



# DEXTER TOWNSHIP

## PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

[WWW.DEXTERTOWNSHIP.ORG](http://WWW.DEXTERTOWNSHIP.ORG)

## PLANNING COMMISSION MEETING AGENDA April 26, 2022 6:00 PM

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Conflict of Interest Review** (*Possible conflicts with agenda items*)
4. **Approval of Agenda**
5. **Public Comment** (*Comment on items that are not on the agenda. The Board will entertain public comments on agenda items as they come up for discussion.*)
6. **Action Items**
  1. Public Hearing: (22-PC-208) Rezone Dexter Pinckney Rd. (D-04-12-400-023) from Public Recreation (PR) to Rural Residential (RR).
  2. Public Hearing: (22-PC-209) Rezone 7982 Dexter Pinckney Rd. (D-04-12-400-030) from Public Recreation (PR) to Rural Residential (RR).
  3. Set Public Hearing for amendments to Ordinance #37 Purchase of Development Rights (PDR).
7. **Approval of Planning Commission Minutes** – February 22, 2022.
8. **Township Board of Trustees Update**
9. **Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary**
10. **Public Comment** (*non-agenda items*)
11. **Future Agenda Items**
12. **Adjournment**



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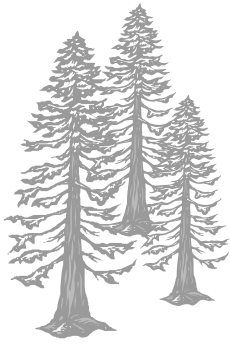
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### **Public Participation:**

- 1) All public comment on non-agenda items or items not listed as “Action Items” on the agenda shall be presented at the beginning and end of the meeting, where provided in the agenda. All public comment on items listed as “Action Items” on the agenda shall be presented during consideration of that “Action Item.”
- 2) Speakers are requested to identify themselves prior to speaking.
- 3) The amount of time allowed for each public comments of a person speaking at a Planning Commission meeting on a particular agenda item or during public comment shall be limited to three (3) minutes. This time may be extended by the Chair, unless there is an objection by any Planning Commission member.
- 4) Members of the public may each speak one (1) time per public hearing or public comment section. At the discretion of the Chair, a member of the public may speak additional times after all members of the public who wish to speak have been able to speak, unless there is an objection from the majority of the Planning Commission.
- 5) Any person may appear or be represented by authorized agents, such as attorneys, engineers, architects, etc. Such agents shall present evidence of the extent of their authorization, if requested by any member.
- 6) Members of the public shall not cross examine each other. All questions shall be directed to the Chair, who may request answers.



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VACANT  
CHAIR  
MARTY STRAUB  
VICE CHAIR & ZBA REP.  
TOM LEWIS  
SECRETARY  
KAREN SIKKENG  
EX-OFFICIO TWP. BRD.  
CHANDRA HURD  
CHRISTINA MAIER  
KIMBERLY MARINELLI  
BOB NESTER  
COMMISSIONERS  
JANIS MILLER  
RECORDING SECRETARY

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### REGULAR MEETING OF THE PLANNING COMMISSION

#### Tuesday, February 22, 2022

Present: Marty Straub, Vice-Chair; Tom Lewis, Secretary; Chandra Hurd, Bob Nester, Christina Maier, Kimberly Marinelli, and Karen Sikkenga. Absent: None.

Also present: David Rohr, Director of Planning and Zoning  
Absent: Janis Miller, Recording Secretary.

1. **Call to Order:** Chairperson Straub called the meeting to order at 7:00 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** None.
4. **Approval of Agenda:**  
*With no corrections or additions, the Chair deems the agenda approved as presented.*
5. **Public Comment:** (non-agenda items) Opened: 7:04 PM. No public present to address comments.

#### Action Items:

1. Election of Planning Commission Chair, Vice Chair, and Secretary

*Motion by Lewis, supported by Maier, to nominate Marty Straub to continue as Chair of the Planning Commission. All ayes. Motion carried.*

*Motion by Sikkenga, supported by Maier, to nominate Bob Nester as Vice Chair of the Planning Commission. All ayes. Motion carried.*

*Motion by Nester, supported by Maier, to nominate Tom Lewis to continue as Secretary of the Planning Commission. All ayes. Motion carried.*

2. Discussion of changing all future Planning Commission meeting start times to 6pm.  
Discussion: Zoning Board meets at 6pm and recently the Township Board of Trustees moved all their meetings to 6pm. To be consistent, all the Tuesday meetings should be at 6pm. Therefore, lengthy agendas could potentially end earlier. The 6 pm time could potentially be a more convenient time for public participation.

*Motion by Lewis, supported by Nester, that we change the Planning Commission meeting start time to 6 pm. All ayes. Motion carried.*

**6. Approval of Planning Commission Minutes:**

Discussion: David is Director of Planning and Zoning – make corrections in 10/26/21 minutes and PC minutes template. Question of spelling Marijuana or Marihuana.

*Motion by Sikkenga, seconded by Maier, to approve the meeting minutes of October 26, 2022, as amended. All ayes. Motion carried.*

**8. Township Board of Trustees Update:**

Karen Sikkenga, Township Board Representative gave a report on the BOT Planning Activities and Land Use Matters.

**9. Concerns of Commission Members and Director of Planning and Zoning:**

**Sikkenga** noted that when the Board of Trustees addressed the Marihuana Ordinance, forwarded from the Planning Commission, there were no minutes from the Planning Commission to inform the Board of what had transpired in the Planning Commission Public Hearing on the Marihuana Ordinance.

**Nester:** Future discussion regarding the huge controversy regarding wake boats.

**Marinelli:** Email sent regarding a Wetland Ordinance, protecting what we have rather than fixing the problems later.

**Straub:** Regarding the most recent changes to the PC Bylaws, he asked if that final document was sent to the Commissioners and if not, could it be emailed to the members.

**DPZ Rohr:** When a more cohesive draft becomes available for the Master Plan, it will be distributed to the Planning Commission.

**10. Public Comment:** (non-agenda items) Opened 8:01 PM. No public present to address comments.

**11. Future Agenda Items:** None at this time.

**12. Adjournment:**

Motion by Nester, second by Marinelli, to adjourn the meeting. All ayes. Motion carried. Meeting adjourned at 8:08 PM.

Respectfully submitted,

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Tom Lewis, Secretary

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Janis Miller, Recording Secretary



**(22-PC-208) Cody** petition for a **zoning map amendment**. Proposed zone change is from **Public Recreation (PR)** to **Rural Residential (RR)**. Property is located at Dexter-Pinckney Rd. (D-04-12-400-023) Section 12 of Dexter Township.

