Dexter Township

Planning & Zoning

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"A Community For All Seasons"

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Planning & Zoning Report for May Activities- June 13, 2018

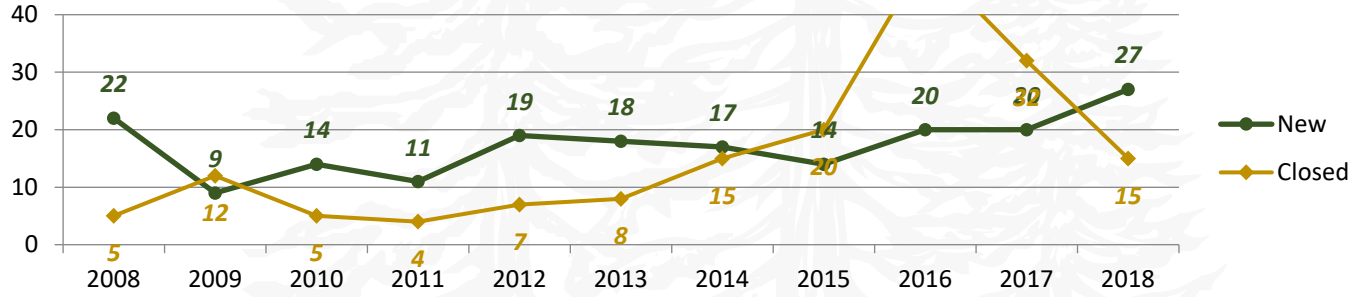
Zoning Permits

There were 27 new zoning permits issued this month *(May)*; that is an increase of 8 from the previous month and an increase of 7 from this month last year. It set the record for the most zoning permits issued in any May since 1997, when the tracking log was established.

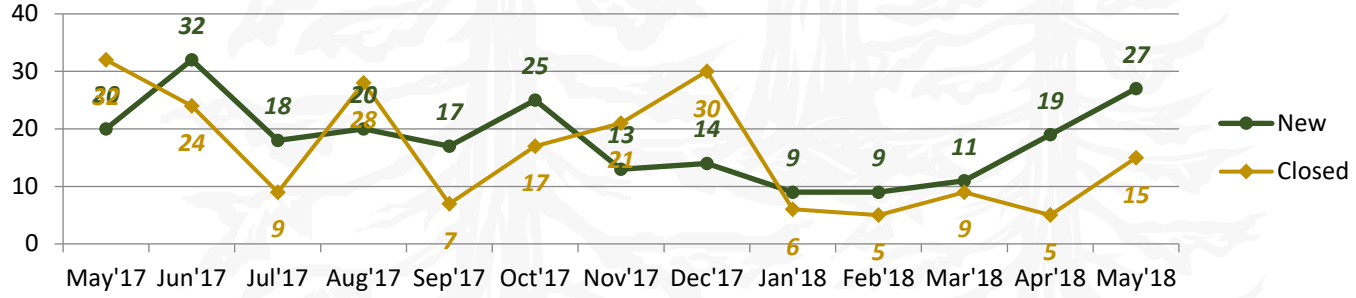
There were 15 zoning permits closed this month *(May)*; that is an increase of 10 from the previous month and a decrease of 17 from this month last year.

At the end of May, there were 154+ zoning permits open, including 16+ zoning permits that have been open for more than a year.

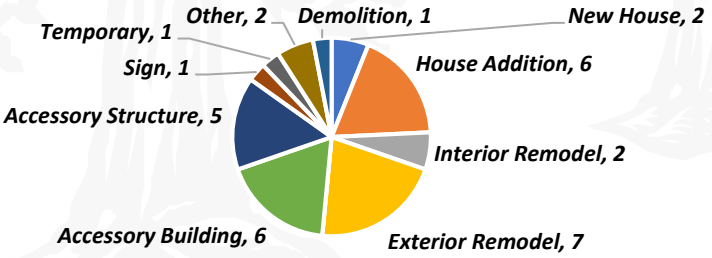
Zoning Permits Issued & Closed- *Year-to-Year by Month. (All numbers are for May.)*



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



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



Code Enforcement

There were 5 new complaints/violations this month *(May)*; that is an increase of 5 from the previous month and a decrease of 10 from this month last year. A total of 2 complaints/violations were closed this month *(May)*; that is an increase of 2 from the previous month and a decrease of 6 from this month last year.

