

# DEXTER TOWNSHIP

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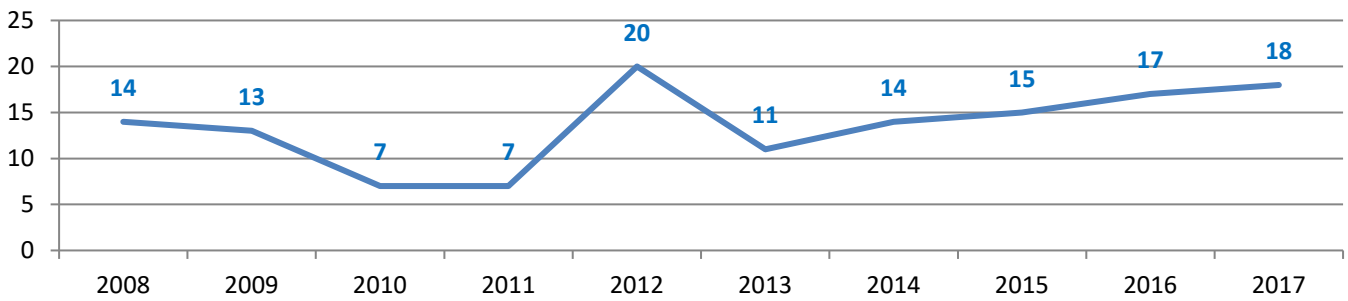
"A Community For All Seasons"

## Planning & Zoning Status Report for August- August 8, 2017

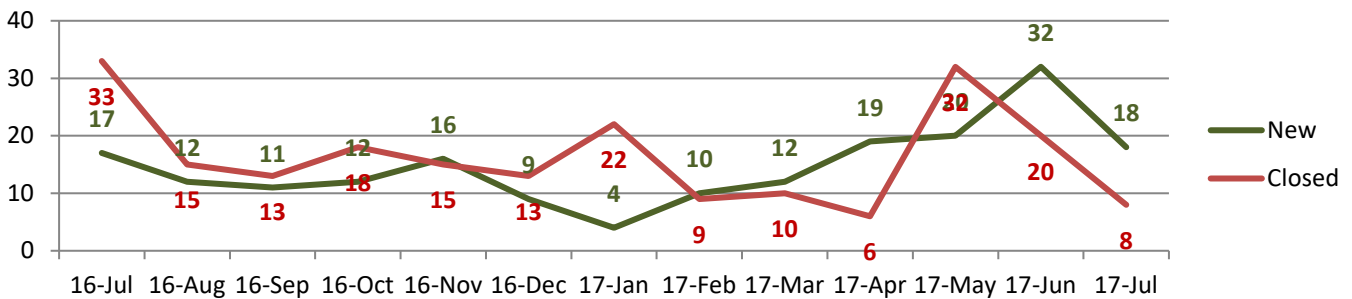
### ZONING PERMITS

There were 18 new zoning permits issued this month (*July*). That is a decrease of 14 from the previous month and an increase of 1 from this month last year. A total of 8 zoning permits were closed this month (*July*). That is a decrease of 15 from the previous month and a decrease of 25 from this month last year. (*The high number of zoning permits closed in 2016 was a result of an effort to review all of the open zoning permits.*)

