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"A Community For All Seasons"

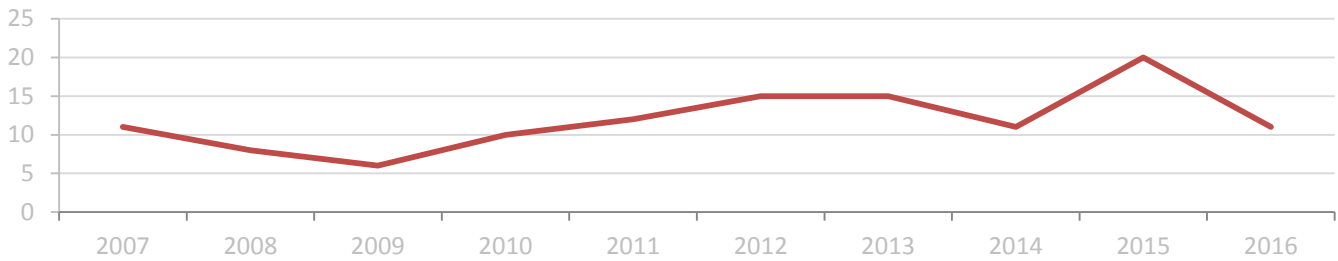
Planning & Zoning Status Report for October- October 12, 2016

ZONING PERMITS & INSPECTIONS

There were 11 new zoning permits issued this month (*September*).
A total of 13 zoning permits were closed this month (*September*).

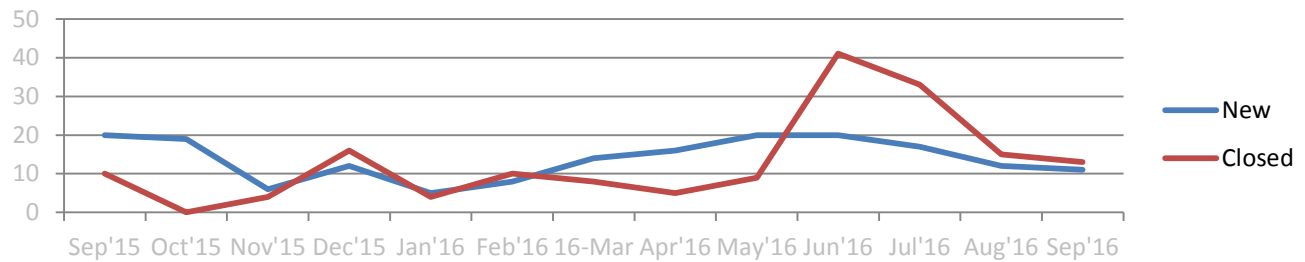
Zoning Permits Issued- Year-to-Year by Month. (All numbers are for September.)

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
11	8	6	10	12	15	15	11	20	11

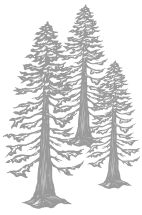


Zoning Permits Issued and Closed- Month-to-Month

	Sep 16	Aug 16	Jul 16	Jun 16	May 16	Apr 16	Mar 16	Feb 16	Jan 16	Dec 15	Nov 15	Oct 15	Sep 15
New	11	12	17	20	20	16	14	8	5	12	6	19	20
Closed	13	15	33	41	9	5	8	10	4	16	4	0	10



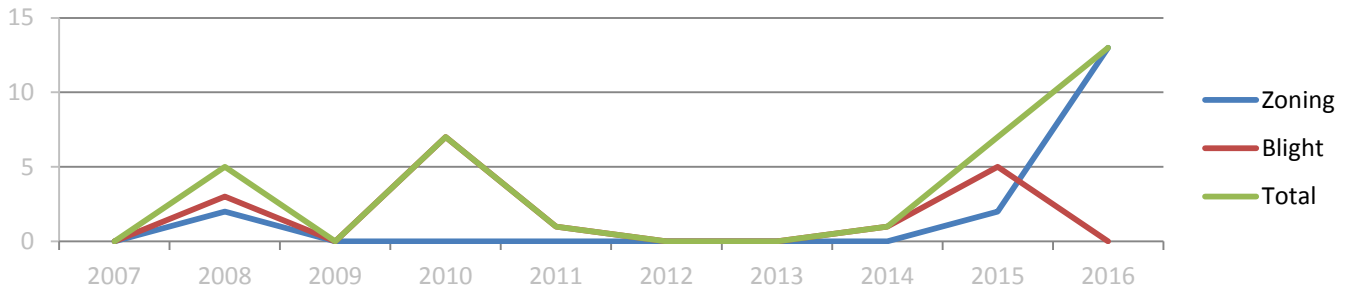
As of January 5, 2016, there were 402 unfiled permits, some dating as far back as 1997, which had never received a final inspection. By the end of September 2016, there were 29 permits more than a year old that still required a final inspection.