<b>Existing Zoning:</b>	Public Recreation (PR) <i>The Public Recreation District is intended to provide opportunities for preservation, creation, and enhancement of passive and active recreational areas and uses that are compatible with the natural character of the land. Natural areas, resources, amenities, and habitats and undeveloped areas should be protected and enhanced by limiting development and uses that may undermine the quantity and quality of these areas and resources.</i>
<b>Existing Land Use:</b>	Single-family house
<b>Future Land Use Map:</b>	Rural Residential <i>It is the primary intent of the Rural Residential District to encourage and provide opportunities for comparatively low-density residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and the Township's rural character. Dexter Township is characterized by extensive natural resources including, but not limited to woodlands, wetlands, water courses, and hillsides. Many of these resources play important environmental benefits including wildlife habitats, recreation, flood control and water purification, and support the desired rural character of the community. The intent of this District is to provide opportunities for comparatively low-density residential development in a manner which encourages the preservation of both the quantity and quality of these resources.</i>
<b>Area:</b>	Dexter-Pinckney Rd. (D-04-12-400-023) 48,787 square feet, 1.12 acres

	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Surrounding Zoning</b>	Rural Residential (RR)	Public Recreation (PR)	Public Recreation (PR)	Public Institutional (PI)
<b>Surrounding Land Uses</b>	Huron Clinton Metropolitan	Huron Clinton Metropolitan	Huron Clinton Metropolitan	University of Michigan
<b>Future Land-Use Map</b>	Rural Residential	Public Recreation	Public Recreation	Public Land

**Existing Conditions:**

Vacant parcel. ZBA variance request from 1995 for front setback. (Attachment)

**Project Narrative:**

***Dexter Township has undertaken this petition for a zoning map amendment of one (1) parcel of land. Proposed zone change is from Public Recreation (PR) to Rural Residential (RR).***

Parcel number D-04-12-400-023 was zoned Rural Residential (RR) until 2017. At that time the parcel was rezoned too Public Recreational (PR). There are no records of any letters sent to the property owner nor any other records or indications as to why the parcel was rezoned. Staff believes the parcel was rezoned by mistake and recommends the parcel be rezoned to Rural Residential to correct this mistake. This zoning classification conforms with the Master Plan and is consistent with the historical use of the property.

The proposed zoning map amendment does not appear to have a negative impact on public services, such as fire or police. It should not result in any increase in traffic.



The proposed zoning map amendment does not appear to have a significant negative impact on the surrounding environment. The proposed zoning map amendment is consistent with the adopted Master Plan, which calls for the parcel to be Rural Residential (RR).

A draft resolution has been attached.

## **2020 Dexter Township Zoning Ordinance**

### **Applicable Land Use Standards:**

#### ***Intent of Rural Residential District.***

The Rural Residential District is to provide opportunities for relatively low-density residential uses in a manner that maintains, enhances, and preserves open spaces, including farmlands, woodlands, and wetlands that contribute to the rural character of the Township. Opportunities to continue the limited agricultural operations should be encouraged.

Woodlands, wetlands, and water courses should be preserved. It is also the intent of the district to provide opportunities for passive and active recreational uses that are compatible with the natural character of the land and surrounding uses.

§ 6.01

#### ***Zoning Amendment Process in General.***

Zoning map amendments are addressed in Article 30 of the 2020 Dexter Township Zoning Ordinance. In General, the Planning Commission reviews the petition and forwards it to the Board of Trustees with a findings-of-fact, a summary of comments received at the public hearing, and a recommendation.

#### ***Article 30, Section 30.01(D)***

(D) Decision Criteria: The Planning Commission and Township Board shall consider the following in making a recommendation or a decision when reviewing a zoning map amendment:

1. *Master Plan:* The zoning map amendment shall be compatible with the goals, policies, and future land use map of the Master Plan. Significant changes and conditions since the Master Plan was adopted, or recent trends in the area, may be considered.
2. *Compatibility with Property:* The possible uses allowed in the proposed zoning district shall be compatible with the property's physical, geological, hydrological, and other environmental characteristics.
3. *Compatibility with Area:* The possible uses allowed in the proposed zoning district shall be compatible with surrounding uses and zoning with respect to land suitability, impacts on the environment, density, nature of use, traffic, aesthetics, infrastructure, and potential influence on property values.
4. *Infrastructure and Services:* There shall be adequate capacity in the Township to provide enough infrastructure and services for possible uses allowed in the proposed zoning district without compromising the general public health, safety, and welfare.

#### ***Article 30, Section 30.01(E)***

(E) Planning Commission Review: The Planning Commission, following a public hearing, shall forward a zoning map amendment with a favorable or unfavorable recommendation to the Township Board or postpone action.

1. *Favorable Recommendation:* If a zoning map amendment receives a favorable recommendation, the Planning Commission shall cite its reasons. The affirmative vote of at least four (4) members of the Planning Commission shall be necessary to receive a favorable recommendation.
2. *Unfavorable Recommendation:* If a zoning map amendment receives an unfavorable recommendation, the Planning Commission shall cite its reasons.



3. *Postponement:* If the Planning Commission determines that a zoning map amendment application does not contain enough information necessary to conduct a review, additional information is necessary, or significant changes are necessary to receive approval, it may postpone review until a later date and shall cite the reasons for postponement.
4. *Timely Review:* The Planning Commission shall make a recommendation on a zoning map amendment within 60 days of the date it was administratively complete, unless a delay is agreed to by the Planning Commission and the applicant.
5. *Forward to Township Board:* The Planning Commission's recommendation, along with any comments received at any public hearing(s), shall be forwarded to the Township Board within 60 days of making its recommendation.

**Other Department Comments:**

No comments at time of Staff Report publication.

**Attached Materials:**

Aerial Image  
Current Zoning  
Proposed Zoning  
Future Land Use  
Township Letter  
ZBA Petition  
Resolution

