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"A Community For All Seasons"

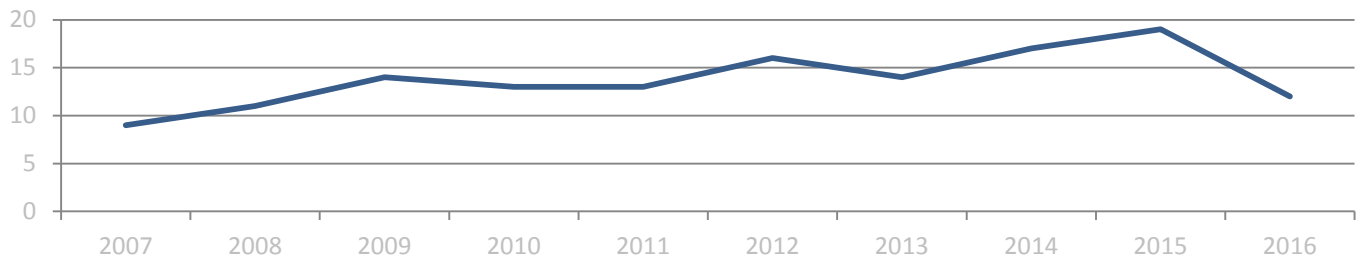
Planning & Zoning Status Report for November- November 8, 2016

ZONING PERMITS & INSPECTIONS

There were 12 new zoning permits issued this month (*October*). That is an increase of 1 from the previous month. A total of 18 zoning permits were closed this month (*October*). That is an increase of 5 from the previous month.

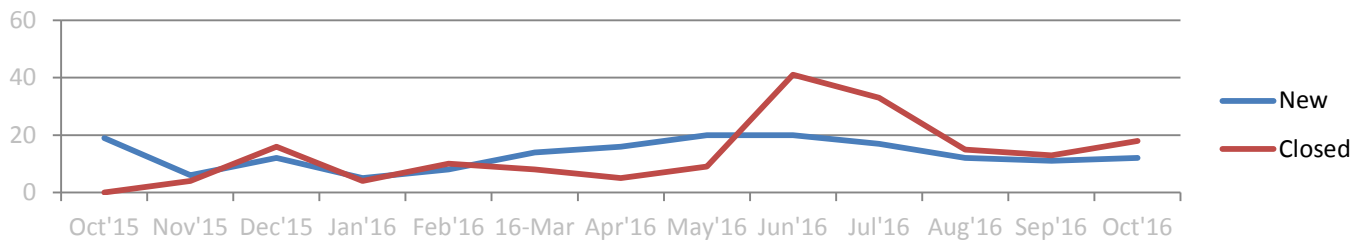
Zoning Permits Issued- Year-to-Year by Month. (All numbers are for October.)

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
9	11	14	13	13	16	14	17	19	12

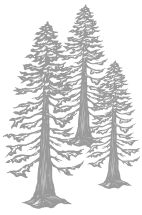


Zoning Permits Issued and Closed- Month-to-Month

	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	June 16	July 16	Aug 16	Sep 16	Oct 16
New	19	6	12	5	8	14	16	20	20	17	12	11	12
Closed	0	4	16	4	10	8	5	9	41	33	15	13	18



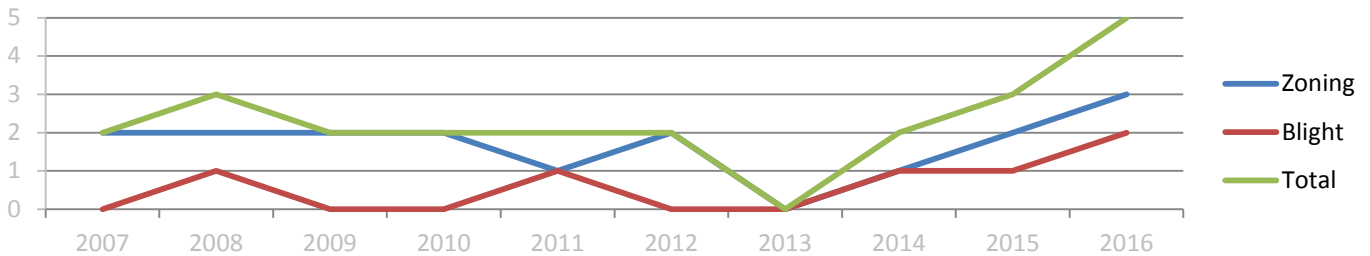
As of January 5, 2016, there were 402+ unfinished zoning permits, some dating as far back as 1997, which had never received a final inspection. By the end of October 2016, there were 26 permits more than a year old that still required a final inspection.



