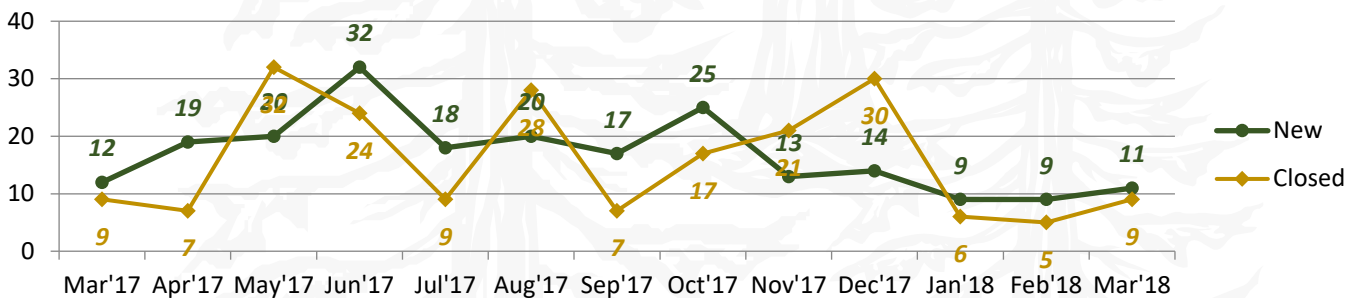
At the end of March, there were 114+ zoning permits open, including 12+ zoning permits that have been open for more than a year.

Zoning Permits Issued & Closed- Year-to-Year by Month. (All numbers are for March.)

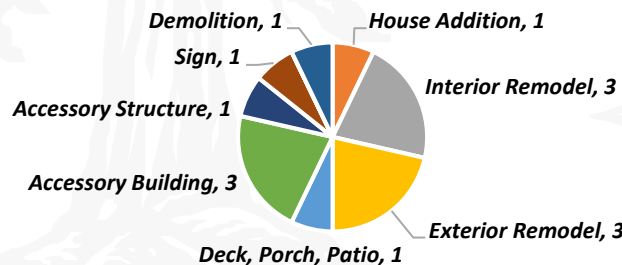


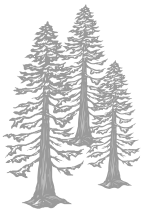
Closed Zoning permits March 2016 = 66

Zoning Permits Issued & Closed- Month-to-Month



Types of Zoning Permits Issued- (All zoning permits are for March.)





CODE ENFORCEMENT

There were 3 new complaints/violations this month (March); that is an increase of 1 from the previous month and an increase of 1 from this month last year. A total of 0 complaints/violations were closed this month (March); that is the same number as the previous month and a decrease of 8 from this month last year.

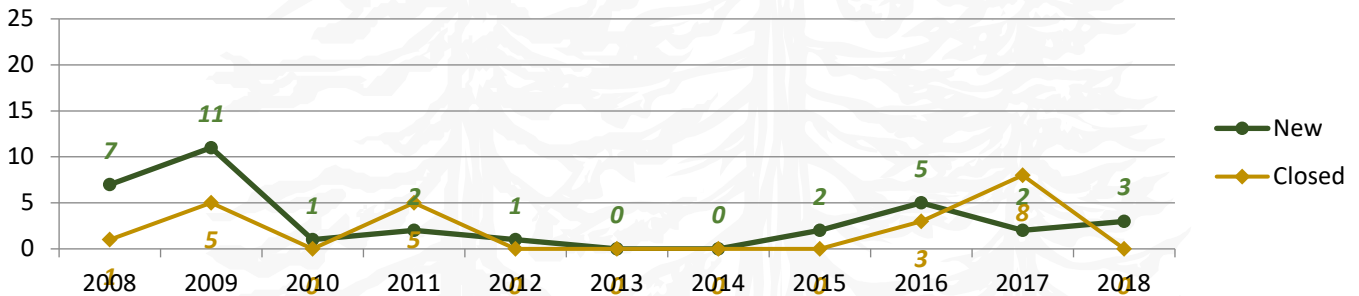
The number of new ordinance complaints/violations does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.