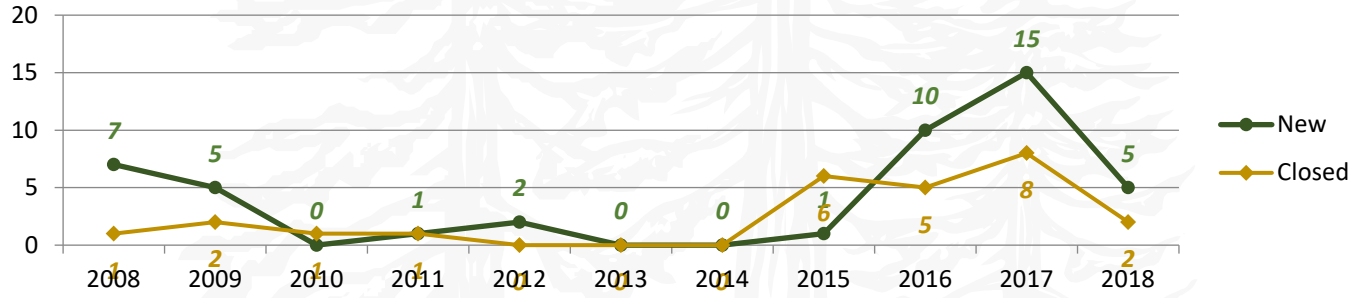
The number of new ordinance complaints/violations does not include the number of courtesy letters or letters of inquiry sent by the Ordinance Officer.

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

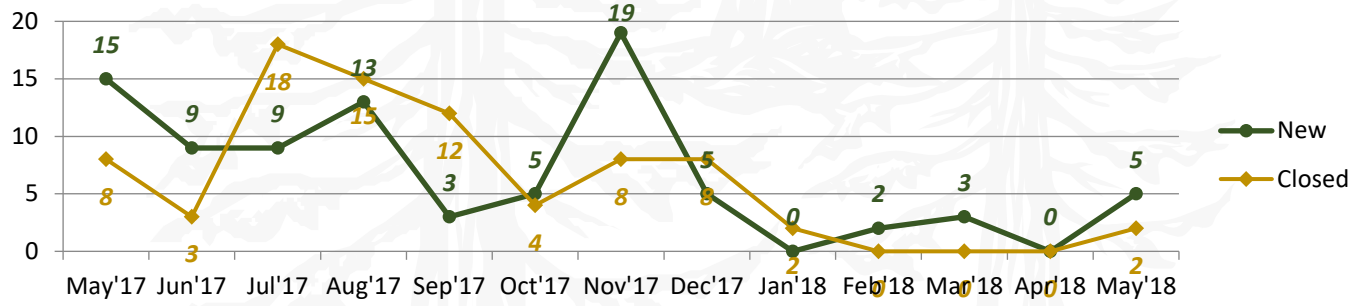
At the end of May, there were 90 open ordinance complaints/violations, including 71 Zoning Ordinance complaints/violations and 19 Anti-Blight Ordinance complaints/violations. There were 31 open ordinance complaints/violations more than a year old, including 26 Zoning Ordinance complaints/violations and 5 Anti-Blight Ordinance complaints/violations.

There were 0 illegal temporary signs removed this month *(May)*; that is a decrease of 1 from the previous month and a decrease of 9 from this month last year. It includes 0 signs with a commercial message and 0 signs with a noncommercial message.

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



Ordinance Complaints/Violations- *Month-to-Month*



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

Violation Number	Address	Parcel #	Description	Status
(18-ZV-320)	6808 Dexter-Pinckney	04-24-200-021	Construction without zoning permit	Resolved
(18-ZV-321)	5975 Dexter-Pinckney	04-23-400-003	Construction without zoning permit	Resolved
(18-ZV-322)	8585 Portage lake Boulevard	04-01-180-009	Construction without zoning permit, fence in violation of Zoning Ordinance	Open
(18-ZV-323)	9693 Portage Lake Avenue	04-01-107-021	Construction without zoning permit, deck in violation of Zoning Ordinance	Open
(18-ZV-324)	9352 Dexter-Pinckney	04-02-480-007	Deck in violation of zoning permit and Zoning Ordinance	Open, Permit revoked