CODE ENFORCEMENT

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

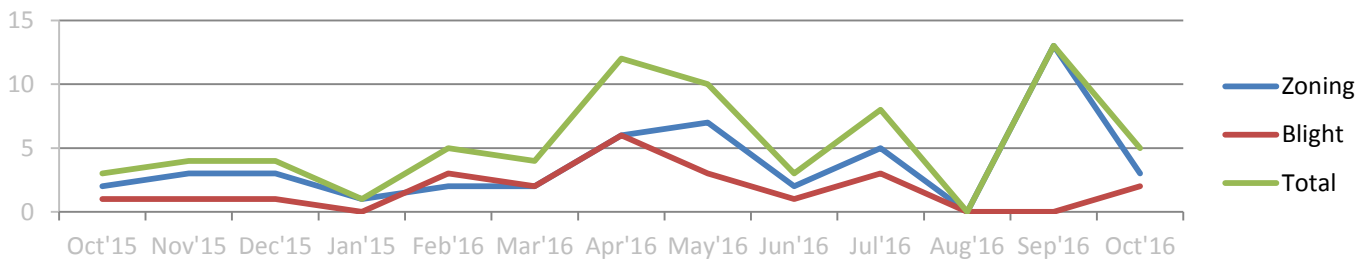
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Zoning	2	2	2	2	1	2	0	1	2	3
Blight	0	1	0	0	1	0	0	1	1	2
Total	2	3	2	2	2	2	0	2	3	5

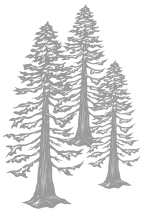


New Violations- Month-to-Month

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

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.

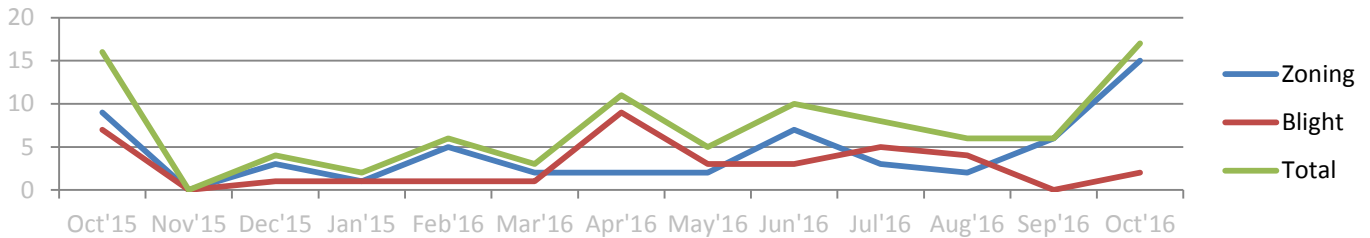




Cleared Violations- Month-to-Month

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

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



There are currently 101 documented violations that are open or have no record of being resolved (74 zoning, 27 blight). There are 61 more than a year old (47 zoning, 14 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.

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 and associated assessing records. To date, the pile of duplicate paper removed from the files is over 30 inches high.

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

DPZ Michels met with members of the public for 3 hours on November 4th concerning the zoning map amendment.

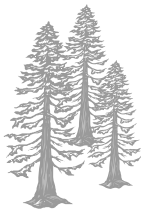
DPZ Michels, Planning Commission Chair Lewis, and Zoning Board of Appeals Representative Holland met on November 7th to review a minor amendment to the YMCA site plan to expand the size of one of the buildings. The minor amendment was approved unanimously. Feedback and recommendations were received from Fire Inspector Dettling.

PLANNING COMMISSION

October Meeting:

The Planning Commission held a meeting on October 25th. It held a public hearing, as outlined below.