There were 10 municipal civil infractions issued and 0 court appearances this month (March).

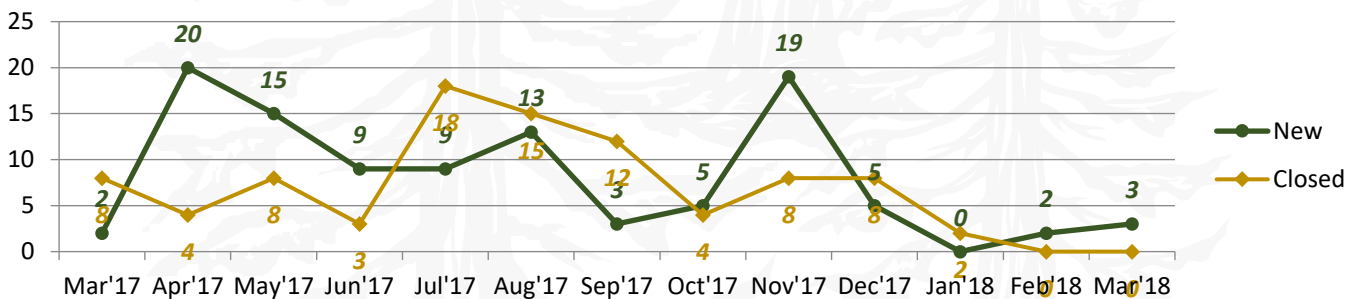
At the end of March, there were 85 open ordinance complaints/violations, including 65 Zoning Ordinance complaints/violations and 20 Anti-Blight Ordinance complaints/violations. There were 30 open ordinance complaints/violations more than a year old, including 26 Zoning Ordinance complaints/violations and 4 Anti-Blight Ordinance complaints/violations.

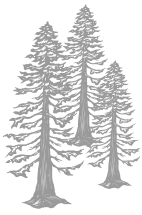
There were 0 illegal temporary signs removed this month (March); that is a decrease of 2 from the previous month and a decrease of 9 from this month last year.

Ordinance Complaints/Violations- Year-to-Year by Month. (All numbers are for March.)



Ordinance Complaints/Violations- Month-to-Month





List of New Complaints/Violations- *(All new complaints/violations received in March.)*

| Violation Number | Address | Parcel # | Description | Status |
|------------------|-----------------|---------------|--|--------|
| 18-ZV-312 | 8801 Toma | 04-03-400-012 | Accumulation of junk | Open |
| 18-ZV-313 | 14014 Edgewater | 04-06-385-011 | Discharge of water | Open |
| 18-BV-159 | 8801 Toma | 04-03-400-012 | Accumulation of junk, uninhabitable structure | Open |

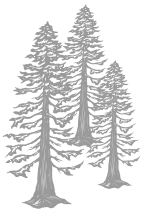
List of New Municipal Civil Infractions Issued- *(All new municipal civil infractions issued in March.)*

| Violation Number | Address | Parcel # | Description | Status |
|------------------|--------------|---------------|--|----------|
| 17-BV-143 | 7172 Glencoe | 04-18-437-016 | Unlicensed/inoperable motor vehicle | Resolved |
| 18-ZV-279 | 7172 Glencoe | 04-18-437-016 | Unlicensed/inoperable motor vehicle | Resolved |
| 10-ZV-076 | 9393 Anne | 04-03-226-008 | Shed without permit and not meeting setbacks | Open |

Several municipal infractions may be written for each violation.

DIRECTOR OF PLANNING & ZONING NOTES

DPZ Michels conducted interviews with seven candidates for the ordinance enforcement officer and summer intern positions.



