Dexter Township

6880 Dexter-Pinckney Road
Dexter, MI 48130
Telephone: 734-426-3767
Fax: 734-426-3833
www.DexterTownship.org

"A Community For All Seasons"

Harley Rider
Supervisor
Debra Ceo
Clerk
Libby Brushaber
Treasurer
Mike Compton
James L Drolett
Bill Gajewski
Mark Mesko
Trustees

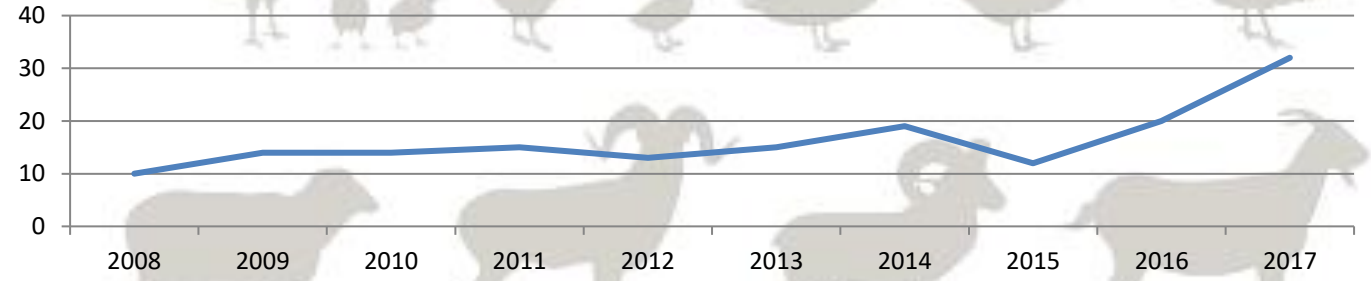
Planning & Zoning Status Report for July- July 12, 2017

Zoning Permits

There were 32 new zoning permits issued this month *(June)*. That is an increase of 12 from the previous month. A total of 23 zoning permits were closed this month *(May)*. That is a decrease of 9 from the previous month.

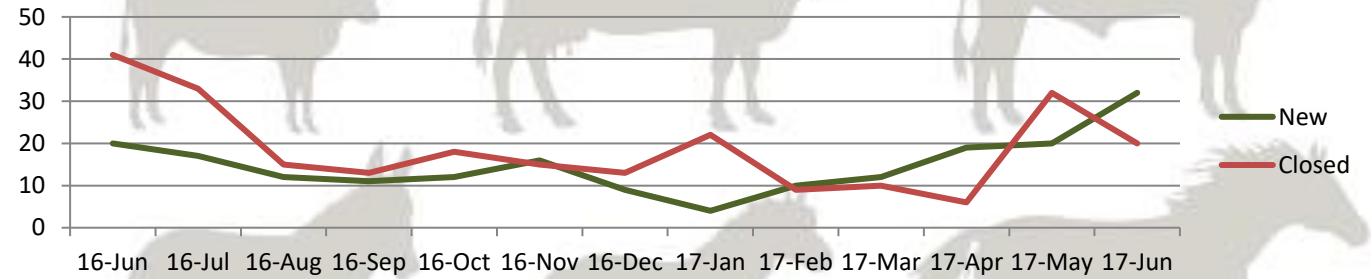
Zoning Permits Issued- *Year-to-Year by Month. (All numbers are for June.)*

2008	*2009*	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*
10	14	14	15	13	15	19	12	20	**32**



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

	June 16	*July 16*	*Aug 16*	*Sep 16*	*Oct 16*	*Nov 16*	*Dec 16*	*Jan 17*	*Feb 17*	*Mar 17*	*Apr 17*	*May 17*	*June 17*
New	20	17	12	11	12	16	9	4	10	12	19	20	**32**
Closed	41	33	15	13	18	15	13	22	9	10	6	32	**23**