**Notes:**

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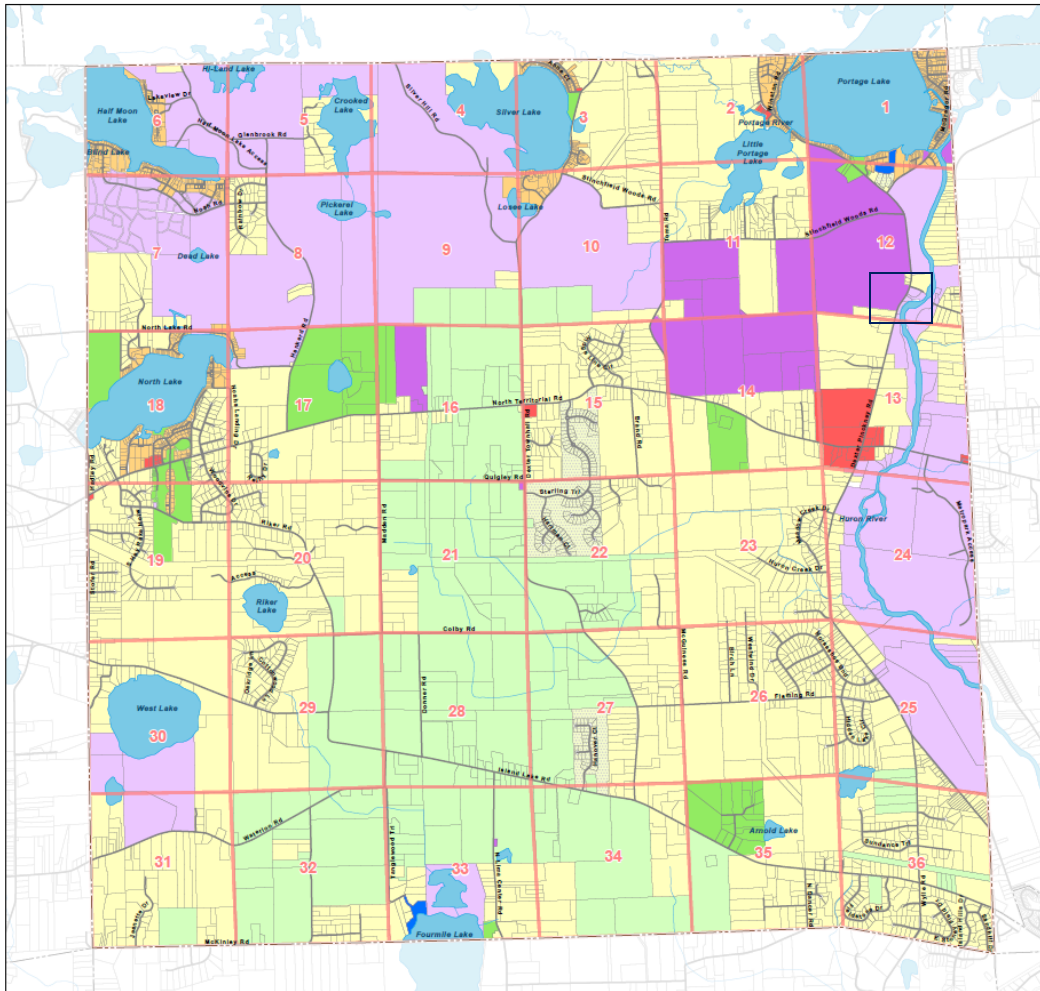
**Aerial Image:**







## Current Zoning:



## Dexter Township

*A Community For All Seasons*

October 13, 2020

### Official Zoning Map

**LEGEND**

- Agricultural
- Recreation/Conservation
- Commercial
- Common Use
- Public/Institutional
- Rural Residential
- Lakes Residential
- Open Space/Community
- Lakes, Rivers, Streams, Drains
- Roads
- Dexter Township Boundary
- Other Municipal Boundaries
- Dexter Township Sections

Certification: This is to certify that this is the Official Zoning Map referred to in the Dexter Township Zoning Ordinance adopted on October 13, 2020.  
On the following dates and by official action of the Township Board, the following changes were made to the Official Zoning Map:

10/27/2020: Dexter Township Supervisor  
10/27/2020: Dexter Township Clerk



0 0.5 1 Miles

**SOURCES**  
Base map Source: Michigan Center for Geographic Information, Version 17a.  
Data Source: Dexter Township 2018, McKenna 2020.





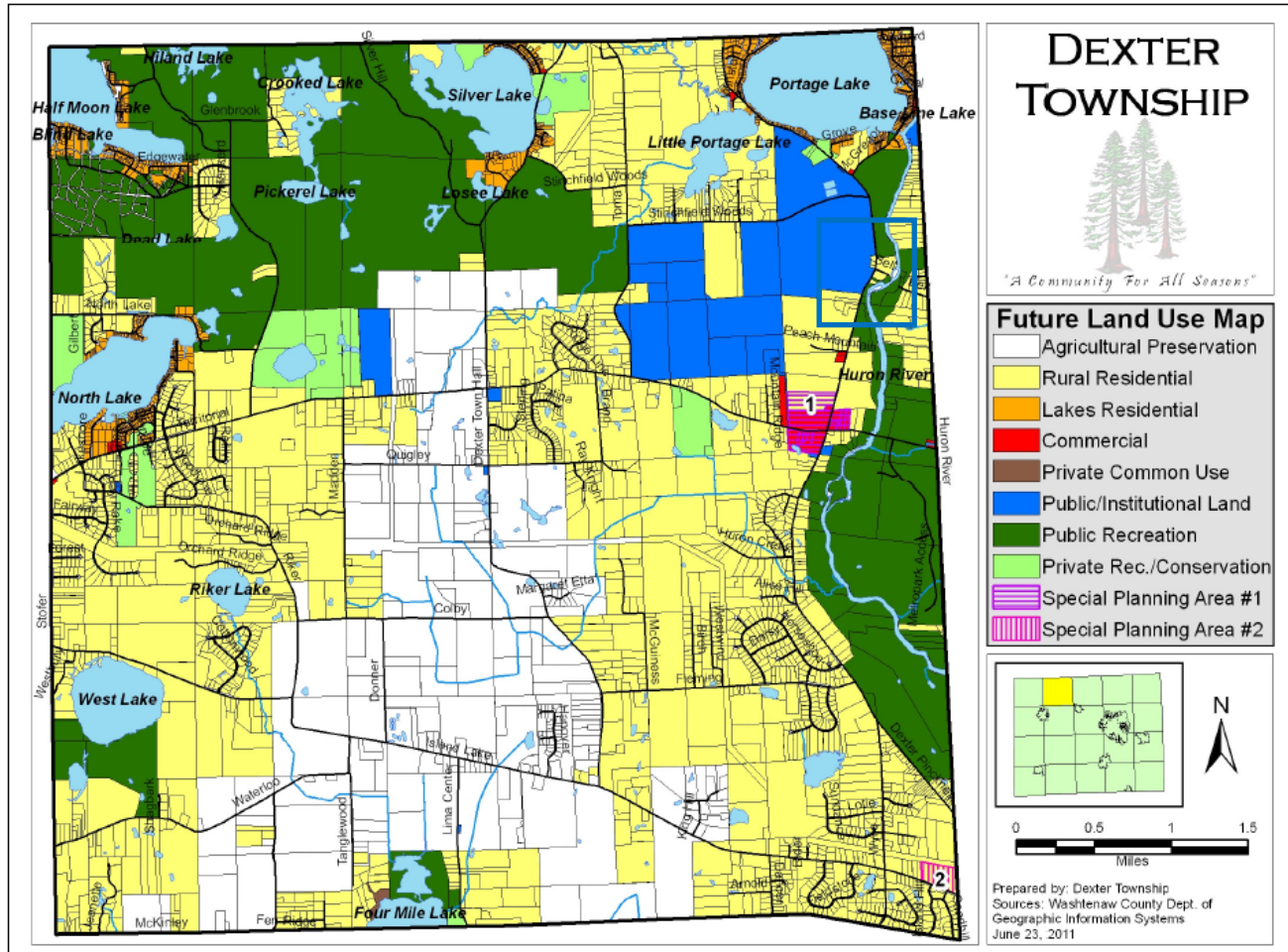
**Proposed Zoning: Rural Residential (RR)**