COLLECTIONS

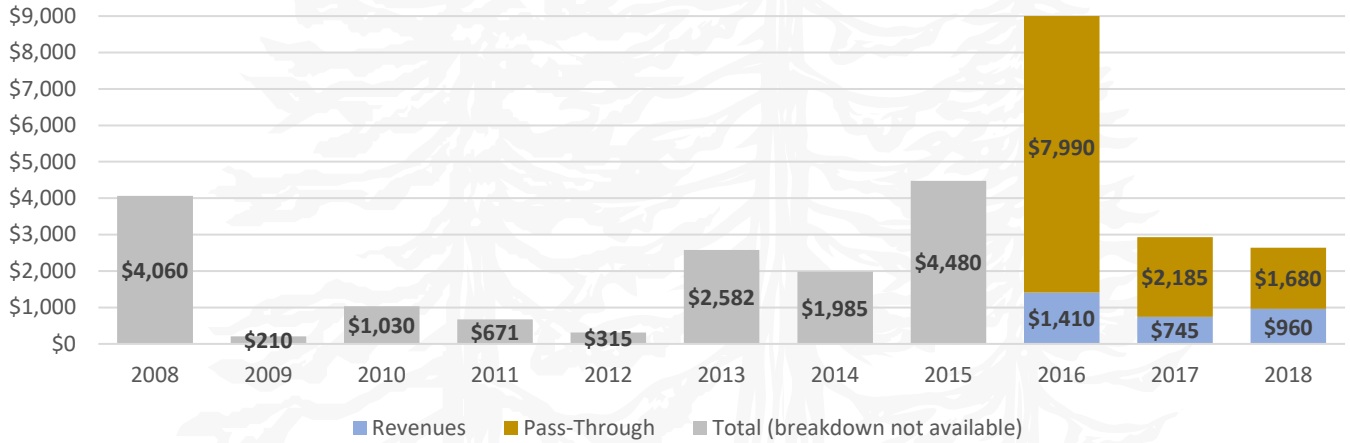
The Planning and Zoning Department collected a total of \$2,640 this month (March). This includes \$960 in general revenue and \$1,680 in deposits/escrow/pass through. That is an increase of \$680 from the previous month and a decrease of \$290 from this month last year.

The total collected year-to-date is \$6,245, with \$4,165 in general revenue and \$2,080 in deposits/escrow/pass through.

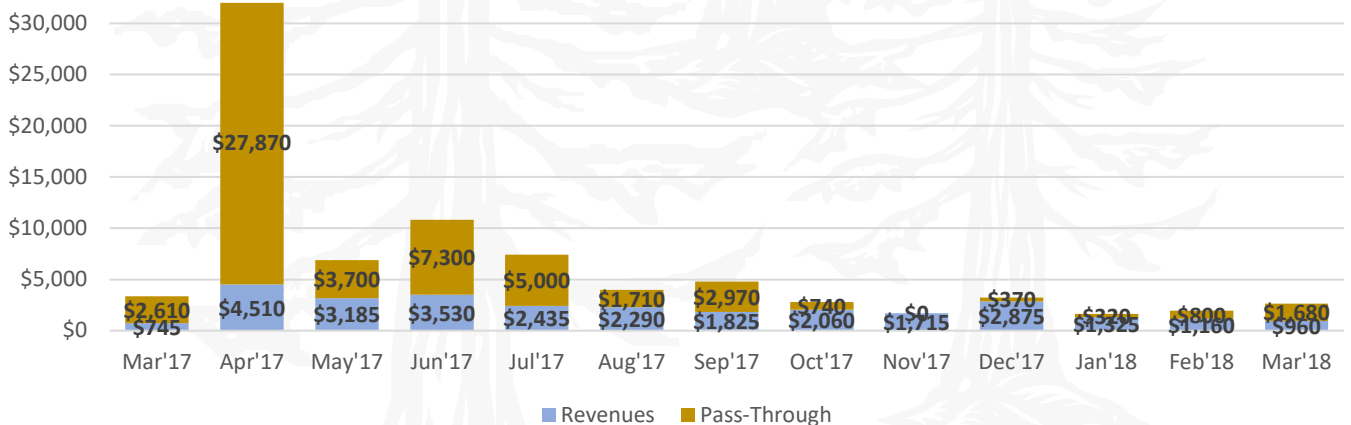
General revenue does not include payments for site plan review or planning reviews. Deposits/escrow/pass through does not include refunds or payments.