CODE ENFORCEMENT

New Violations- Year-to-Year by Month. (All numbers are for September.)

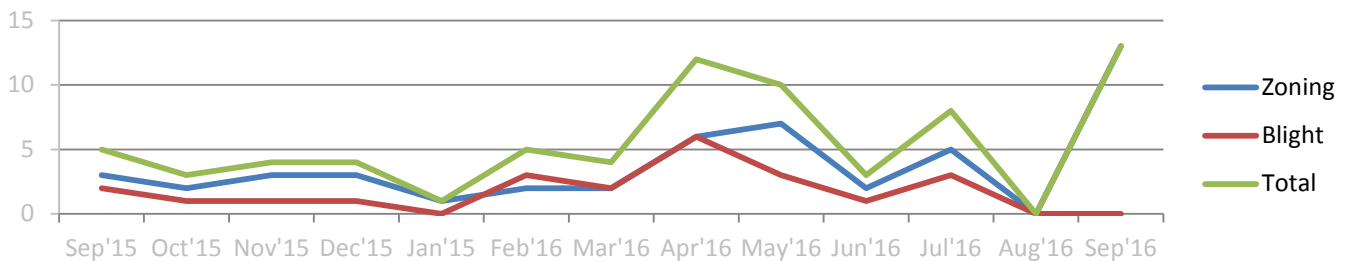
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Zoning	0	2	0	0	0	0	0	0	2	13
Blight	0	3	0	7	1	0	0	1	5	0
Total	0	5	0	7	1	0	0	1	7	13

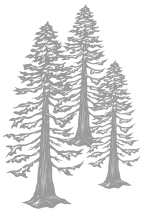


New Violations- Month-to-Month

	Sep'15	Oct'15	Nov'15	Dec'15	Jan'15	Feb'16	Mar'16	Apr'16	May'16	Jun'16	Jul'16	Aug'16	Sep'16
Zoning	3	2	3	3	1	2	2	6	7	2	5	0	13
Blight	2	1	1	1	0	3	2	6	3	1	3	0	0
Total	5	3	4	4	1	5	4	12	10	3	8	0	13

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

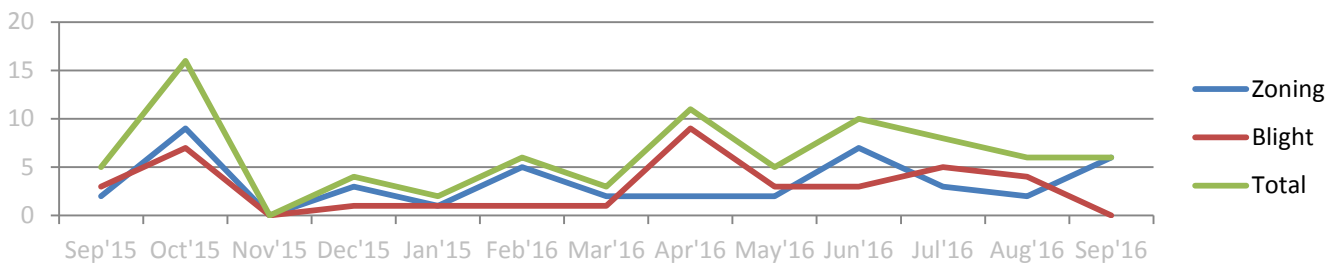




Cleared Violations- Month-to-Month

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

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



There are currently 81 documented violations that have no record of being resolved (19 blight, 62 zoning). There are 63 more than a year old (14 blight, 49 zoning). 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.

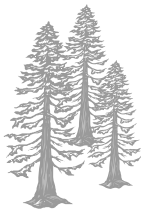
DIRECTOR OF PLANNING & ZONING NOTES

Planning and Zoning Intern Erik Perdonik has been able to continue to work on Fridays and has organized 6 of the 28 zoning file drawers. To date, the pile of duplicate paper removed from the files is over 24 inches high.

Ordinance Officer Jacobs's started working on September 21st and has worked 3 days a week since then. To date, she has been working on closing unfiled zoning permits, reviewing unresolved violations, and investigating new violation complaints.

Township staff have still not received the amended (*as-built record*) final site plan for the fire substation. The Planning Commission's approval for the amended final site plan required that those plans be received July 10, 2016, or else the final certificate of zoning compliance should be revoked.

DPZ Michels will be attending the Michigan Association of Planning Annual Conference in Kalamazoo from October 26-28.



PLANNING COMMISSION

September Meeting:

The Planning Commission held a meeting on September 27th. It held a public hearing, as outlined below.