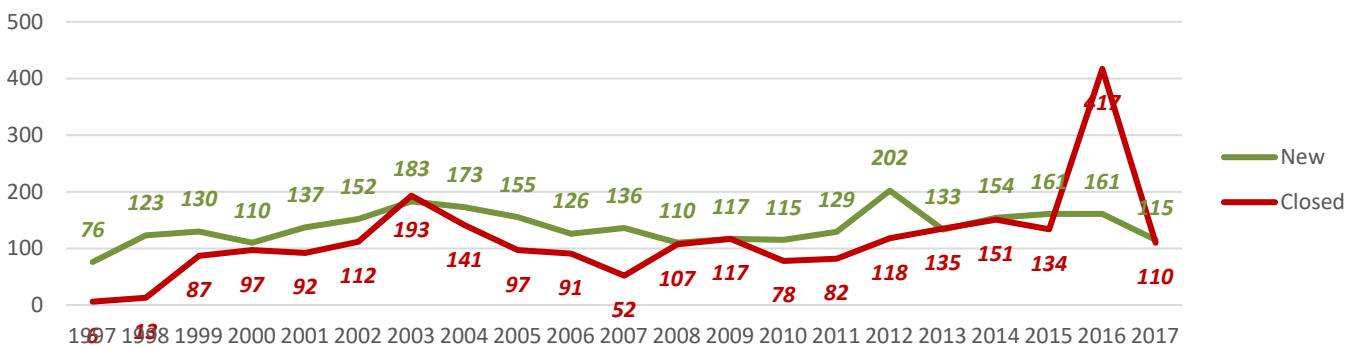
**Zoning Permits Issued- Year-to-Year by Month.** (All numbers are for July.)



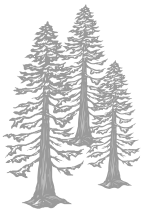
**Zoning Permits Issued & Closed- Month-to-Month**



**Zoning Permits Issued & Closed- Year-to-Year (Annual Totals)**



(Totals for 1997 and 2017 do not include the entire year.)



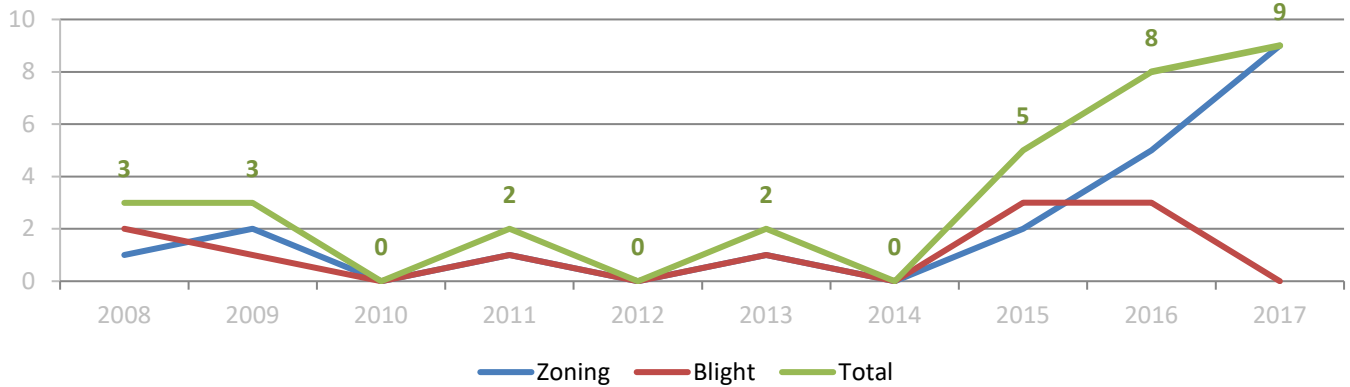
As of January 5, 2016, there were 402+ unfinaled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of July 2017, there were 11+ permits more than a year old that still required a final inspection.