## Future Land Use Map

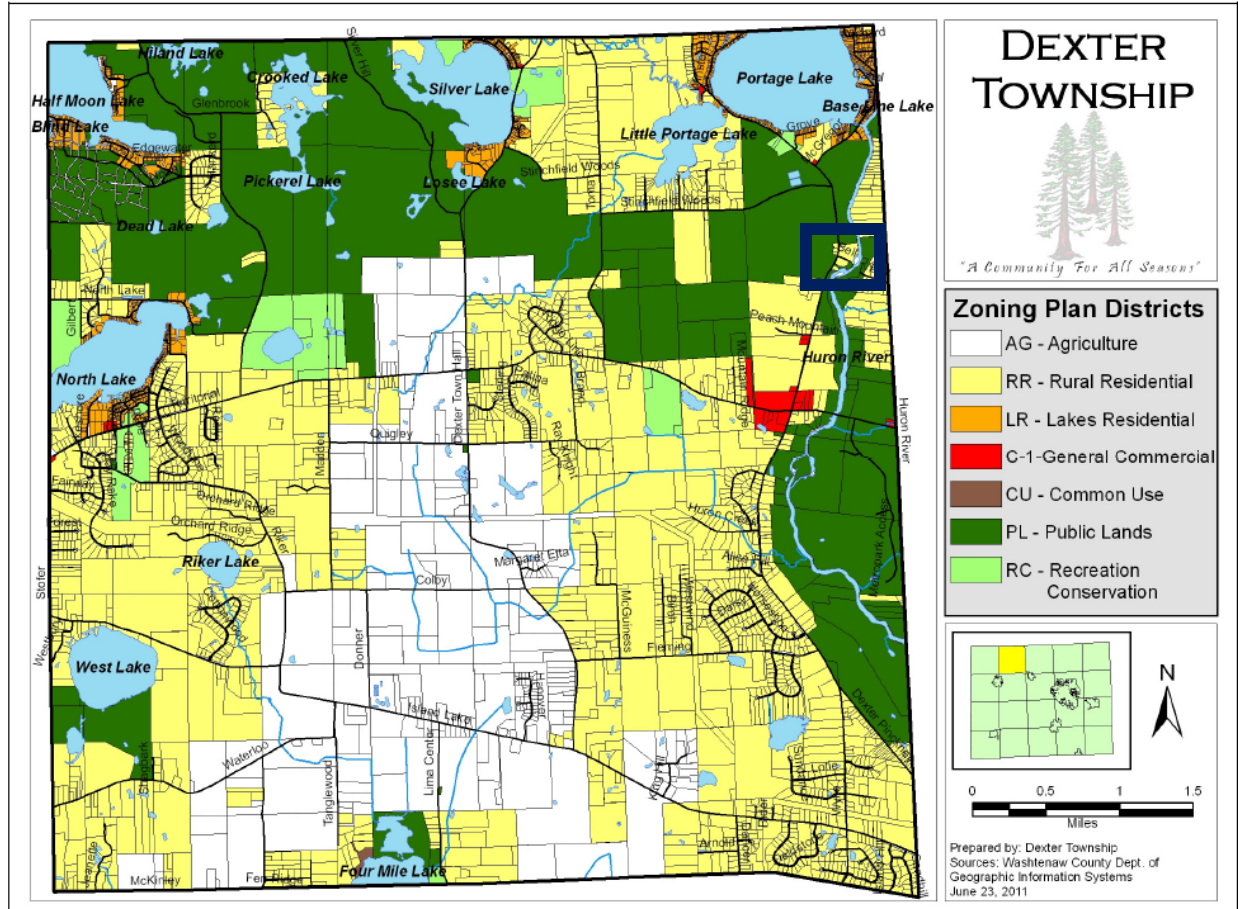
Map 27: Dexter Township Future Land Use Map





**2011 Zoning Map:**

**Map 28: Dexter Township Zoning Plan Map**





**Township Letter:**



## DEXTER TOWNSHIP

### PLANNING & ZONING

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

DPZ@DEXTERTOWNSHIP.ORG

WWW.DEXTERTOWNSHIP.ORG

DATE: March 15, 2022  
TO: Theresa Anne Cody  
CC: File  
FROM: David Rohr, Director of Planning & Zoning  
RE: Zoning Map Update / Change of Zoning District, Parcel ID. D-04-12-400-023

### MEMORANDUM

Theresa Anne Cody  
744 Watersedge Dr.  
Ann Arbor, MI  
48105

Dexter Township has recently become aware of a change in zoning classification of your property. The zoning change happened in 2017. Your property was changed from Rural Residential (RR) to Public Recreation (PR).

Zoning maps identify the boundaries of the different zoning districts and show what zoning district each property belongs to. The developmental standards and uses may vary from district to district.

While reviewing the Zoning Map, staff has identified several properties that should have had their zoning district changed. *Your property on Dexter-Pinckney Rd. (D-04-12-400-023) has been identified as one of them.*

The 2020 adopted Zoning Map also has your property zoned Public Recreation (PR). This zoning classification should have been Rural Residential (RR). This proposed change to Rural Residential (RR) will not affect the assessed or taxable value of your property. It will make it easier for you to use and improve your property in the future.

This proposed change will not cost you any application fee. If you requested the change yourself (*not as part of a new zoning map*), it would generally cost \$1,000 plus the cost of a survey.

The Planning Commission will conduct a Public Hearing on Tuesday April 26, 2022 at 6:00 at the Dexter Township Hall to make a formal recommendation to the Dexter Township Board of Trustees. Please Visit the Township's website, [dextertownship.org](http://dextertownship.org), for more information and to learn of additional public comment opportunities.

Please contact this office as soon as possible if you have any questions about how this zoning map amendment may affect you or if you have any questions about planning and zoning.

