

# DEXTER TOWNSHIP

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"A Community For All Seasons"

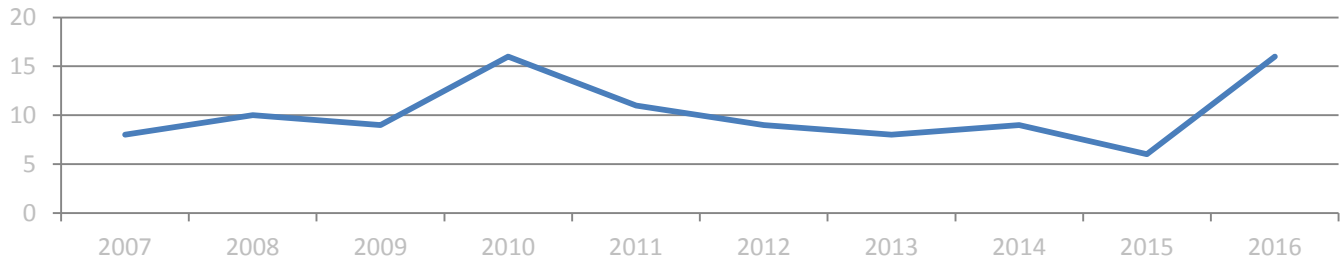
## Planning & Zoning Status Report for December- December 12, 2016

### ZONING PERMITS & INSPECTIONS

There were 16 new zoning permits issued this month (*November*). That is an increase of 4 from the previous month. A total of 15 zoning permits were closed this month (*November*). That is an decrease of 3 from the previous month.

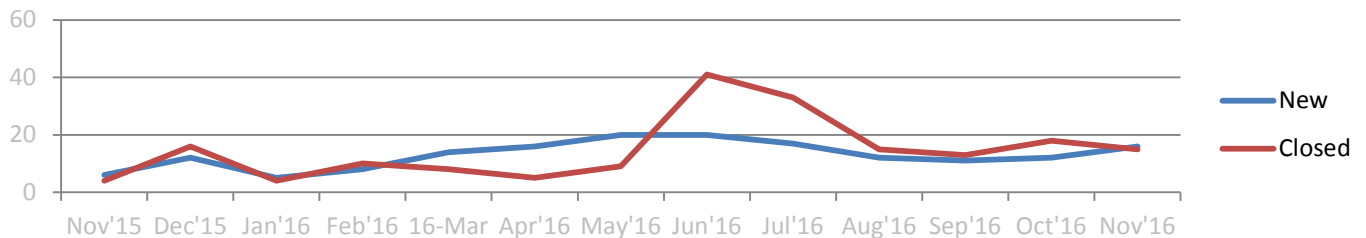
#### Zoning Permits Issued- Year-to-Year by Month. (All numbers are for November.)

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
8	10	9	16	11	9	8	9	6	16

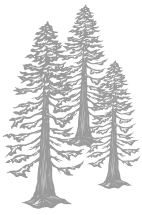


#### Zoning Permits Issued and Closed- Month-to-Month

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



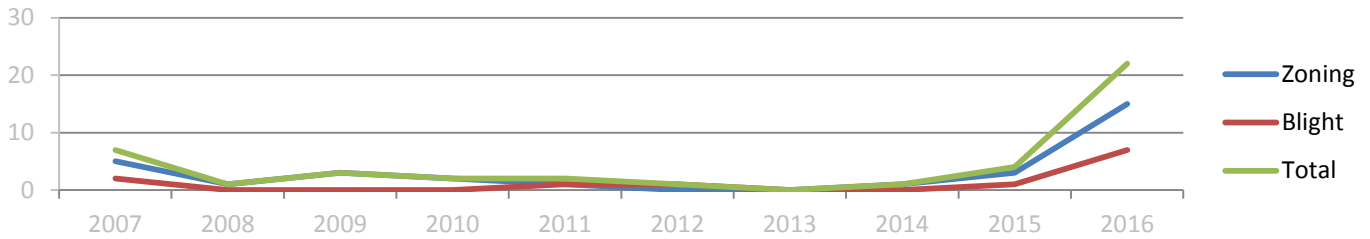
As of January 5, 2016, there were 402+ unfiled zoning permits, some dating as far back as 1997, which had never received a final inspection. At the end of November 2016, there were 25 permits more than a year old that still required a final inspection. More than half of these are for interior remodeling, which requires more time and coordination to conduct the inspection.