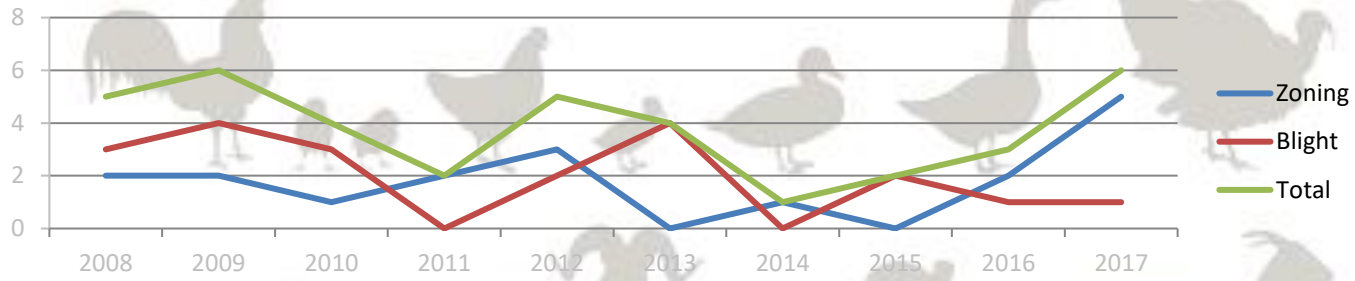


As of January 5, 2016, there were 402+ unfinaled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of June 2017, there were 13+ permits more than a year old that still required a final inspection.

Code Enforcement

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

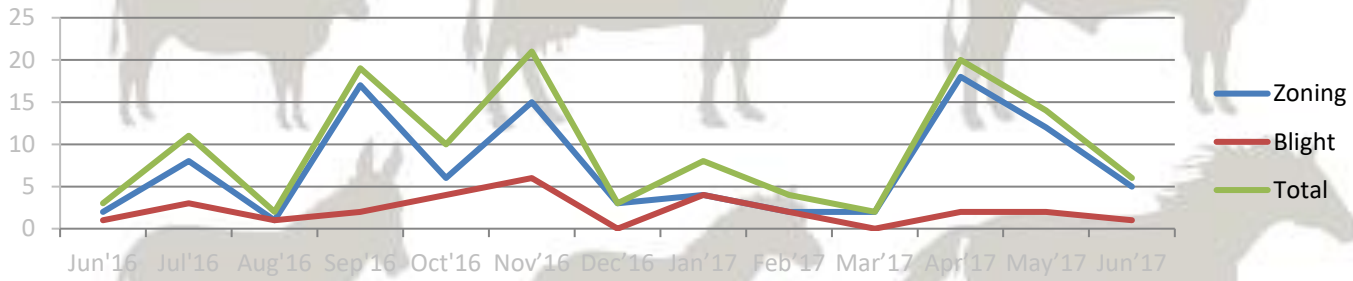
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Zoning	2	2	1	2	3	0	1	0	2	**5**
Blight	3	4	3	0	2	4	0	2	1	**1**
Total	**5**	**6**	**4**	**2**	**5**	**4**	**1**	**2**	**3**	**6**



New Complaints/Violations- *Month-to-Month*

	Jun'16	Jul'16	Aug'16	Sep'16	Oct'16	Nov'16	Dec'16	Jan'17	Feb'17	Mar'17	Apr'17	May'17	June'17
Zoning	2	8	1	17	6	15	3	4	2	2	18	12	**5**
Blight	1	3	1	2	4	6	0	4	2	0	2	2	**1**
Total	**3**	**11**	**2**	**19**	**10**	**21**	**3**	**8**	**4**	**2**	**20**	**14**	**6**

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



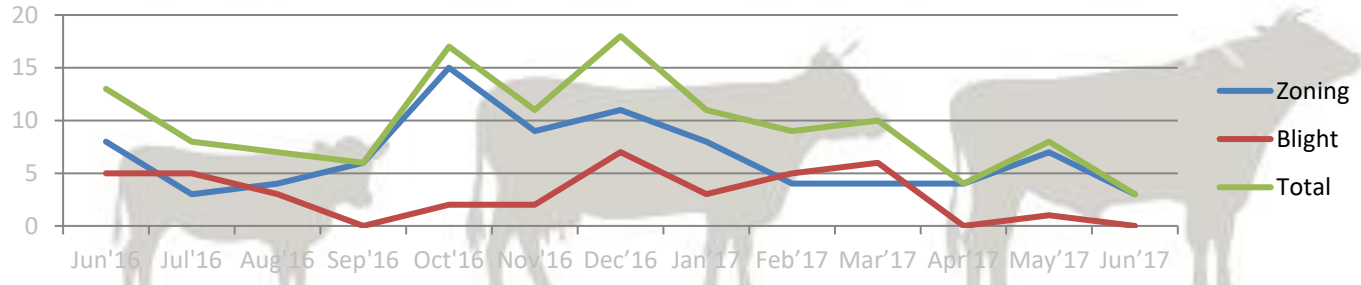
List of New Complaints/Violations

Violation Number	Address	Parcel #	Description	Status
17-ZV-260	7233 North Lake Orchard	04-18-470-025	RV used as dwelling	Resolved
17-ZV-261	Hartman Farms	04-22-205-000	Trash throughout Site Condominium	Open
17-ZV-264	8695 Stoneyfield	04-36-400-028	Deck built without permits	Open
17-ZV-265	7985 Sauer	04-18-130-010	Construction of fence without permit	Open
17-ZV-266	10021 Hadley	04-18-305-007	Construction of shed without permit	Open
17-BV-143	7172 Glencoe	04-18-437-016	Unlicensed motor vehicles	Open