David Rohr  
Director of Planning & Zoning

**NOTICE OF PUBLIC HEARING**  
**DEXTER TOWNSHIP ZONING BOARD OF APPEALS**  
**WASHTENAW COUNTY, MICHIGAN**

Notice is hereby given that under the provisions of Section 12.04 and Section 12.06, Dexter Township Zoning Ordinance, dated 27 March 1973, as amended, the Dexter Township Zoning Board of Appeals will hold a PUBLIC HEARING at the Dexter Township Hall at 6880 Dexter-Pinckney Rd., Dexter, Michigan.

**DATE:** June 13, 1995

**TIME:** 7:30 p.m.

**APPELLANTS NAME:** Theresa Anne Cody  
**ADDRESS, PHONE, AND** P. O. Box 130663, 741-8639  
**INTEREST IN PROPERTY:** Buyer

**PARCEL CODE NUMBER:** 04-12-400-023  
**POPULAR LOCATION:** South of 7982 Dexter-Pinckney Rd.  
**LEGAL DESCRIPTION:**

**PURPOSE OF APPEAL or**  
**REQUEST FOR VARIANCE(S):** of front set back from 150 feet to 87 feet to allow construction of a single family dwelling at approximately 7982 Dexter-Pinckney Rd.

You are invited to attend this HEARING or contact the Zoning Board of Appeals in writing to express your views on this matter.

xc: Zoning Inspector  
Attorney  
File

**CERTIFIED MAIL:**

Theresa Anne Cody  
David & Katherin Beverstock  
Huron-Clinton Metropolitan  
University of Michigan



# DEXTER TOWNSHIP PLANNING COMMISSION

## **DRAFT** Resolution for a Zoning Map Amendment from Public Recreation (PR) to Rural Residential (RR) (22-PC-208) Cody

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A resolution to grant approval of a **FAVORABLE/UNFAVORABLE RECOMMENDATION** of an application initiated by Dexter Township for property located at Dexter-Pinckney Rd. (D-04-12-400-023) Section 12 of Dexter Township.

- 10) WHEREAS, the above property is zoned Public Recreation (PR); and
- 20) WHEREAS, pursuant to the provisions of the Dexter Township Zoning Ordinance, Dexter Township staff initiated a zoning map amendment on March 15, 2022, for a change from Public Recreation (PR) to Rural Residential (RR); and
- 30) WHEREAS, Article 30 of the Dexter Township Zoning Ordinance outlines the zoning map amendment process; and
- 40) WHEREAS, the Planning Commission has received a report from David Rohr (*Dexter Township Director of Planning and Zoning*) dated March 25, 2022; and
- 50) WHEREAS, the Planning Commission, at its April 26, 2022, meeting, held a duly-noticed public hearing on the zoning map amendment (22-PC-208) and received no/the following public input; and
- 60) WHEREAS, the proposed single-family house uses are consistent with the intent of the proposed Rural Residential (RR) District; and
- 70) WHEREAS, the proposed zoning map amendment would not negatively impact the ability of the Township or other agencies to provide adequate public services or facilities because there will be no significant increase in the demand for public services or facilities; and
- 80) WHEREAS, the proposed zoning map amendment would not adversely affect environmental conditions or the value of the surrounding property; and
- 90) WHEREAS, the proposed zoning map amendment would not deviate from the Future Land Use Map of the Dexter Township Master Plan (2011), and
- 100) NOW, THEREFORE, BE IT RESOLVED, the Dexter Township Planning Commission, by a majority vote at a regularly-scheduled and duly-noticed meeting, held this 26th day of April 2022,



# DEXTER TOWNSHIP PLANNING COMMISSION

## **DRAFT** Resolution for a Zoning Map Amendment from

### Public Recreation (PR) to Rural Residential (RR)

#### **(22-PC-208) Cody**

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grants FAVORABLE/UNFAVORABLE RECOMMENDATION of the Zoning Map Amendment (22-PC-208) Cody, Dexter-Pinckney Rd. (D-04-12-400-023) Section 12 of Dexter Township, for a zoning map amendment from Public Recreation (PR) to Rural Residential (RR); and

110) BE IT FURTHER RESOLVED, the Planning Commission directs the Director of Planning and Zoning to forward this Resolution/Findings-of-Facts, a summary of comments received at the public hearing, and its FAVORABLE/UNFAVORABLE RECOMMENDATION to the Dexter Township Board of Trustees within sixty (60) days.

# DEXTER TOWNSHIP PLANNING COMMISSION

## **DRAFT** Resolution for a Zoning Map Amendment from

### Public Recreation (PR) to Rural Residential (RR)

#### (22-PC-208) Cody

---

Resolution offered by Planning Commissioner NAME.

Resolution supported by Planning Commissioner NAME.

YES = # (Lewis, Hurd, Maier, Nester, Marinelli, Straub, \_\_\_\_\_)

NO = # (Lewis, Hurd, Maier, Nester, Marinelli, Straub, \_\_\_\_\_)

ABSENT = # (Lewis, Hurd, Maier, Nester, Marinelli, Straub, \_\_\_\_\_)

ABSTAIN = # (Lewis, Hurd, Maier, Nester, Marinelli, Straub, \_\_\_\_\_)

The Chair declared the resolution **ADOPTED/NOT ADOPTED.**

Date: April 26, 2022

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Marty Straub, Chair

Date

---

Tom Lewis, Secretary Date



**(22-PC-209) Klinke** petition for a **zoning map amendment**. Proposed zone change is from Public Recreation (PR) to Rural Residential (RR). Property is located at 7982 Dexter-Pinckney Rd. (D-04-12-400-030) Section 12 of Dexter Township.

<b>Existing Zoning:</b>	Public Recreation (PR) <i>The Public Recreation District is intended to provide opportunities for preservation, creation, and enhancement of passive and active recreational areas and uses that are compatible with the natural character of the land. Natural areas, resources, amenities, and habitats and undeveloped areas should be protected and enhanced by limiting development and uses that may undermine the quantity and quality of these areas and resources.</i>
<b>Existing Land Use:</b>	Single-family house
<b>Future Land Use Map:</b>	Rural Residential <i>It is the primary intent of the Rural Residential District to encourage and provide opportunities for comparatively low-density residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and the Township's rural character. Dexter Township is characterized by extensive natural resources including, but not limited to woodlands, wetlands, water courses, and hillsides. Many of these resources play important environmental benefits including wildlife habitats, recreation, flood control and water purification, and support the desired rural character of the community. The intent of this District is to provide opportunities for comparatively low-density residential development in a manner which encourages the preservation of both the quantity and quality of these resources.</i>
<b>Area:</b>	7982 Dexter-Pinckney Rd. (D-04-12-400-030) 113,256 square feet, 2.6 acres

	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Surrounding Zoning</b>	Rural Residential (RR)	Public Recreation (PR)	Public Recreation (PR)	Public Institutional (PI)
<b>Surrounding Land Uses</b>	Single Family Residential	Huron Clinton Metropolitan	Huron Clinton Metropolitan	University of Michigan
<b>Future Land-Use Map</b>	Rural Residential	Public Recreation	Public Recreation	Public Land

**Existing Conditions:**

1,996 square foot Single family house built in 1959.