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



November Meeting:

The Planning Commission is scheduled to hold a meeting on November 22nd. There are no petitions or public hearings on the agenda. The Planning Commission may review draft zoning ordinance articles, such as the Open Space Community Article, and the rules or procedures for public hearings.

ZONING BOARD OF APPEALS

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

	October 2009	October 2010	October 2011	October 2012	October 2013	October 2014	October 2015	October 2016
Applications Received	1	2	0	3	2	2	1	2

November Meeting:

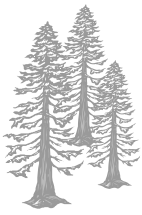
The Zoning Board of Appeals met on November 1st, with the following agenda:

Petition	Zoning	Project	Request	Result
(16-ZBA-822AB) Jones 8530 Orchard (D-04-01-108-025/026)	LR	New detached garage	A) <i>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; &</i> B) <i>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>	A Approved, with condition; B Denied.

November Special Meeting:

The Zoning Board of Appeals will hold a special meeting on November 10th, with the following agenda:

Petition	Zoning	Project	Request
(16-ZBA-823ABCDEFG) Peters 9580 Winston (D-04-02-403-003)	LR	Two-story single-family house with attached garage, deck, and porch	A) <i>Reduced side-yard (north) setback of four (4) feet rather than the eight point five (8.5) feet required;</i> B) <i>Reduced side-yard (south) setback of three point five (3.5) feet rather than the eight point five (8.5) feet required;</i> C) <i>Reduced rear-yard setback of zero (0) feet rather than the thirty (30) feet required;</i> D) <i>Reduced waterbody setback of thirty one (31) feet rather than the fifty (50) feet required;</i> E) <i>Increased lot coverage of forty point eight (40.8) percent rather than the twenty five (25) percent allowed.</i> F) <i>Reduced waterbody setback of fourteen point three (14.3) feet rather than the thirty-five (35) feet required for an at-grade deck; and</i> G) <i>Reduced building-to-building setback of eight point two (8.2) feet rather than the ten (10) feet required.</i>



ZONING ORDINANCE REVIEW COMMITTEE

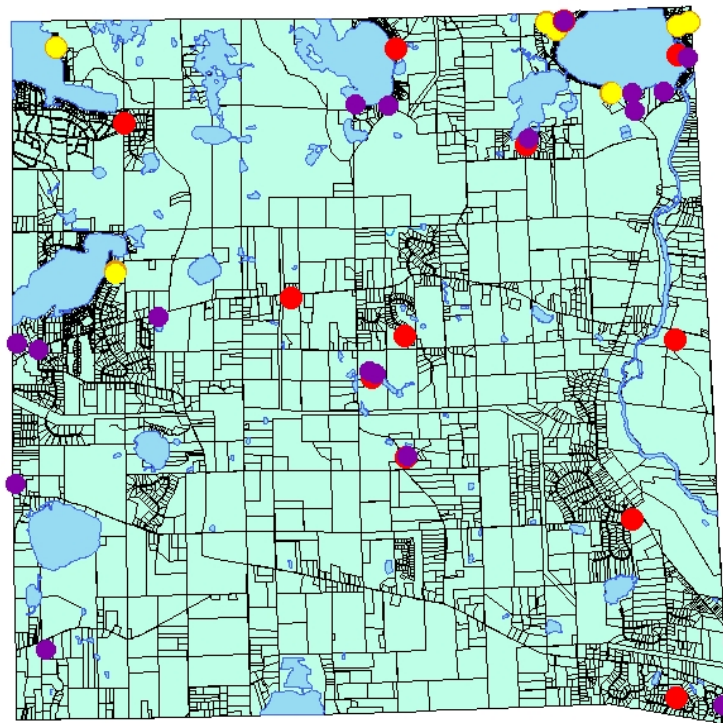
The Zoning Ordinance Review Committee, aka “Pizza Club,” last met on October 4th.

Future meeting dates include November 22nd, December 6th, and December 13th. 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>.

October 2016 New & Final Permits New & Cleared Violations



Legend

- Final Permits 18
- New Permits 12
- Cleared Violations 8
- New Violations 9

0 0.35 0.7 1.4 2.1 2.8 Miles



Respectfully Submitted,

*Zach Michels
Dexter Township Director of Planning and Zoning*