Petition	Zoning	Request	Result
(16-PC-175) Doletzky RSG Development 11677 North Territorial (D-04-16-400-012)	AG	<i>Zoning map amendment (rezoning) from Agricultural (AG) to Rural Residential (RR) for a roughly ninety-two (92) acre area.</i>	<i>Unfavorable Recommendation</i>

October Meeting:

The Planning Commission is scheduled to hold a meeting on October 25th. There items on the agenda currently. The meeting may be cancelled or the Planning Commission may review draft zoning ordinance articles.

ZONING BOARD OF APPEALS

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

	September 2009	September 2010	September 2011	September 2012	September 2013	September 2014	September 2015	September 2016
ZBA Applications Received	4	0	0	1	5	3	0	1

October Meeting:

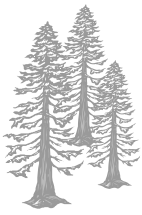
The Zoning Board of Appeals met on October 11th, with the following agenda:

Petition	Zoning	Project	Request	Result
(16-ZBA-819) Aldrich 9191 & 9192 Anne (D-04-03-209-010, D-04-03-208-007)	LR	New detached garage	<i>Reduced rear-yard setback of twenty-one point five (21.5) feet rather than the thirty (30) feet required.</i>	<i>Approved, with conditions.</i>
(16-ZBA-820) Feldmann 9335 McGregor (D-04-01-407-014)	LR	Second-story addition, roof slope increase, & deck addition	<i>Amendment of conditions of a previously approved variance, (16-ZBA-815ABCDE) Feldmann.</i>	<i>Approved, with conditions.</i>
(16-ZBA-821) Peters 9580 Winston (D-04-02-403-003)	LR	Two-story house with attached garage	<i>Appeal of Director of Planning and Zoning's decision that the proposed building plans constitute an expansion of a legal nonconforming structure and require variances.</i>	<i>Postponed until October 19, 2016.</i>

November Meeting:

The Zoning Board of Appeals will meet on November 1st, with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-822) Jones 8530 Orchard (D-04-01-108-025/026)	LR	New detached garage	<i>A) Reduced front-yard (road) setback of thirty-eight point three (38.3) feet rather than the two hundred (200) feet required for an accessory building in a front yard; & B) Increased lot coverage of one thousand four hundred ninety-six (1,496) square feet rather than the one thousand (1,000) square feet allowed.</i>



ZONING ORDINANCE REVIEW COMMITTEE

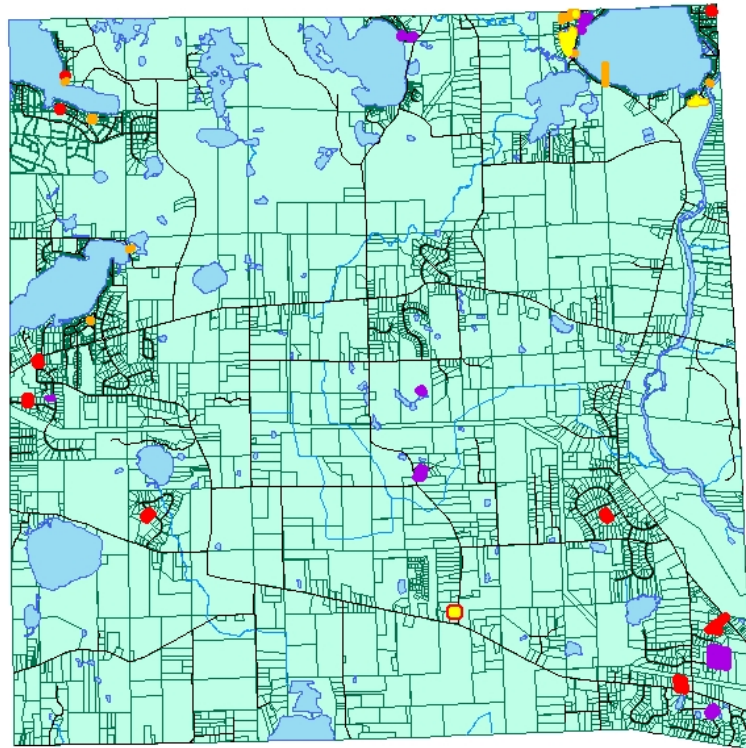
The Zoning Ordinance Review Committee, aka “Pizza Club,” met on October 4th. It reviewed a draft Nonconforming Article and a draft Administrative Adjustment Article.

Future meeting dates include October 25th. Other dates may be added if they are available.

All Zoning Ordinance Review Committee meetings are noticed at the Township Hall and on the Township’s website. Materials are available to the public on the website at:

<http://www.dextertownship.org/BoardCommission/ZoningOrdinanceReview.aspx>.

September 2016 New & Final Permits New & Cleared Violations



Legend

- Cleared Violations
- New Violations
- Final Permits
- New Permits

0 0.35 0.7 1.4 2.1 2.8 Miles



Respectfully Submitted,

*Zach Michels
Dexter Township Director of Planning and Zoning*