



# DEXTER TOWNSHIP

## PLANNING COMMISSION

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### MEETING OF THE ZONING ORDINANCE REVIEW COMMITTEE (*PIZZA CLUB*) January 10, 2017

**Present:** Tom Ehman (*Planning Commission*), Tom Lewis (*Planning Commission*), and Brook Smith (*Zoning Board of Appeals*).

**Also present:** DPZ Zach Michels (*Director of Planning and Zoning*), Supervisor Rider, Jay Holland, Jim Jedele.

**Absent:** James Drolett (*Zoning Board of Appeals, Township Board, with notice*).

**Pizzas:** Pepperoni and deluxe from Jets.

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The meeting was called to order at 6:03 pm.

**I. Approval of Agenda-** The agenda was adopted without objection.

**II. Public Comment-** *Public comment was received throughout the meeting without objection.*

### **III. Action Items-**

**1) Zoning Districts & Map Article- All references below are taken from draft 12.30.2016.**

In §x.05 Establishment, the following changes were made:

There was discussion about the need to have separate public districts. In the current Zoning Ordinance, there is one single district, but the Master Plan calls for two districts: one primarily for recreational purposes and one primarily for administrative purposes.

The majority of the group favored the second, alternate table because it was easier to find information quickly.

In §x.10 Official Zoning Map, no changes were made.

In §x.15 Rules for Interpretation, the following changes were made:

(D) Railroad will be deleted. The consensus was there was no value in including that because the Township has not had a railroad and is not likely to have one any time soon.

In §x.20 Zoning of Vacated and Filled Areas, the following changes were made:

(B) Filled areas will have a grammatical correction.

In §x.25 Zoning of Planned Unit Developments, no changes were made, but the following discussion occurred:

There was a general discussion about the planned unit development process and how the overlay districts for open space communities and commercial planned unit developments might be shown on the Official Zoning Map.

**2) Commercial District Article- *All references below are taken from draft 12.30.2016.***

In §x.05 Intent and Purpose, no changes were made.

In §x.10 District Intent and Purpose, the following changes were made:

(A) Daily Use will be amended from “visitors” to “their visitors.” The idea is that (B) Destination Use is a better fit for commercial uses that draw people from other communities.

In §x.15 Schedule of Uses, the following changes were made:

(C) Interpretation will have language added to clarify that if a use is determined not to be similar to a listed use that the use will not be permitted and would have to be added to the Zoning Ordinance through an amendment.

Drolett, by email, expressed concerns for allowing community wells and community sewage systems.

There was discussion about deleting (1) Residential and (2) Agriculture... from the Schedule of Uses, but it was agreed that there was value continuing to include them because there are some uses in those categories that are permitted.

In §x.20 Lot Standards, the following changes were made:

(A) Lot Area and (B) Lot Width will have language added to reference the Definition Article for a full description.

(D) Legally Nonconforming Lot of Record will be deleted. This is covered in the Nonconforming Article already, and it was agreed that that location was the best fit.

In §x.25 Developmental Standards, the following changes were made:

There was support for keeping the wetland setback in this Article instead of the Environmental Article.

There was support for revising lot coverage to building coverage and excluding overhangs from that measurement. Impervious coverage would be amended to include overhangs.

**3) Commercial Planned Unit Development Article- *All references below are taken from draft 12.30.2016.***

In §x.05 Intent and Purpose, the following changes were made:

(C) will be amended from “Provide” to “Encourage.”

In §x.10 Authority, no changes were made.

In §x.15 Qualifying Conditions, the following changes were made:

(E) Size will be deleted. The general feeling was that this option should be available for all properties in the Commercial (D) District.

In §x.20 General Provisions, the following changes were made:

(D) Commercial Nature will remain in this Section and will be deleted from §x.30 Design Standards because it was felt that it fit better here.

In §x.25 Permitted Uses, the following changes were made:

(C) Residential Uses will be amended to allow for a greater variety of residential uses, including two-family and single-family housing.

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

(A) Commercial Nature will be deleted from this Section.

There was support for making (F) Building Design required for all commercial development.

(F)(1) Façade Direction will be amended to have a prominent façade facing “each” public street.