## CODE ENFORCEMENT

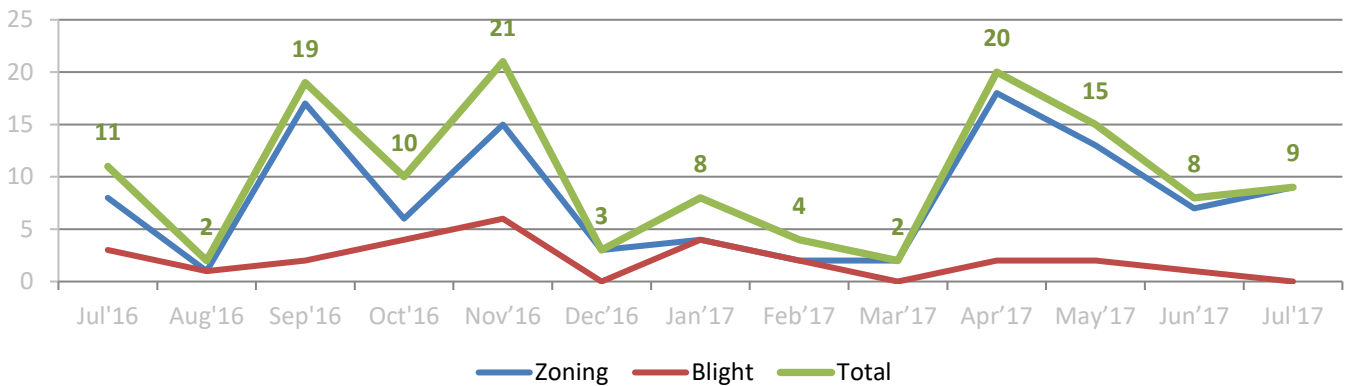
There were 9 new complaints/violations this month (*July*). That is an increase of 1 from the previous month and a decrease of 2 from this month last year. A total of 18 complaints/violations were closed this month (*July*). That is an increase of 15 from the previous month and an increase of 10 from this month last year.

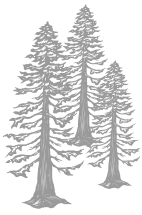
*The number of new blight and zoning complaints/violations does not include the number of courtesies letters or letters of inquiry sent by the Ordinance Officer.*