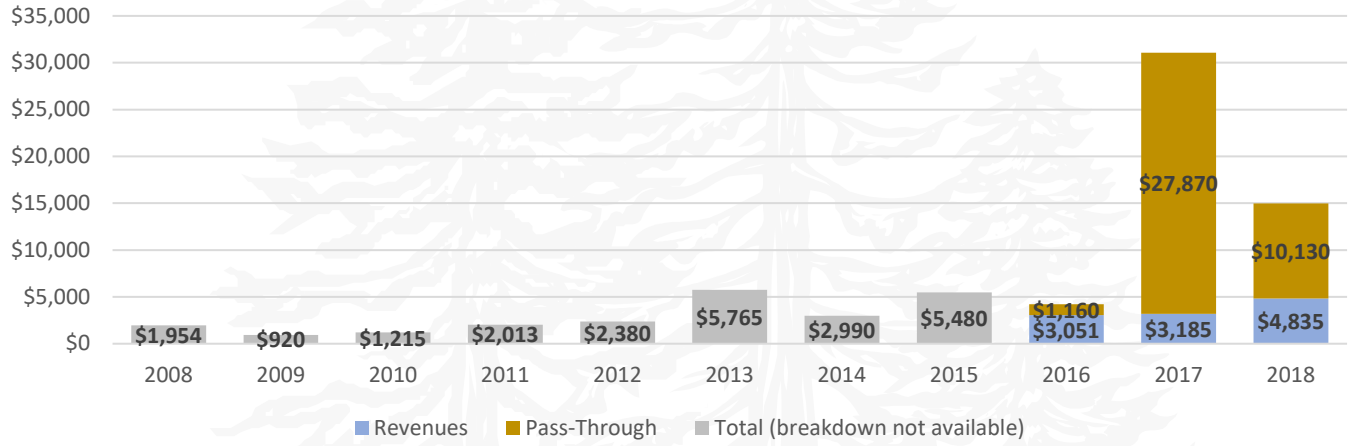
Collections

The Planning and Zoning Department collected a total of $14,965 this month *(May)*. This includes $4,835.00 in general revenue and $10,130.00 in deposits/escrow/pass through. That is an increase of $5,970.00 from the previous month and a decrease of $16,090.00 from this month last year.

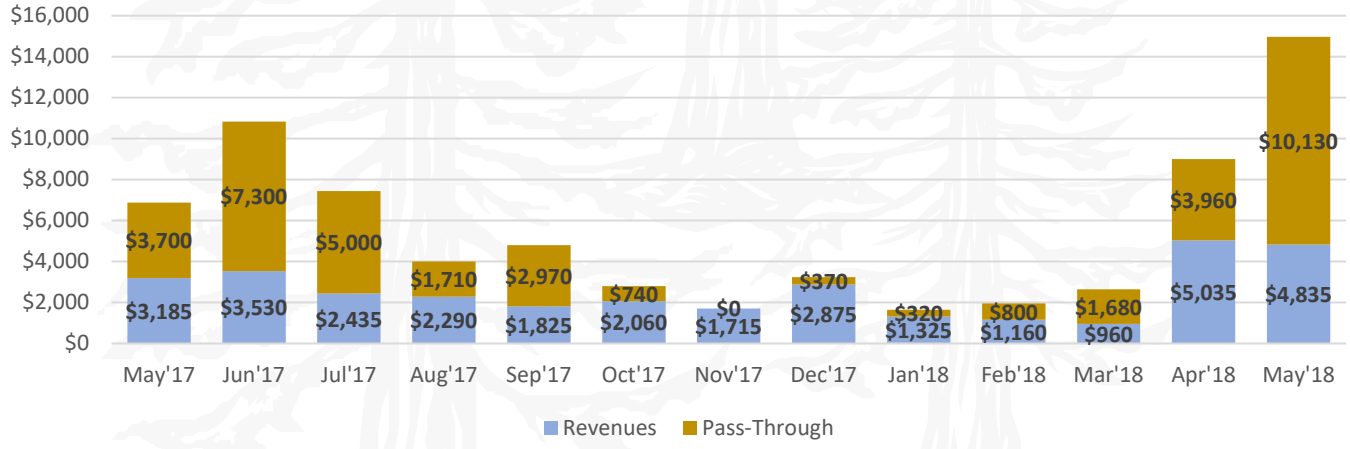
The total collected year-to-date is $30,205.00, with $9,200.00 in general revenue and $6,040.00 in deposits/escrow/pass through.

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 May.)*



Collections Received- *Month-to-Month*



Planning Commission

May Meeting:

The Planning Commission held a meeting on May 22, 2018, with the following agenda:

Petition	Project	Request/Description	Result
Zoning Ordinance	Zoning Ordinance	*Discuss/review sections of the draft zoning ordinance, as have been remanded by the Township Board, including common use access lots and outdoor furnaces*	*No action. A favorable recommendation failed by a 3-1 vote. (Approval requires a favorable vote by a majority of the Planning Commission: 4 votes)*
Bylaws	Bylaws	*Discuss/review the Planning Commission's Bylaws.*	*No action.*

June Meeting:

The Planning Commission will meet on June 26, 2018, with the following agenda:

Petition	Project	Request/Description
(18-SD-021) Dirty House Buyers	Shared driveway	*Shared driveway for three (3) existing parcels*
Zoning Ordinance	Zoning Ordinance	*Discuss/review sections of the draft zoning ordinance, as have been remanded by the Township Board, including common use access lots and outdoor furnaces*
Bylaws	Bylaws	*Discuss/review the Planning Commission's Bylaws.*

Zoning Board of Appeals

June Meeting:

The Zoning Board of Appeals held a meeting on June 5, 2018, 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	*A)* ***Reduced rear-yard setback of twenty-five (25) feet*** *rather than the thirty (30) feet required;* *B)* ***Increased lot coverage of thirty point zero (30.0) percent*** *rather than the twenty-five (25) percent allowed; and* *C)* ***Reduced front-yard (street) setback of twenty (20) feet*** *rather than the twenty-five (25) feet required.*	*Approved with conditions*
(18-ZBA-841ABCD) Furey 9311 Anne (D-04-03-207-007)	Addition for upper level hallway and deck expansion	*A)* ***Reduced rear-yard setback of seven (7) feet*** *rather than the thirty (30) feet required;* *B)* ***Reduced waterbody setback of twenty-two (22) feet*** *rather than the fifty (50) feet required;* *C)* ***Reduced side-yard setback of one (1) foot*** *rather than the five (5) feet required; and* *D)* ***Increased lot coverage of forty-one point one (41.1) percent*** *rather than the twenty-five (25) percent allowed.*	*Postponed until July 3, 2018*
(18-ZBA-842AB) Mickevicius 7941 Stonehedge Valley (D-04-18-211-003)	New, detached pole barn	*A)* ***Reduced front-yard (street) setback of eighty-four (84) feet*** *rather than the two hundred (200) feet required; and* *B)* ***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.*	*Approved with conditions*
(18-ZBA-843AB) Alexius 8798 Dexter-Townhall (D-04-03-387-005)	New, single-family house, covered porch	*A)* ***Reduced front-yard (street) setback of fifty-five (55) feet*** *rather than the eighty (80) feet required; and* *B)* ***Reduced side-yard setback of one (1) foot*** *rather than the five point five (5.5) feet required.*	*Approved with conditions*
(18-ZBA-844ABCDEF) Gaynor 9180 Anne (D-04-03-209-011)	New, single-family house, deck, and enclosed porch	*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* *F)* ***Reduced lot line setback for a driveway of one (1) foot*** *rather than the five (5) feet required.*	*Approved with conditions*

July Meeting:

The Zoning Board of Appeals will meet on July 3, 2018, with the following agenda:

Petition	Project	Request
(18-ZBA-845ABCD) Clark 13744 Rustic (D-04-18-430-007)	New single-family house, deck, and associated accessory structures	*A)* ***Reduced front-yard setback of minus one (-1) feet*** *rather than the twenty-five (25) feet required;* *B)* ***Reduced side-yard setback of six point seven (6.7) feet*** *rather than the eight point three (8.3) feet required;* *C)* ***Reduced side-yard setback of seven point two (7.2) feet*** *rather than the eight point three (8.3) feet required; and* *D)* ***Increased lot coverage of twenty-nine point eight (29.8) percent*** *rather than the twenty-five (25) percent allowed.*
(18-ZBA-847AB) Jackson 13436 North Lake (D-04-17-200-003)	New single-family house and deck	*A)* ***Reduced front-yard (street) setback of thirty-one point one (31.1) feet*** *rather than the fifty (50) feet required; and* *B)* ***Increased lot coverage of twenty-eight point five (28.5) percent*** *rather than the twenty-five (25) percent allowed.*
(18-ZBA-841ABCD) Furey 9311 Anne (D-04-03-207-007)	Addition for upper level hallway and deck expansion	*A)* ***Reduced rear-yard setback of seven (7) feet*** *rather than the thirty (30) feet required;* *B)* ***Reduced waterbody setback of twenty-two (22) feet*** *rather than the fifty (50) feet required;* *C)* ***Reduced side-yard setback of one (1) foot*** *rather than the five (5) feet required; and* *D)* ***Increased lot coverage of forty-one point one (41.1) percent*** *rather than the twenty-five (25) percent allowed.*

Upcoming Meetings & Dates

June 12th	Board of Trustees special meeting for draft zoning ordinance review
June 22nd	Planning Commission deadline for July
June 26th	Planning Commission Meeting
June 29th	Zoning Board of Appeals deadline for August
June 3rd	Zoning Board of Appeals Meeting