## CODE ENFORCEMENT

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

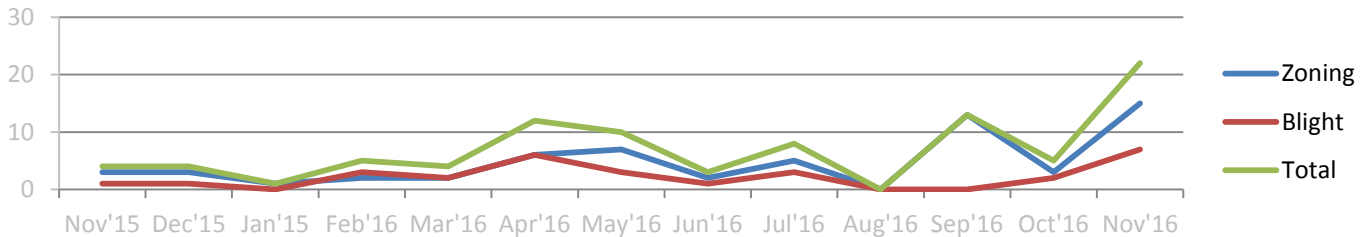
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Zoning</b>	5	1	3	2	1	0	0	1	3	15
<b>Blight</b>	2	0	0	0	1	1	0	0	1	7
<b>Total</b>	7	1	3	2	2	1	0	1	4	22

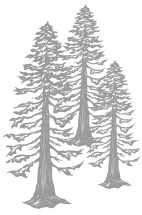


### New Violations- Month-to-Month

	Nov'15	Dec'15	Jan'15	Feb'16	Mar'16	Apr'16	May'16	Jun'16	Jul'16	Aug'16	Sep'16	Oct'16	Nov'16
<b>Zoning</b>	3	3	1	2	2	6	7	2	5	0	13	3	15
<b>Blight</b>	1	1	0	3	2	6	3	1	3	0	0	2	7
<b>Total</b>	4	4	1	5	4	12	10	3	8	0	13	5	22

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.

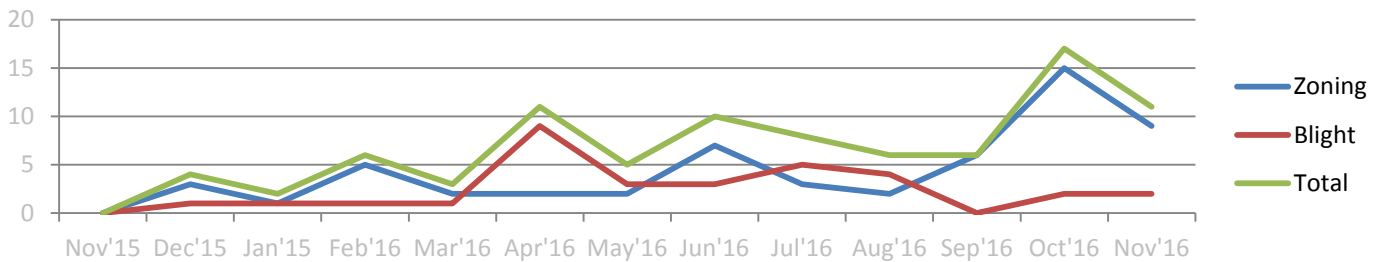




### Cleared Violations- Month-to-Month

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

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



There are currently 92 documented violations that are open or have no record of being resolved (69 zoning, 23 blight). There are 54 more than a year old (44 zoning, 10 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 7.5 of the 28 zoning file drawers and associated assessing records.

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.

## PLANNING COMMISSION

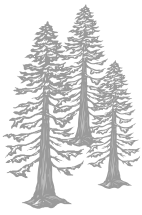
### November Meeting:

The Planning Commission held a meeting on November 22<sup>nd</sup>. There were no public hearings on the agenda, but the draft Open Space Communities Article and draft Nonconformities Article were reviewed. The Planning Commission voted to hold a public hearing for those articles in December, after referring the draft articles back through the Zoning Ordinance Review Committee.

### December Meeting:

The Planning Commission is scheduled to hold a meeting on December 27<sup>th</sup>, with the agenda below. It may also review its bylaws.

