

DEXTER TOWNSHIP

PLANNING & ZONING

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Planning & Zoning Report for April Activities- May 10, 2018

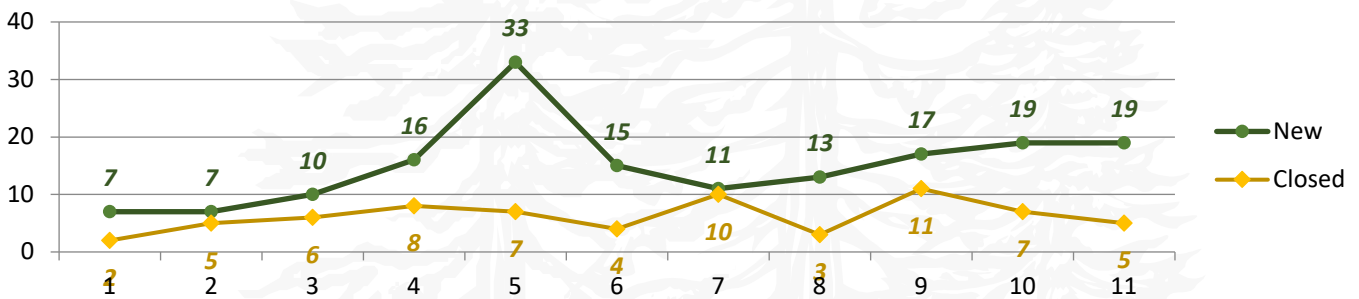
ZONING PERMITS

There were **19 new zoning permits issued this month (April)**; that is an increase of 8 from the previous month and the same number as this month last year.

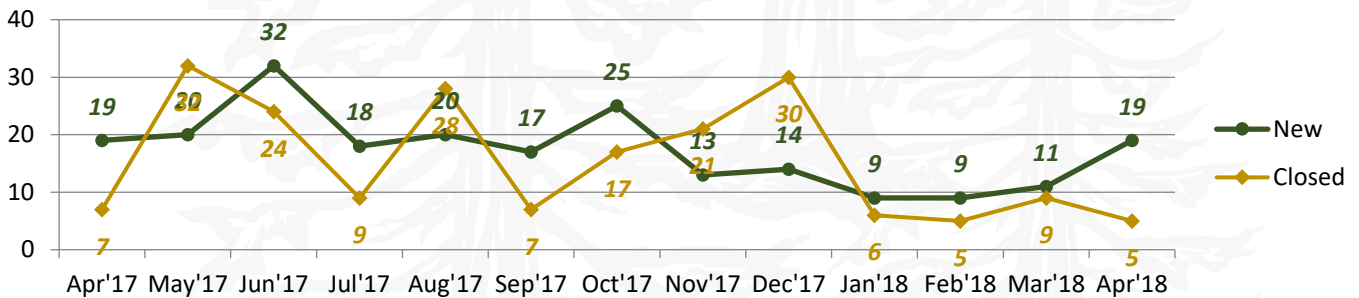
There were **5 zoning permits closed this month (April)**; that is a decrease of 4 from the previous month and a decrease of 2 from this month last year.

At the end of April, there were 95+ zoning permits open, including 14+ zoning permits that have been open for more than a year.

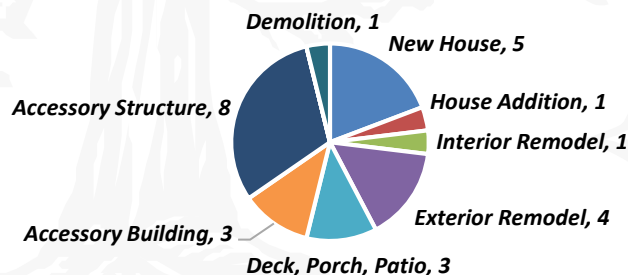
Zoning Permits Issued & Closed- Year-to-Year by Month. (All numbers are for April.)

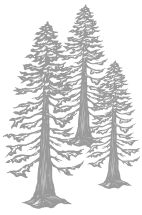


Zoning Permits Issued & Closed- Month-to-Month



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





CODE ENFORCEMENT

There were 0 new complaints/violations this month (April); that is a decrease of 3 from the previous month and a decrease of 20 from this month last year.

There were 0 complaints/violations closed this month (April); that is the same number as the previous month and a decrease of 4 from this month last year.