Cleared Complaints/Violations- *Month-to-Month*

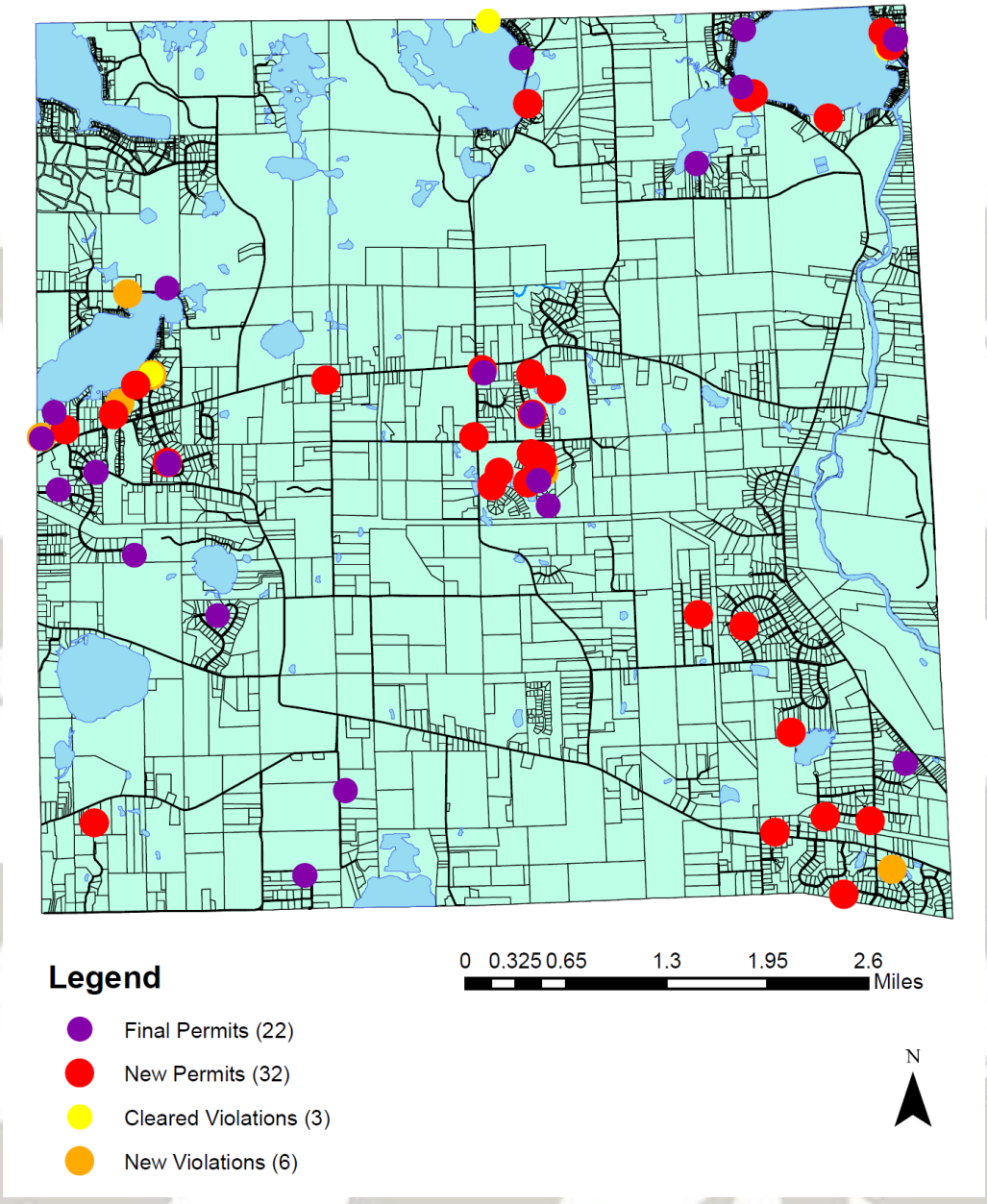
	Jun'16	*Jul'16*	*Aug'16*	*Sep'16*	*Oct'16*	*Nov'16*	*Dec'16*	*Jan'17*	*Feb'17*	*Mar'17*	*Apr'17*	*May'17*	*Jun'17*
Zoning	8	3	4	6	15	9	11	8	4	4	4	**7**	**3**
Blight	5	5	3	0	2	2	7	3	5	6	0	1	**0**
Total	**13**	**8**	**7**	**6**	**17**	**11**	**18**	**11**	**9**	**10**	**4**	**8**	**3**