**Project Narrative:**

*Dexter Township has undertaken this petition for a zoning map amendment of one (1) parcel of land. Proposed zone change is from Public Recreation (PR) to Rural Residential (RR).*

Parcel number D-04-12-400-030 was zoned Rural Residential (RR) until 2017. At that time the parcel was rezoned too Public Recreational (PR). There are no records of any letters sent to the property owner nor any other records or indications as to why the parcel was rezoned. Staff believes the parcel was rezoned by mistake and recommends the parcel be rezoned to Rural Residential to correct this mistake. This zoning classification conforms with the Master Plan and is consistent with the historical use of the property.



The proposed zoning map amendment does not appear to have a negative impact on public services, such as fire or police. It should not result in any increase in traffic.

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A draft resolution has been attached.

## **2020 Dexter Township Zoning Ordinance**

### **Applicable Land Use Standards:**

#### ***Intent of Rural Residential District.***

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§ 6.01

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#### ***Article 30, Section 30.01(E)***

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2. *Unfavorable Recommendation:* If a zoning map amendment receives an unfavorable recommendation, the Planning Commission shall cite its reasons.
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5. *Forward to Township Board:* The Planning Commission's recommendation, along with any comments received at any public hearing(s), shall be forwarded to the Township Board within 60 days of making its recommendation.

**Other Department Comments:**

No comments at time of Staff Report publication.

**Attached Materials:**

Aerial Image  
Current Zoning  
Proposed Zoning  
Future Land Use  
2011 Zoning Map  
Township Letter  
Resolution

**Notes:**

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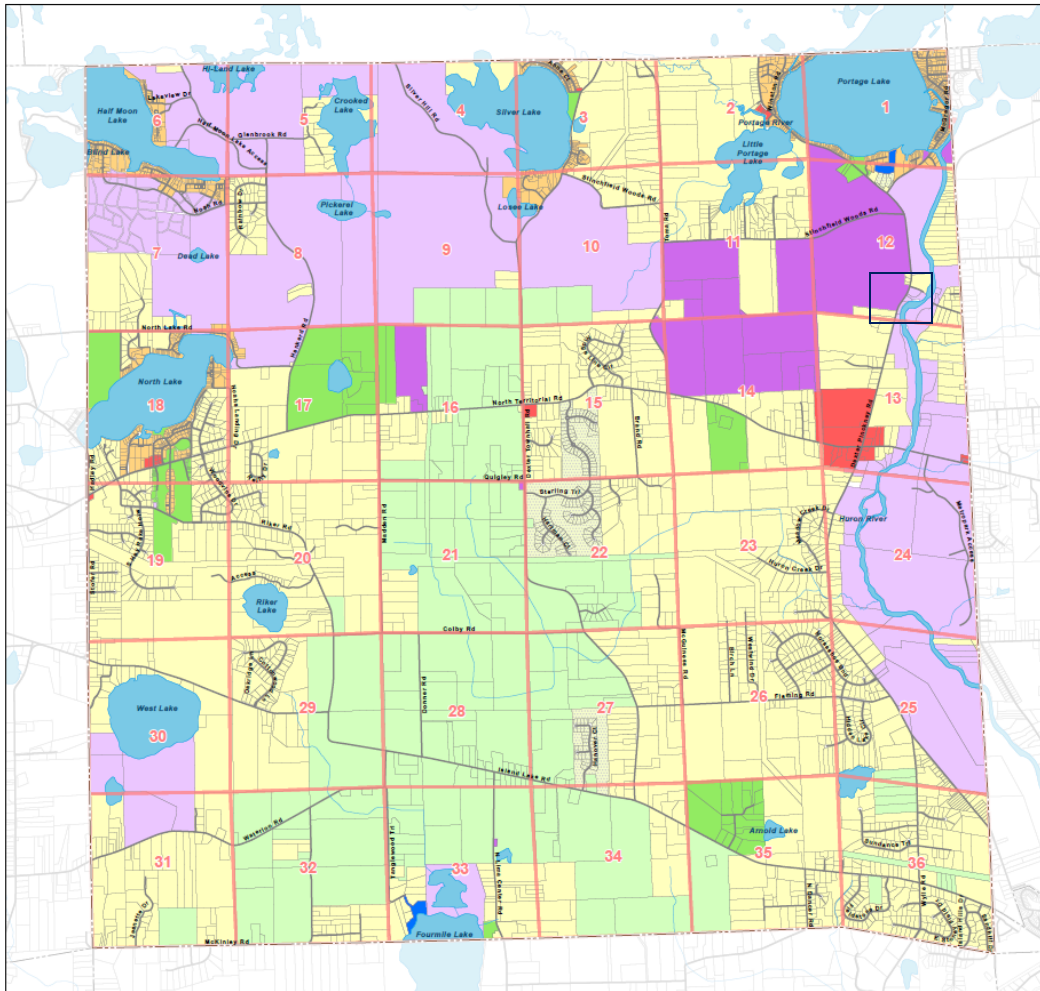
**Aerial Image:**







## Current Zoning:



## Dexter Township

*A Community For All Seasons*

October 13, 2020

### Official Zoning Map

- LEGEND**
- Agricultural
  - Recreation/Conservation
  - Commercial
  - Common Use
  - Public/Institutional
  - Rural Residential
  - Lakes Residential
  - Open Space/Community
  - Lakes, Rivers, Streams, Drains
  - Roads
  - Dexter Township Boundary
  - Other Municipal Boundaries
  - Dexter Township Sections

Certification: This is to certify that this is the Official Zoning Map referred to in the Dexter Township Zoning Ordinance adopted on October 13, 2020.  
On the following date and by official action of the Township Board, the following changes were made to the Official Zoning Map:

THOMAS J. TIGER  
Dexter Township Supervisor DAVID TAYLOR  
Dexter Township Clerk



0 0.5 1 Miles



**SOURCES**  
Base map Source: Michigan Center for Geographic Information, Version 17a.  
Data Source: Dexter Township 2018, McKenna 2020.