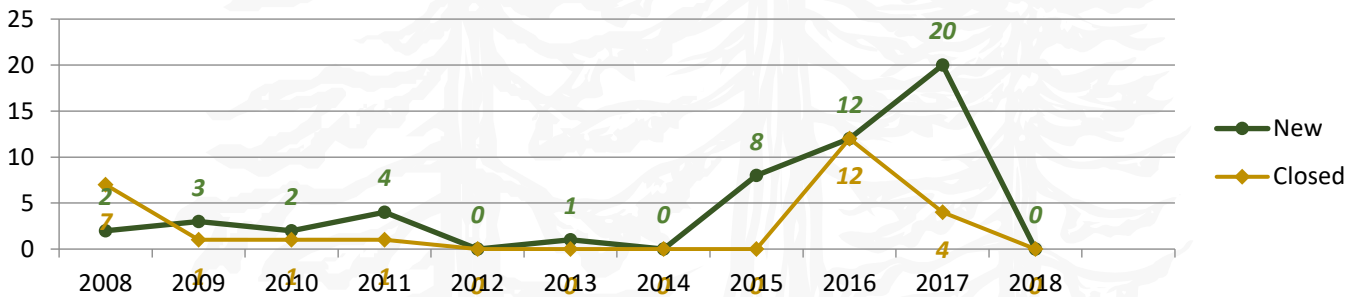
The number of new ordinance complaints/violations does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.

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

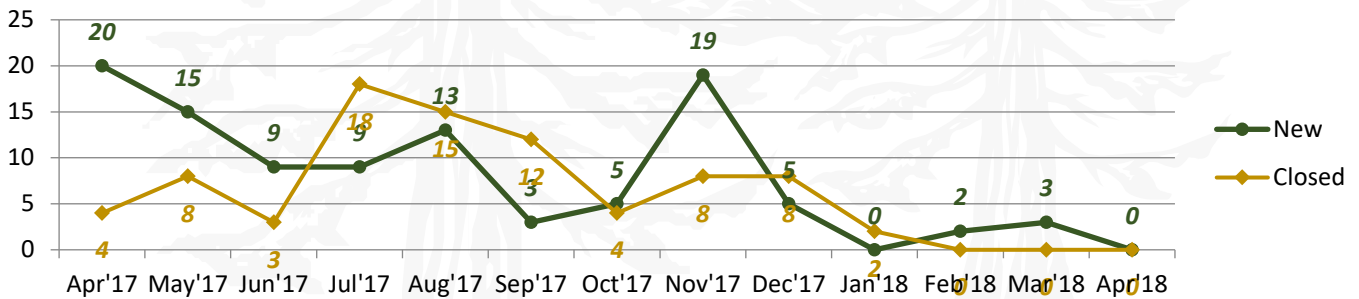
At the end of April, there were 81 open ordinance complaints/violations, including 62 Zoning Ordinance complaints/violations and 19 Anti-Blight Ordinance complaints/violations. There were 34 open ordinance complaints/violations more than a year old, including 28 Zoning Ordinance complaints/violations and 6 Anti-Blight Ordinance complaints/violations.

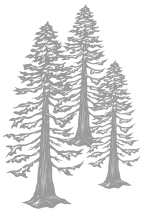
There was 1 illegal temporary sign removed this month (April); that is a decrease of 2 from the previous month and a decrease of 16 from this month last year. It includes 1 sign with a commercial message and 0 signs with a noncommercial message.

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



Ordinance Complaints/Violations- Month-to-Month





DIRECTOR OF PLANNING & ZONING NOTES

Ordinance Officer McEmber will begin working for the Township on Monday, May 14th.
 Summer Planning Intern Schrader began working for the Township on Tuesday, May 8th.