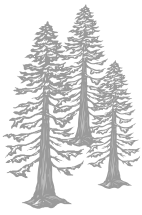
At the direction and request of the Clerk's Office, all monies received after March 21st were received as April 2nd and will be included in FY 2018/2019.

Collections Received- Year-to-Year by Month. (All numbers are for March.)



Collections Received- Month-to-Month





PLANNING COMMISSION

March Meeting:

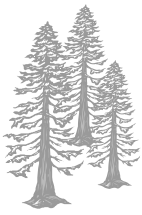
The Planning Commission held a meeting on March 27, 2018.

| Petition | Project | Request/Description | Result |
|-------------------------|------------------|---|---|
| <u>Zoning Ordinance</u> | Zoning Ordinance | Discuss/review sections of the draft zoning ordinance, as have been remanded by the Township Board, including: outdoor furnaces, wetlands, water quality and quantity, and common use lots. | Changes were made to some of the text; a committee was created to do further work on common use lots. |
| <u>Bylaws</u> | Bylaws | Discuss/review the Planning Commission's Bylaws. | Action postponed until April 24th meeting. |

April Meeting:

The Planning Commission will meet on April 24, 2018, with the following agenda:

| Petition | Project | Request/Description |
|--|------------------|--|
| <u>(18-PC-186) Ann Arbor Moose Lodge</u> | New Pavilion | Combined site plan |
| <u>Zoning Ordinance</u> | Zoning Ordinance | Discuss/review sections of the draft zoning ordinance, as have been remanded by the Township Board |
| <u>Bylaws</u> | Bylaws | Discuss/review the Planning Commission's Bylaws. |



ZONING BOARD OF APPEALS

March Meeting:

The Zoning Board of Appeals meeting scheduled for March 6, 2018, was cancelled due to a lack of business.

April Meeting:

The Zoning Board of Appeals held a meeting on April 3, 2018, with the following agenda:

| Petition | Project | Request | Result |
|---------------------|---------------------|---|---------------------------------------|
| (18-ZBA-837) Bieske | Single-family house | <i>Appeal of Director of Planning and Zoning's Decision to deny a zoning permit</i> | <i>Appeal denied- decision upheld</i> |

May Meeting:

The Zoning Board of Appeals will meet on May 1, 2018, with the following agenda:

| Petition | Project | Request |
|------------------------|---|---|
| (18-ZBA-838ABC) Fellin | New, single-family house | A) <i>Reduced rear-yard setback of twenty-five (25) feet rather than the thirty (30) feet required;</i> |
| | | B) <i>Increased lot coverage of thirty point zero (30.0) percent rather than the twenty-five (25) percent allowed; and</i> |
| | | C) <i>Reduced front-yard (street) setback of twenty (20) feet rather than the twenty-five (25) feet required.</i> |
| (18-ZBA-839AB) Palmer | New detached garage | A) <i>Reduced front-yard (street) setback of one hundred forty-three (143) feet rather than the two hundred (200) feet required for an accessory building; and</i> |
| | | B) <i>Increased accessory building lot coverage of one thousand four hundred fourteen (1,414) square feet rather than the one thousand (1,000) square feet allowed.</i> |
| (18-ZBA-840AB) Furey | New upper-level screened deck and reconfiguration of lower-level stairway | A) <i>Reduced rear-yard setback of eleven point five (11.5) feet rather than the thirty (30) feet required; and</i> |
| | | B) <i>Reduced waterbody setback of thirty-two (32) feet rather than the fifty (50) feet required.</i> |

UPCOMING MEETINGS & DATES

- April 12- Outdoor Recreation Economy Webinar
- April 20- Planning Commission deadline for May 22nd meeting
- April 24- Planning Commission Meeting
- April 26- Michigan Association of Planning Spring Institute (*attendance will be DPZ Michels' own time and own dime*)
- April 27- Zoning Board of Appeals deadline for June 5th meeting
- May 1- Zoning Board of Appeals Meeting
- May 2- Washtenaw Area Transportation Study Technical Meeting