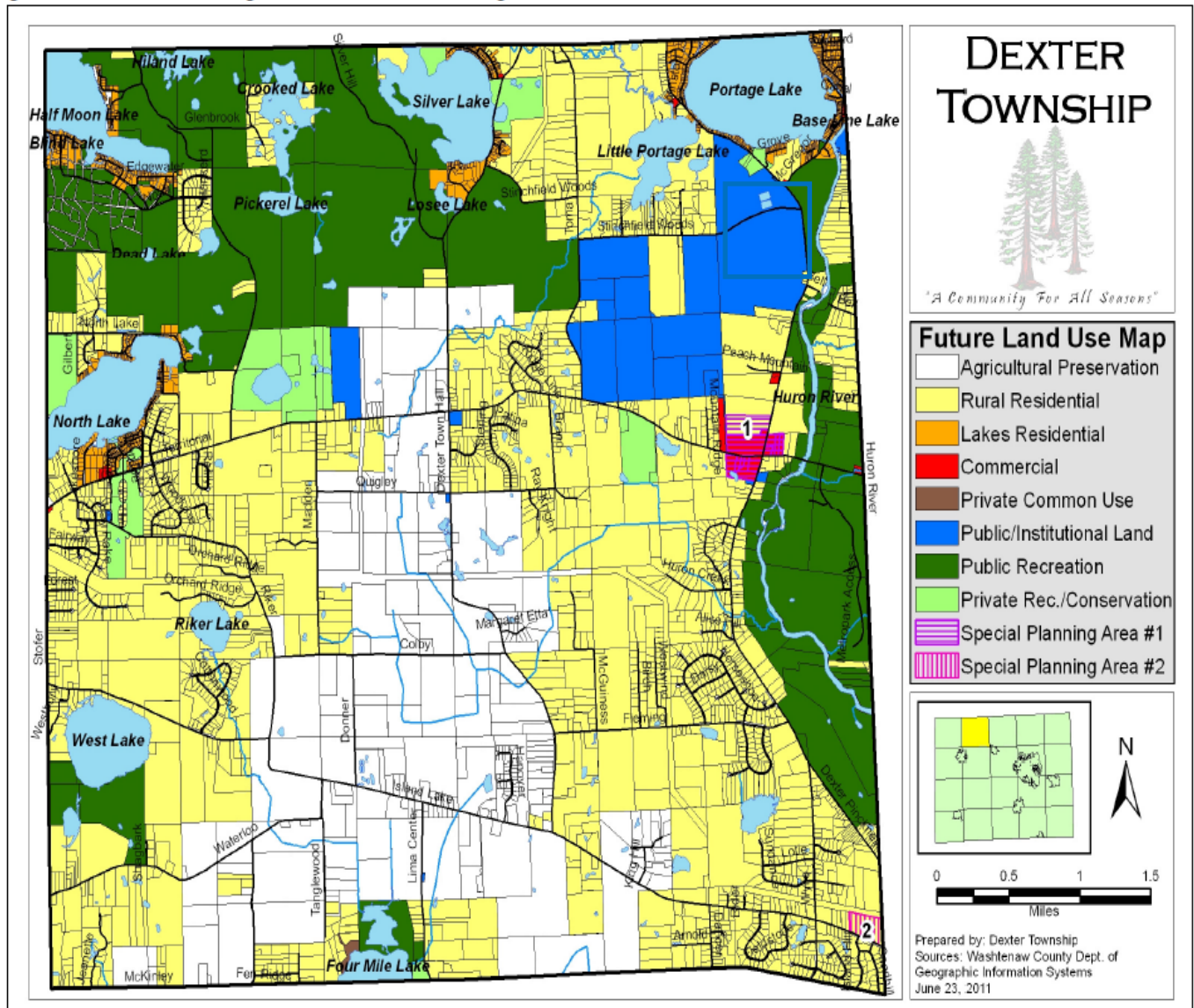
**Proposed Zoning: Rural Residential (RR)**





## Future Land Use Map

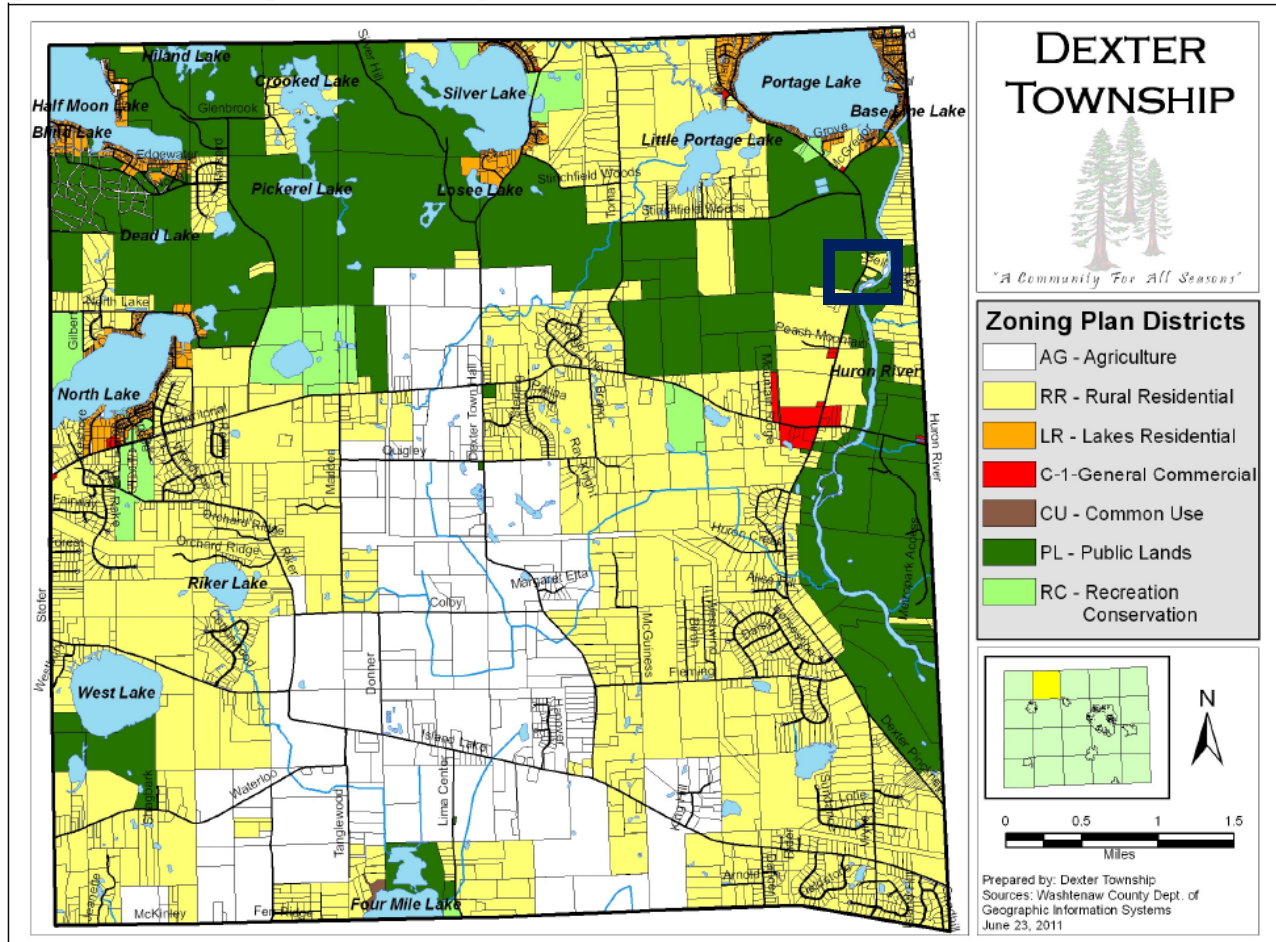
Map 27: Dexter Township Future Land Use Map