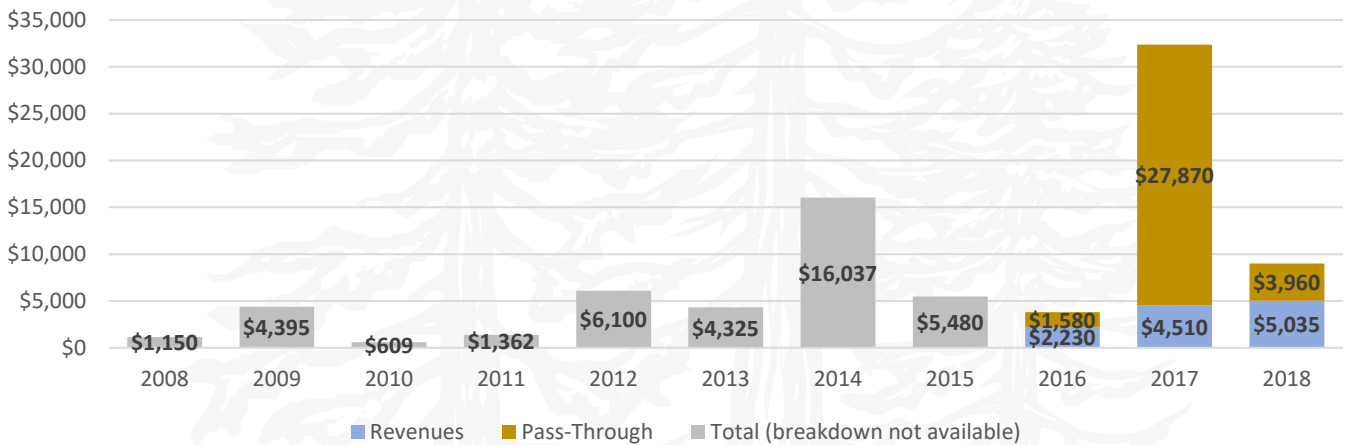
COLLECTIONS

The Planning and Zoning Department collected a total of **\$8,995.00** this month (April). This includes \$5,035.00 in general revenue and \$3,960.00 in deposits/escrow/pass through. That is an increase of \$6,355.00 from the previous month and a decrease of \$23,385.00 from this month last year.

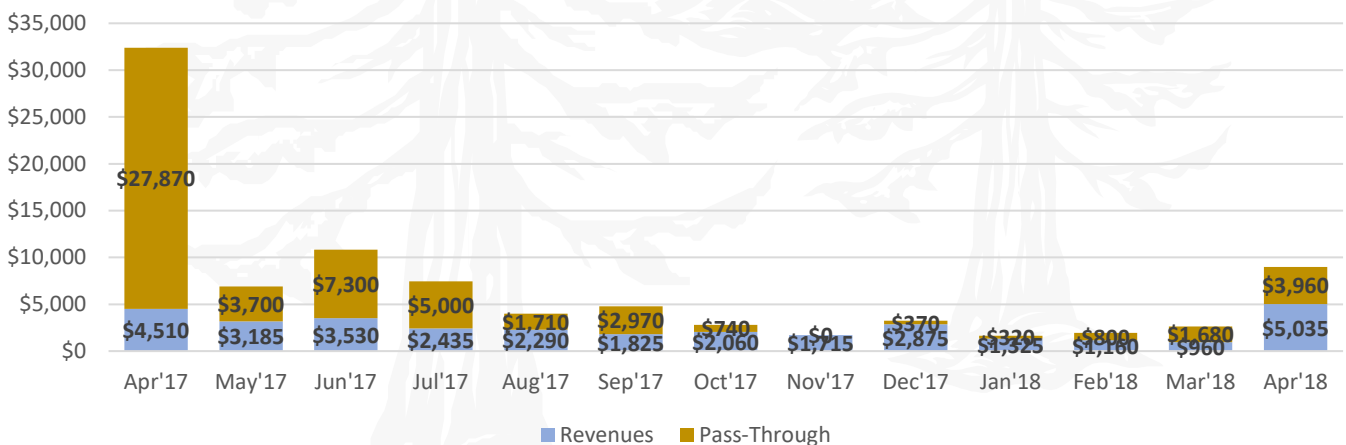
The total collected year-to-date is \$15,240.00, with \$9,200.00 in general revenue and \$6,040.00 in deposits/escrow/pass through.

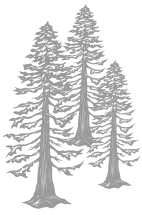
General revenue does not include payments for site plan review or planning reviews. Deposits/escrow/pass through does not include refunds or payments.

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



Collections Received- Month-to-Month





PLANNING COMMISSION

April Meeting:

The Planning Commission held a meeting on April 24th. It reviewed a combined site plan and postponed review of the draft zoning ordinance and its bylaws.

| Petition | Project | Request/Description | Result |
|--|------------------|---|--|
| <u>(18-PC-186) Ann Arbor Moose Lodge</u> | New Pavilion | <i>Combined site plan</i> | <i>Approved with conditions</i> |
| <u>Zoning Ordinance</u> | Zoning Ordinance | <i>Discuss/review sections of the draft zoning ordinance, as have been remanded by the Township Board</i> | <i>Postponed until May 22nd meeting</i> |
| <u>Bylaws</u> | Bylaws | <i>Discuss/review the Planning Commission's Bylaws.</i> | <i>Postponed until May 8th work session/May 22nd meeting</i> |

May Work Session:

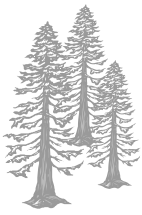
The Planning Commission met on May 8th, with the following agenda:

| Petition | Project | Request/Description | Result |
|---------------|---------|---|---|
| <u>Bylaws</u> | Bylaws | <i>Discuss/review the Planning Commission's Bylaws.</i> | <i>No action can be taken in a work session. The item is on the May 22nd agenda.</i> |