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



### New Complaints/Violations- Month-to-Month

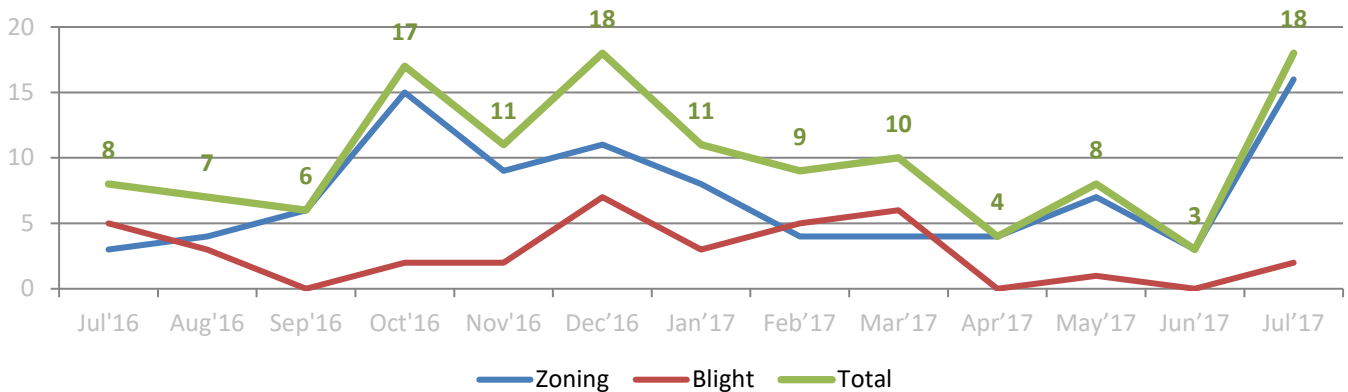


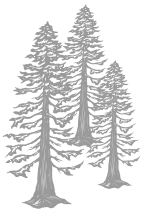


### List of New Complaints/Violations

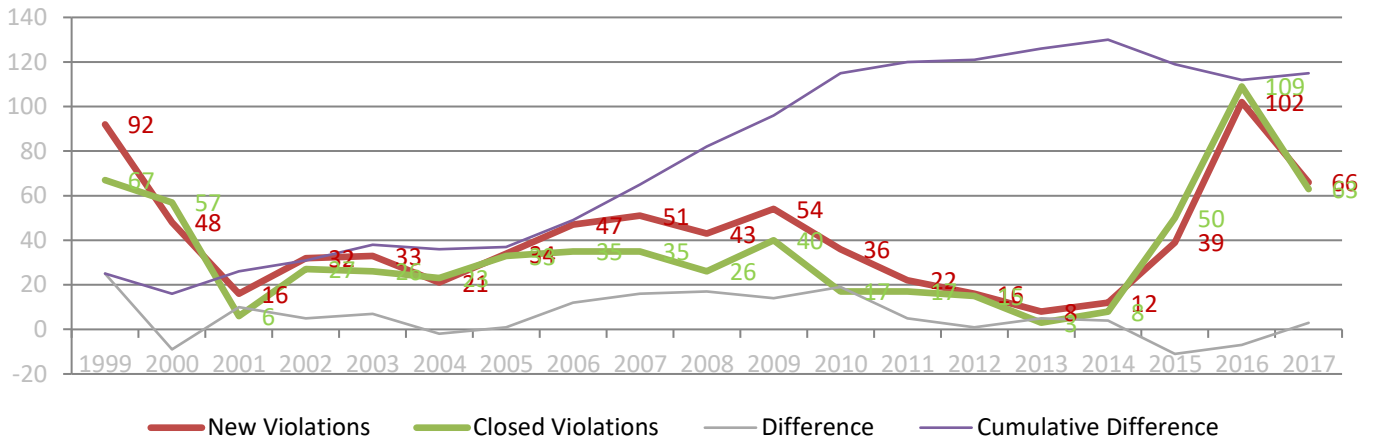
Violation Number	Address	Parcel #	Description	Status
17-ZV-267	8433 Thurston	04-03-300-006	Construction of shed without permit and too close to lot line and house	Open
17-ZV-268	8565 Portage Lake Boulevard	04-01-180-005	Temporary accessory buildings without permit	Open
17-ZV-269	4361 Dexter-Townhall	04-27-430-014	Temporary accessory building without permit and on lot line, garage addition without permit	Open
17-ZV-270	8535 Dexter Townhall	04-10-200-030	Pole barn addition without permit	Open
17-ZV-271	13451 Rainbow	04-08-255-006	Garage addition without permit	Open
17-ZV-273	14308 Edgewater	04-06-361-002	RV stored on property in LR District for more than 30 days	Open
17-ZV-274	8540 Island Lake	04-36-400-002	Temporary accessory buildings without permit	Resolved
17-ZV-275	7252 Noah's Landing	04-18-100-047	RV stored on property in LR District for more than 30 days	Open
17-ZV-276	9539 Portage	04-01-182-007	Fence without permit and trash on property	Resolved

### Cleared Complaints/Violations- Month-to-Month





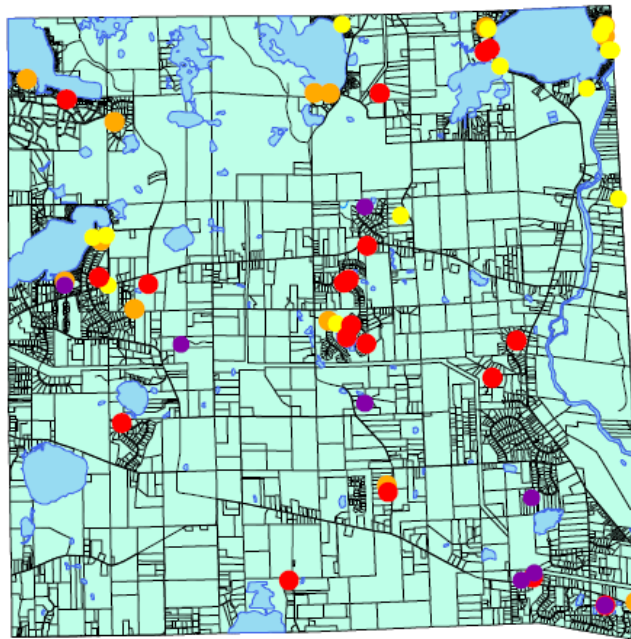
**New & Resolved Complaints/Violations- Year-to-Year (Annual Totals)**



(Totals for 1999 and 2017 do not include the entire year.)