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



There are currently 83 documented complaints/violations that are open or have no record of being resolved *(71 zoning, 12 blight)*. There are 42 more than a year old *(40 zoning, 2 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.

June Permits & Violations Map



Director of Planning & Zoning Notes

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

Planning and Zoning Intern William Doran has assisted with the file organization and with inspections of older zoning permits and open ordinance violations.

Planning Commission

June Meetings:
The Planning Commission held a third public hearing for the draft zoning ordinance on June 13th; it held a fourth public hearing on June 27th. Several additional public hearings are anticipated for full review.

July Meetings:
The Planning Commission held a fifth public hearing for the draft zoning ordinance on July 11th. It reviewed draft Nonconforming Articles and 11 pages of the Definition Article.

It is also scheduled to hold a public meeting on July 25th. It will likely hold a public hearing for the draft zoning ordinance and review draft revisions to its bylaws.

Zoning Board of Appeals

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

	June 2010	June 2011	June 2012	June 2013	June 2014	June 2015	June 2016	June 2017
Applications Received	2	4	2	0	2	1	1	**2**

July Meeting:
The Zoning Board of Appeals held a meeting on July 6th with the following agenda:

Petition	Zoning	Project	Request	Result
(17-ZBA-831ABC) Bieske 9586 Winston (D-04-02-401-019, D-04-02-403-002)	LR	New single-family house	***A)*** ***Reduced front-yard (street) setback of twenty-two point seven (22.7) feet*** *rather than the twenty-five (25) feet required;* ***B)*** ***Reduced waterbody setback of twenty-four (24) feet*** *rather than the fifty (50) feet required; and* ***C)*** ***Reduced rear-yard setback of five (5) feet*** *rather than the thirty (30) feet required.*	*Approved with conditions*
(17-ZBA-832ABCDEFG) Gleichert 8761 Grove (D-04-01-385-011)	LR	New single-family house, new detached garage	***A)*** ***Reduced side-yard (east) setback of six (6) feet*** *rather than the seven (7) feet required;* ***B)*** ***Reduced side-yard (west) setback of six (6) feet*** *rather than the seven (7) feet required;* ***C)*** ***Reduced side-yard (garage) setback of five (5) feet*** *rather than the five point six (5.6) feet required;* ***D)*** ***Increased accessory building wall height of eleven point five (11.5) feet*** *rather than the six (6) feet allowed;* ***E)*** ***Increased accessory building peak height of twenty-two point nine (22.9) feet*** *rather than the eight (8) feet allowed;* ***F)*** ***Increased accessory building coverage of***	*Approved with conditions*

		seven hundred forty point two (740.2) square feet *rather than the one hundred (100) square feet allowed; and*
	G)	***Increased accessory building façade width of twenty-six point nine (26.9) feet*** *rather than the ten (10) feet allowed; and*

August Meeting:
The Zoning Board of Appeals is scheduled to hold a meeting on August 1st with the following agenda:

Petition	Zoning	Project	Request
(17-ZBA-833) Tolliver 14316 Eisenbeiser (D-04-18-300-022)	LR	New accessory building	***Reduced front-yard (street) setback one hundred forty (140) feet*** *rather than the two hundred (200) feet required for a front yard placement of an accessory building.*

Zoning Ordinance Review Committee

The Zoning Ordinance Review Committee, aka "Pizza Club," has not met since the last Township Board meeting.

The Township Board, Planning Commission, and Zoning Board of Appeals held a joint meeting to review the draft Zoning Ordinance on May 30th. The Planning Commission continues to hold public hearings.

Compiled editions of the draft Zoning Ordinance have been created and distributed within the Township, to interested persons, and to other agencies.

Here is a link to the current draft:
http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance(07072017)GAMMAGAMMAs.pdf

Respectfully Submitted,

Zach Michels
Dexter Township Director of Planning and Zoning