May Meeting:

The Planning Commission will meet on May 22nd, with the following agenda:

| Petition | Project | Request/Description |
|-------------------------|------------------|--|
| <u>Zoning Ordinance</u> | Zoning Ordinance | <i>Discuss/review sections of the draft zoning ordinance, as have been remanded by the Township Board, including common use access lots and outdoor furnaces</i> |
| <u>Bylaws</u> | Bylaws | <i>Discuss/review the Planning Commission's Bylaws.</i> |



ZONING BOARD OF APPEALS

May Meeting:

The Zoning Board of Appeals held a meeting on May 1st, with the following agenda:

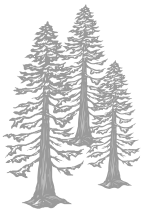
| Petition | Project | Request | Result |
|-------------------------------|---|---|--|
| (18-ZBA-838ABC) Fellin | New, single-family house | A) <i>Reduced rear-yard setback of twenty-five (25) feet rather than the thirty (30) feet required;</i> | Postponed to June 5 th meeting at applicants' request |
| | | 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> | Approved with conditions |
| | | 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> | Approved with conditions |
| | | B) <i>Reduced waterbody setback of thirty-two (32) feet rather than the fifty (50) feet required.</i> | |

June Meeting:

The Zoning Board of Appeals will meet on June 5th, with the following agenda:

| Petition | Project | Request | Result |
|--|---|--|--------|
| (18-ZBA-838ABC) Fellin 9365 Lakeview (D-04-06-287-004) | New, single-family house, covered porch, deck | D) <i>Reduced rear-yard setback of twenty-five (25) feet rather than the thirty (30) feet required;</i> | |
| | | E) <i>Increased lot coverage of thirty point zero (30.0) percent rather than the twenty-five (25) percent allowed; and</i> | |
| | | A) <i>Reduced front-yard (street) setback of twenty (20) feet rather than the twenty-five (25) feet required.</i> | |
| (18-ZBA-841ABCD) Furey 9311 Anne (D-04-03-207-007) | Addition for upper level hallway and deck expansion | A) <i>Reduced rear-yard setback of seven (7) feet rather than the thirty (30) feet required;</i> | |
| | | B) <i>Reduced waterbody setback of twenty-two (22) feet rather than the fifty (50) feet required;</i> | |
| | | C) <i>Reduced side-yard setback of one (1) foot rather than the five (5) feet required; and</i> <i>Increased lot coverage of forty-one point one (41.1) percent rather than the twenty-five (25) percent allowed.</i> | |
| (18-ZBA-842AB) Mickevicius 7941 Stonehedge Valley (D-04-18-211-003) | New, detached pole barn | A) <i>Reduced front-yard (street) setback of eighty-four (84) feet rather than the two hundred (200) feet required; and</i> | |
| | | B) <i>Increased accessory building lot coverage of one thousand four hundred forty (1,440) square feet rather than the one thousand (1,000) square feet allowed.</i> | |

continued →



| | | |
|---|---|--|
| <p>(18-ZBA-843AB) Alexius 8798 Dexter-Townhall D-04-03-387-005)</p> | <p>New, single-family house, covered porch</p> | <p>A) Reduced front-yard (street) setback of fifty-five (55) feet rather than the eighty (80) feet required; and Reduced side-yard setback of one (1) foot rather than the five point five (5.5) feet required.</p> |
| <p>(18-ZBA-844ABCDEF) Gaynor 9180 Anne (D-04-03-209-011)</p> | <p>New, single-family house, deck, and enclosed porch</p> | <p>A) Reduced front-yard (street) setback of sixteen point five (16.5) feet rather than the twenty-five (25) feet required; B) Reduced front-yard (street) setback of one point five (1.5) feet rather than the twenty-five (25) feet required; C) Reduced rear-yard setback of five (5) feet rather than the thirty (30) feet required; D) Reduced rear-yard setback of five point seven (5.7) feet rather than the thirty (30) feet required; E) Increased lot coverage of forty-six point nine (46.9) percent rather than the twenty-five (25) percent allowed; and A) Reduced lot line setback for a driveway of one (1) foot rather than the five (5) feet required.</p> |

UPCOMING MEETINGS & DATES

- May 18th - Planning Commission deadline for June 26th meeting
- May 22nd - Planning Commission Meeting
- May 25th - Zoning Board of Appeals deadline for July 3rd
- June 5th - Zoning Board of Appeals Meeting
- June 6th - Washtenaw Area Transportation Study Technical Meeting