## 2011 Zoning Map:

Map 28: Dexter Township Zoning Plan Map





**Township Letter:**



## DEXTER TOWNSHIP

### PLANNING & ZONING

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-428-3767

FAX: 734-428-3833

DPZ@DEXTERTOWNSHIP.ORG

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"A Community For All Seasons"

DATE: March 15, 2022  
TO: William & Bethany Klinke  
CC: File  
FROM: David Rohr, Director of Planning & Zoning  
RE: Zoning Map Update / Change of Zoning District, Parcel Id. D-04-12-400-030

### MEMORANDUM

William & Bethany Klinke  
7982 Dexter Pinckney Rd.  
Dexter, MI  
48130

Dexter Township has recently become aware of a change in zoning classification of your property. The zoning change happened in 2017. Your property was changed from Rural Residential (RR) to Public Recreation (PR).

Zoning maps identify the boundaries of the different zoning districts and show what zoning district each property belongs to. The developmental standards and uses may vary from district to district.

While reviewing the Zoning Map, staff has identified several properties that should have had their zoning district changed. *Your property at 7982 Dexter-Pinckney Rd. (D-04-12-400-030) has been identified as one of them.*

The 2020 adopted Zoning Map also has your property zoned Public Recreation (PR). This zoning classification should have been Rural Residential (RR). This proposed change to Rural Residential (RR) will not affect the assessed or taxable value of your property. It will make it easier for you to use and improve your property in the future.

This proposed change will not cost you any application fee. If you requested the change yourself (*not as part of a new zoning map*), it would generally cost \$1,000 plus the cost of a survey.

The Planning Commission will conduct a Public Hearing on Tuesday April 26, 2022 at 6:00 at the Dexter Township Hall to make a formal recommendation to the Dexter Township Board of Trustees. Please Visit the Township's website, [dextertownship.org](http://dextertownship.org), for more information and to learn of additional public comment opportunities.

Please contact this office as soon as possible if you have any questions about how this zoning map amendment may affect you or if you have any questions about planning and zoning.

David Rohr  
Director of Planning & Zoning  
Dexter Township

# DEXTER TOWNSHIP PLANNING COMMISSION

## **DRAFT** Resolution for a Zoning Map Amendment from Public Recreation (PR) to Rural Residential (RR) (22-PC-209) Klinke

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A resolution to grant approval of a **FAVORABLE/UNFAVORABLE RECOMMENDATION** of an application initiated by Dexter Township for property located at 7982 Dexter-Pinckney Rd. (D-04-12-400-030) Section 12 of Dexter Township.

- 10) WHEREAS, the above property is zoned Public Recreation (PR); and
- 20) WHEREAS, pursuant to the provisions of the Dexter Township Zoning Ordinance, Dexter Township staff initiated a zoning map amendment on March 15, 2022, for a change from Public Recreation (PR) to Rural Residential (RR); and
- 30) WHEREAS, Article 30 of the Dexter Township Zoning Ordinance outlines the zoning map amendment process; and
- 40) WHEREAS, the Planning Commission has received a report from David Rohr (*Dexter Township Director of Planning and Zoning*) dated March 25, 2022; and
- 50) WHEREAS, the Planning Commission, at its April 26, 2022, meeting, held a duly-noticed public hearing on the zoning map amendment (22-PC-209) and received no/the following public input; and
- 60) WHEREAS, the proposed single-family house uses are consistent with the intent of the proposed Rural Residential (RR) District; and
- 70) WHEREAS, the proposed zoning map amendment would not negatively impact the ability of the Township or other agencies to provide adequate public services or facilities because there will be no significant increase in the demand for public services or facilities; and
- 80) WHEREAS, the proposed zoning map amendment would not adversely affect environmental conditions or the value of the surrounding property; and
- 90) WHEREAS, the proposed zoning map amendment would not deviate from the Future Land Use Map of the Dexter Township Master Plan (2011), and
- 100) NOW, THEREFORE, BE IT RESOLVED, the Dexter Township Planning Commission, by a majority vote at a regularly-scheduled and duly-noticed meeting, held this 26th day of April 2022,

# DEXTER TOWNSHIP PLANNING COMMISSION

## **DRAFT** Resolution for a Zoning Map Amendment from

### Public Recreation (PR) to Rural Residential (RR)

#### **(22-PC-209) Klinke**

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grants FAVORABLE/UNFAVORABLE RECOMMENDATION of the Zoning Map Amendment (22-PC-209) Klinke, 7982 Dexter-Pinckney Rd. (D-04-12-400-030) Section 12 of Dexter Township, for a zoning map amendment from Public Recreation (PR) to Rural Residential (RR); and

110) BE IT FURTHER RESOLVED, the Planning Commission directs the Director of Planning and Zoning to forward this Resolution/Findings-of-Facts, a summary of comments received at the public hearing, and its FAVORABLE/UNFAVORABLE RECOMMENDATION to the Dexter Township Board of Trustees within sixty (60) days.



# DEXTER TOWNSHIP PLANNING COMMISSION

## **DRAFT** Resolution for a Zoning Map Amendment from

### Public Recreation (PR) to Rural Residential (RR)

#### (22-PC-209) Klinke

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Resolution offered by Planning Commissioner NAME.

Resolution supported by Planning Commissioner NAME.

YES = # (Lewis, Hurd, Maier, Nester, Marinelli, Straub, \_\_\_\_\_)

NO = # (Lewis, Hurd, Maier, Nester, Marinelli, Straub, \_\_\_\_\_)

ABSENT = # (Lewis, Hurd, Maier, Nester, Marinelli, Straub, \_\_\_\_\_)

ABSTAIN = # (Lewis, Hurd, Maier, Nester, Marinelli, Straub, \_\_\_\_\_)

The Chair declared the resolution **ADOPTED/NOT ADOPTED.**

Date: April 26, 2022

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Marty Straub, Chair

Date

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Tom Lewis, Secretary Date