There are currently 76 documented complaints/violations that are open or have no record of being resolved (66 zoning, 10 blight). There are 36 more than a year old (33 zoning, 3 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**

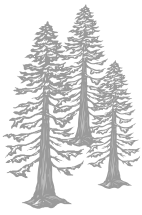


**Legend**

- Final Permits (8)
- New Permits (19)
- Cleared Violations (18)
- New Violations (14)

0 0.325 0.65 1.3 1.95 2.8 Miles





## DIRECTOR OF PLANNING & ZONING NOTES

Ordinance Officer Jacobs's has inspected new zoning permits, reviewing and inspecting open zoning permits, reviewed and inspected open violations, investigated new violations, reviewed the draft zoning ordinance, and prepared the draft zoning map.

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

## PLANNING COMMISSION

### July Meeting:

The Planning Commission held a public meeting on July 25<sup>th</sup>, with the sixth public hearing for the draft zoning ordinance.

### August Meetings:

The Planning Commission held a seventh public hearing for the draft zoning ordinance on August 3<sup>rd</sup>. It reviewed changes made by staff and the draft zoning map and forwarded the text to the Township Board with a favorable recommendation (4-3), noting that there are several sections identified for further attention following adoption, including, but not limited to: accessory buildings, corner lots/yards, and form-based code. It also reviewed its Bylaws.

It is also scheduled to hold a public meeting on August 22<sup>nd</sup>. It will hold five public hearings: (17-PC-180) Ore Creek for a special land use; (17-PC-181) Ore Creek for a preliminary site plan; (17-PC-182) Natures Preserve for an open space community; (17-PC-183) Natures Preserve for a preliminary site plan; and the draft zoning ordinance.

## ZONING BOARD OF APPEALS

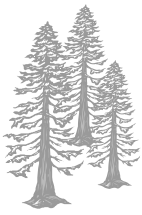
### Applications Received- Year-to-Year by Month (All numbers are for July.)

	July 2010	July 2011	July 2012	July 2013	July 2014	July 2015	July 2016	July 2017
Applications Received	1	0	1	1	3	1	1	2

### August Meeting:

The Zoning Board of Appeals will hold a meeting on August 8<sup>th</sup> with the following agenda: *(The meeting was rescheduled from the original August 1<sup>st</sup> date because the original newspaper legal notice was not published.)*

Petition	Zoning	Project	Request	Result
<u>(17-ZBA-833) Tolliver</u> 14316 Eisenbeiser (D-04-18-300-022)	LR	New accessory building	<b>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.</b>	Approved with conditions



**September Meeting:**

The Zoning Board of Appeals is scheduled to hold a meeting on September 5<sup>th</sup> with the following agenda:

Petition	Zoning	Project	Request
(17-ZBA-834) Jackson 13436 North Lake (D-04-17-200-003)	LR	Detached accessory building addition	<b>Reduced rear-yard setback nine point five (9.5) feet rather than the twenty-two point five (22.5) feet required for an accessory building with a height of twenty-two point five (22.5) feet.</b>
(17-ZBA-835) Ore Creek 9280 McGregor (D-04-01-480-004)	C-1	Commercial hard cider facility	<b>A) Reduced queuing distance of zero (0) feet rather than the fifty (50) feet required;</b> <b>B) Increased driveway width of one hundred seventy-nine (179) feet rather than the thirty-six (36) feet allowed;</b> <b>C) Reduced front-yard setback of zero (0) feet rather than the eighty (80) feet required for parking;</b> <b>D) Reduced side-yard setback of seven point three (7.3) feet rather than the thirty (30) feet required;</b> <b>E) Reduced rear-yard setback of eight (8) feet rather than the sixty (60) feet required;</b> <b>F) No screening between a loading/unloading area and a public thoroughfare; and</b> <b>G) Loading/unloading area within required front, side, and rear yard setbacks.</b>

**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 30<sup>th</sup>. 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 draft that was favorably forwarded to the Township Board, with redlines since May 30, 2017:  
[http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance\(08072017\)DELTADELTADELTA.pdf](http://dextertownship.org/Portals/46/zoningordinancereview/2017/ZoningOrdinance(08072017)DELTADELTADELTA.pdf)

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*Respectfully Submitted,*

Zach Michels  
 Dexter Township Director of Planning and Zoning

