



# DEXTER TOWNSHIP

## PLANNING COMMISSION

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### MEETING OF THE ZONING ORDINANCE REVIEW COMMITTEE (PIZZA CLUB) October 13, 2015

Present: James Drolett (*Zoning Board of Appeals*), Tom Ehman (*Planning Commission*), Mike Howard (*Board of Trustees*), Tom Lewis (*Planning Commission*), and Brook Smith (*Zoning Board of Appeals*).

Also present: DPZ Zach Michels (*Director of Planning and Zoning*) and Harley Rider.

Absent: *NONE*.

The meeting was called to order at 6:00 pm.

**I. Approval of Agenda** - The agenda was adopted with the understanding that any discussion of the Parking Article would be limited because the Township Attorney had not yet provided feedback for the Ehman Version of the Parking Article.

**II. Public Comment** - *Public comment was received throughout the meeting with the consent of the Committee.*

### III. Action Items -

#### 1) Accessory Article

*All of the references below are taken from draft 10.07.2015.*

There was discussion about whether or not to split this Article into two articles: one for accessory structures, and one for accessory uses.

Some wanted to include information for accessory uses in all of the zoning districts, which would lead to duplication and not necessarily make the Zoning Ordinance easier to use. It was decided to keep information about these certain accessory uses in one central place and to keep the structures and uses together, with the understanding that they could be split at a later date.

DPZ Michels stated that §x.05 Intent and Purpose will be revised.

In §x.10 Accessory Uses, the following changes were made:

The title will be changed to Minor Accessory Structures and it will list those minor accessory structures that do not have specific standards later in this Article. It will also be adjusted to be an exemplar list instead of a limiting list.

In §x.15 Accessory Buildings, the following changes were made:

There was discussion about the difference between structures and buildings. This Section applies specifically to accessory buildings, which are a subtype of structures. Any references to structures will be changed to building, and any reference to primary building will be changed to principal building.

(A)(1) Relation to Primary Structure will have several versions prepared for the Planning Commission's consideration. One will be similar to the current version which only allows accessory buildings on the same or adjacent lot as the principal building; one that is an amended version this draft that would clarify the properties need to be within 150 feet; and one that does not place any limitations on where accessory buildings can be placed.

Table x.15(A)(2)a will be amended to allow for accessory buildings in any front yard as long as they meet the principal building setback. The majority felt that having accessory buildings in front of the principal building and close to the road would not negatively affect the desired residential nature of the community, as outlined in the Master Plan.

Table x.15(A)(2) will be amended by setting the side-yard setback to 5 feet for Lakes Residential Zoning Districts and 10 feet for all other zoning districts.

§x.15(A)(3) Height will be amended by allowing for a maximum height of 25 feet on lots greater than 1 acre.

§x.15(4) Lot Coverage will be deleted. The majority felt that there would be no benefit to limiting the amount of lot that accessory buildings could cover. There will be no size limit except for the overall lot coverage standard.

There were no changes to §x.20 Porches, Decks, and Patios or §x.25 Residential Handicapped Ramps.

In §x.30 Fences, the following changes were made:

There was discussion about requiring decorative fencing in front yards (not allowing chain-link fence) and requiring at least 50 percent open space in the fence. There was not enough support to make any changes.

In §x.35 Pools and Hot Tubs, the following changes were made:

(C) Access will be deleted. These standards will still have to be met, but applicants will have to consult with and review Michigan Building Code. This will reduce any conflicts between the Zoning Ordinance and Building Code, but may make it more difficult for users to find what they will be required to do.

In §x.40 Retaining Walls, the following changes were made:

(A) Setbacks and (D) Grade will be amended to require recording of the letter of nonobjection.

In §x.45 Sidewalks, Paths, and Steps, the following changes were made:

(B)(2) Nonobjection will be amended to require recording of the letter of nonobjection.

In §x.50 Propane Tanks, the following changes were made:

(A) Small Propane Tanks will be amended to make it clear that it does not apply to small, portable tanks.

Setbacks from property lines will be added.

In §x.55 Mechanical Equipment, there was a lot of discussion about requiring setbacks for the equipment, but there was no action to change the draft.

The remaining sections of this Article were not discussed.

## **2) Parking and Loading Article**

*There was no discussion of this Article.*

## **IV. Public Comment - Public comment was received throughout the meeting with the consent of the Committee.**

**V. Approval of the Meeting Minutes** - Draft minutes of the September 22, 2015, meeting were adopted, with an amendment of the reference on page three from (F)(3) Violation to (F)(2) Effect, without objection.

**VI. Future Agenda Items -**

- 1) Accessory Structures and Uses Article
- 2) Parking Article;
- 3) Environmental Article; and
- 4) DPZ Choice.

**VII. Adjournment** - Meeting was adjourned at 8:47 pm.

Respectfully submitted,

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Zach Michels  
Director of Planning and Zoning  
Zoning Ordinance Review Committee Recording Secretary

adopted 10.27.2015