



DEXTER TOWNSHIP

PLANNING COMMISSION

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DATE: December 26, 2012

TO: Dexter Township Planning Commission

CC: Kim Jordan, Dexter Township Office Manager
Dexter Township Board of Trustees
John Kingsley, Webster Township Supervisor
Bruce Pindzia, Webster Township Engineer/Zoning Administrator
Rob Mitzel, Webster Township Planning Commission Chair
Alex Young, Zingerman's Roadhouse
Allison Zeglis, Zingerman's
Chuck Bultman, Architect

FROM: Zach Michels, Director of Planning & Zoning

RE: Proposed Zoning Ordinance Amendment for Special Event Facilities

This memo is a follow-up to the previous three (3) memos prepared by Patrick Sloan on August 17, 2012, September 17, 2012, and September 28, 2012, and a memo prepared by DPZ Michels on October 18, 2012.

At the October 9, 2012 Planning Commission work session, the Planning Commission reviewed language for a proposed Zoning Amendment (34-10), dated September 28, 2012. The Planning Commission requested several revisions, which were incorporated into a revised Zoning Amendment (34-10), dated October 23, 2012. That version was forwarded to the Dexter Township Board of Trustees; on November 20, 2012, they voted to return the proposed Zoning Amendment (34-10) to the Planning Commission to further review the standards related to hours of operation and the number of participants at an event requiring a temporary zoning permit. ***The most recent version, dated December 12, 2012, is attached.***

The major changes from the October 23rd version are as follows:

- Under 16.26(3), a new standard has been added requiring a farm operation on the site.
- Under 16.26(B)(1), the number of participants at an event that would require a temporary zoning permit has been revised upwards based, in part, on the size of the property. A temporary zoning permit would be required for more than 250 participants for smaller sites and for more than 350 participants for larger properties.
- 16.26(B)(2) has been removed because this duplicates language already in the zoning ordinance in section 18.20.
- Under 16.26(B)(8), the hours of operation has been changed from a base of 7:00 am to 10:00 pm with the opportunity for the Planning Commission to grant additional hours, to requiring the Planning Commission set the hours of operation for all special event facilities individually.

The January 28, 2013, Planning Commission public hearing for the proposed zoning amendment was duly noticed in at least one paper of record in the community.

Submitted to the Planning Commission for Consideration at Its January 8, 2013 Meeting

Proposed Amendments (34-10) to the Dexter Township Zoning Ordinance

Public Hearing Date: _____

Summary of Amendments

#	Section(s) Affected	Area of Regulation
1	2.02(D)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "P" Through "T":
2	11.01(D)(12)	Agricultural and Conservation Districts; AG: Agriculture District; Special Land Uses Permitted By Special Approval.
3	12.01(D)(14)	Residential Districts; RR: Rural Residential District; Special Land Uses Permitted By Special Approval.
4	16.26	Standards for Special Land Uses; Special Event Facilities.

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Specific Proposed Amendments

(proposed additions are underlined, proposed deletions are in ~~strikethrough~~).

1) Revise Sub-Section 2.02(D), as follows:

Article 2.02: Definitions; Section 2.02(D): Definitions Of Words And Phrases Beginning With The Letters “P” Through “T”:

Special Event Facility: A facility where large-scale public or private events are held on a regular basis, provided that certain zoning requirements are met and that the facility is incidental and accessory to the primary agricultural or residential land use. Special events may include the sale and consumption of food, beverages, and other goods, but shall not include lodging for patrons.

2) Add Sub-Section 11.01(D)(12), as follows:

Article 11: Agricultural and Conservation Districts; Section 11.01: AG: Agriculture District; Sub-Section D. Special Land Uses Permitted By Special Approval:

12. Special event facility per Section 16.26, provided the facility is incidental and accessory to the primary agricultural or residential land use, and subject to all applicable standards of this Ordinance.

3) Add Sub-Section 12.01(D)(14), as follows:

Article 12: Residential Districts; Section 12.01: RR: Rural Residential District; Sub-Section D. Special Land Uses Permitted By Special Approval:

12. Special event facility per Section 16.26, provided the facility is incidental and accessory to the primary agricultural or residential land use, and subject to all applicable standards of this Ordinance.

4) Add Section 16.26, as follows:

Section 16.26: Special Event Facilities:

A. The following site and developmental requirements shall apply:

1. The lot area shall be at least twenty (20) acres and the frontage shall be at least six hundred (600) feet.
2. All ingress and egress to the site shall be from a paved major or minor thoroughfare.
3. ~~The site must include a farm operation.~~
34. Any outdoor dining and entertainment areas shall be at least one hundred (100) feet from any lot line unless the ~~Special special Event event Facility facility~~ and adjacent lot are in single ownership.
45. Parking areas for special event patrons must be on a surface that is flat and durable enough to withstand the event traffic. Any requirements of Article 21 may be waived or modified through site plan review and approval, provided the approving body first makes a written finding that specifically identifies characteristics of the site or site vicinity would make the required standards unnecessary, inappropriate, or ineffective.

B. Special Performance Standards:

1. A temporary zoning permit, in accordance with Section 18.20, shall be required for each special event where ~~the expected number of participants is as follows:~~
 - a. ~~More than 250 people for sites less than twenty-two (22) acres,~~
 - b. ~~More than 300 people for sites twenty-two (22) acres or larger and smaller than twenty-five (25) acres, or~~
 - c. ~~More than 350 people for sites twenty-five (25) acres or larger,~~more than 200 people are anticipated. The Zoning Administrator may deny a temporary zoning permit if, in the opinion of the Zoning Administrator, the special event will not meet all of the standards of Section 18.20.
2. ~~The Zoning Administrator may place necessary and reasonable conditions on the temporary zoning permit, in accordance with Section 18.20.~~
32. Accessory uses to the special event facility may include managerial facilities, maintenance facilities, educational facilities, and a standard restaurant that may serve alcohol.
43. Lodging of patrons is not permitted.
54. The design of structures is to be of an agricultural or residential character complementary to the historic rural character of the surrounding district.

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- 65. No temporary sanitary facility shall be on the property more than twenty-four (24) hours before or after the special event.
- 76. No temporary sanitary facility or trash receptacle shall be located within one hundred (100) feet of a lot line unless the Special Event Facility and adjacent lot are in single ownership.
- 87. All parking areas shall be surfaced or so treated as to prevent any dust nuisance.
- 98. Hours of operation for outdoor special events shall be from 7:00 a.m. to 10:00 p.m. unless the Planning Commission permits additional hours of operation. When determining additional hours of operation, the Planning Commission shall consider the impact on the safety, health, and welfare of the neighbors and the community. The hours of operation for outdoor special events shall be subject to Planning Commission approval with consideration of the impact on the safety, health, and welfare of the district and the community.

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