Petition	Zoning	Request
(16-PC-177) Dexter Township	n/a	Zoning text amendment to replace the Amendment Article
(16-PC-178) Dexter Township	n/a	Zoning text amendment to amend/replace the Nonconformities Article



## ZONING BOARD OF APPEALS

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

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

### November Special Meeting:

The Zoning Board of Appeals met on November 10<sup>th</sup>, with the following agenda:

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

### December Meeting:

The Zoning Board of Appeals meeting scheduled for December 6<sup>th</sup> has been cancelled due to a lack of business.

### January Meeting:

The Zoning Board of Appeals meeting scheduled for January 3<sup>rd</sup> has been cancelled due to a lack of business.

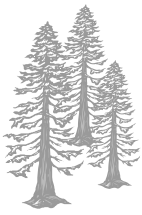
## ZONING ORDINANCE REVIEW COMMITTEE

The Zoning Ordinance Review Committee, aka "Pizza Club," met on November 27<sup>th</sup> and December 6<sup>th</sup>. It reviewed the draft Open Space Communities Article and Nonconforming Article.

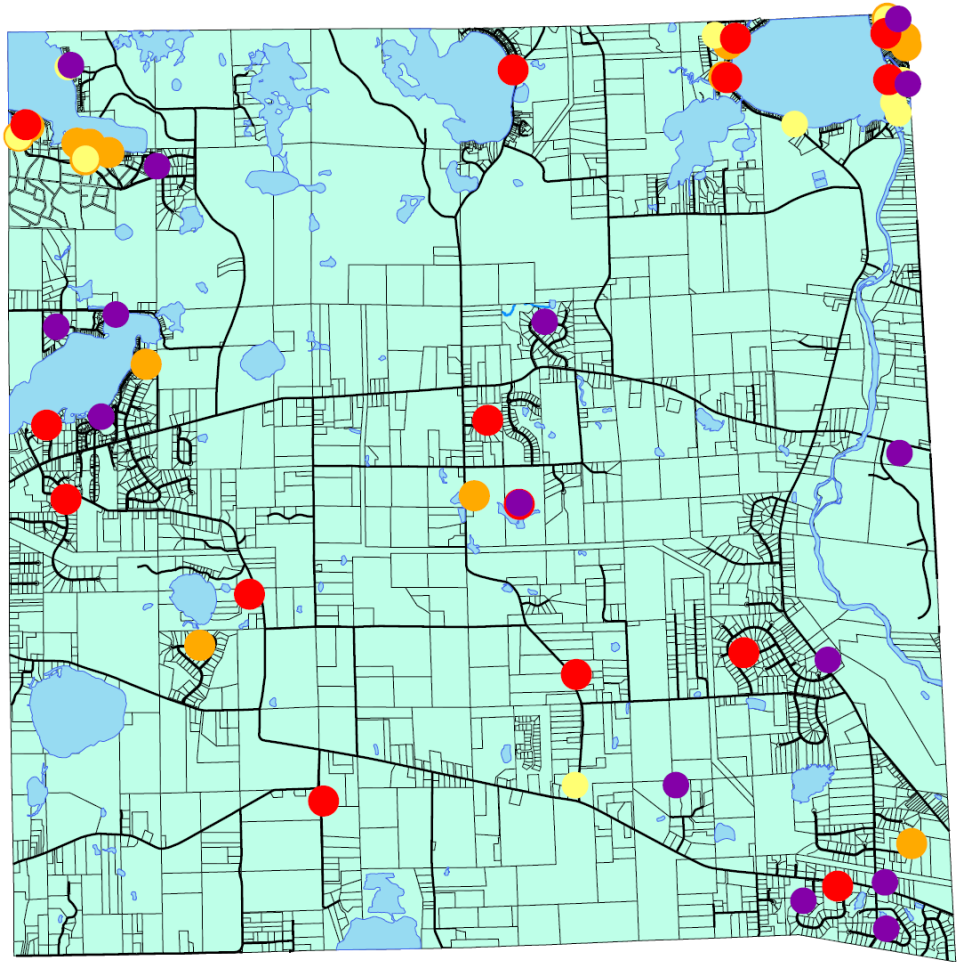
Future meeting dates include December 13<sup>th</sup> and January 10<sup>th</sup>. Other dates may be added if they are available.

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>.



## November 2016 New & Final Permits New & Cleared Violations



### Legend

-  Final Permits (15)
-  New Permits (16)
-  Cleared Violations (11)
-  New Violations (22)

0 0.35 0.7 1.4 2.1 2.8 Miles



*Respectfully Submitted,*

*Zach Michels  
Dexter Township Director of Planning and Zoning*