(F)(2) Façade Variation will be amended to provide an exemplar list of possible architectural accents and designs.

(F)(3) Materials will be amended to allow for other high-quality, durable materials. The consensus was that there may be examples of alternate materials that would be desirable.

(F)(4) Glazing will be amended from “clear” to “transparent.”

(F)(5) Roof will be deleted.

In §x.40 Phasing and §x.45 Modification of Standards, no changes were made.

In §x.50 Review Process, the following changes were made:

(S)(1)b Residential Floor Area will be changed from “an” to “a.”

**4) Agricultural & Recreation Conservation Districts Article- *All references below are taken from draft 12.30.2016.***

In §x.05 Intent and Purpose, the following changes were made:

There was discussion about better clarifying what “visual corridors” meant.

“Ensure” will be amended to “encourage.”

In §x.10 District Intent and Purpose, the following changes were made:

(A)(2) Reduce Conflicts, (A)(4) Character and Aesthetics, and (B)(4) Character and Aesthetics will be deleted from this Section. The consensus was that these concepts were best addressed in §x.05 Intent and Purpose.

In §x.15 Schedule of Uses, the following changes were made:

(B)(2)c will be amended to “commercial” slaughterhouses.

(B)(2)g will be amended to be a special land use in both districts.

(C) Interpretation will have language added to clarify that if a use is determined not to be similar to a listed use that the use will not be permitted and would have to be added to the Zoning Ordinance through an amendment.

Drolet, by email, expressed concerns for allowing community wells and community sewage systems.

In §x.20 Lot Standards, the following changes were made:

(E) Legally Nonconforming Lot of Record will be deleted. This is covered in the Nonconforming Article already, and it was agreed that that location was the best fit.

In §x.25 Developmental Standards, the following changes were made:

There was support for keeping the wetland setback in this Article instead of the Environmental Article.

It was agreed that the building-to-building setback would be measured from the walls, but that the overhang could extend 1 foot into that distance.

(A)(6) Setback Projections will be amended to clarify that unroofed porches... refers to first floor porches... and the window wells projection may be increased to 4 feet.

There was some interest in seeing (B) Maximum Height and Coverages have different standards for smaller lots within those districts.

There was discussion about the height standards for agricultural structures. *(They are allowed to be taller in another section of the Zoning Ordinance, but their setbacks are increased.)*

There was support for revising lot coverage to building coverage and excluding overhangs from that measurement. Impervious coverage would be amended to include overhangs.

**5) Public Institutional & Public Recreation Districts Article- *All references below are taken from draft 12.30.2016.***

Changes will be made to the phrasing in a manner similar to the Agricultural and Recreation Conservation District.

In §x.10 District Intent and Purpose, the following changes were made:

(A)(2) Character and Aesthetics and (B)(3) Character and Aesthetics will be deleted from this Section. The consensus was that these concepts were best addressed in §x.05 Intent and Purpose.

In §x.15 Schedule of Uses, the following changes were made:

(C) Interpretation will have language added to clarify that if a use is determined not to be similar to a listed use that the use will not be permitted and would have to be added to the Zoning Ordinance through an amendment.

Drolet, by email, expressed concerns for allowing community wells and community sewage systems.

In §x.20 Lot Standards, the following changes were made:

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It was agreed that the building-to-building setback would be measured from the walls, but that the overhang could extend 1 foot into that distance.

(A)(6) Setback Projections will be amended to clarify that unroofed porches... refers to first floor porches... and the window wells projection may be increased to 4 feet.

There was support for revising lot coverage to building coverage and excluding overhangs from that measurement. Impervious coverage would be amended to include overhangs.

**IV. Public Comment-** *Public comment was received throughout the meeting without objection.*

**V. Approval of the Meeting Minutes-** A minor grammatical change was noted. There were no objections to adoption of the December 13, 2016, minutes with the change.

**VI. Future Agenda Items-**

The next meeting date will be on January 31, 2017.

1) District Articles.

**VII. Adjournment-** Meeting was adjourned at 8:43 pm.

Respectfully submitted,

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

approved 01.31.2017