

# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Zoning Map Amendment from

### Recreation Conservation (RC) and Rural Residential (RR) to Rural Residential (RR) (18-PC-193) Dexter Township

---

A resolution to grant approval of a FAVORABLE/~~an UNFAVORABLE~~ RECOMMENDATION of an application submitted by Dexter Township for property owned by Kevin Watson, located at 8690 Dexter-Pinckney, Section 12 of Dexter Township (D-04-12-101-005).

- 10) WHEREAS, the above property has been zoned Recreation Conservation (RC) and Rural Residential (RR), or the equivalent, since at least 1973; and
- 20) WHEREAS, Dexter Township, pursuant to the provisions of the Dexter Township Zoning Ordinance (*Zoning Ordinance*), submitted a complete application for a zoning map amendment on August 29, 2018, for a change from Recreation Conservation (RC) and Rural Residential (RR) to Rural Residential (RR); and
- 30) WHEREAS, Article 5 of the Zoning Ordinance outlines the zoning map amendment process; and
- 40) WHEREAS, the Planning Commission has received a report from Zach Michels (*Dexter Township Director of Planning and Zoning*) dated September 17, 2018; and
- 50) WHEREAS, the Planning Commission has received an email from Jessica Howard (*Dexter Township Engineer, OHM Advisors*) dated September 17, 2018; and
- 60) WHEREAS, the property owner has indicated he wishes to continue to use the property for a single-family residential use and build a new detached accessory building; and
- 70) WHEREAS, the Planning Commission approved (18-PC-191) The Woods of Portage Lake, amending the boundary of The Woods of Portage Lake, in general, and Lot 5, specifically, and directing the Director of Planning and Zoning to file an application for a zoning map amendment on behalf of the Planning Commission; and
- 80) WHEREAS, the Planning Commission, at its September 25, 2018, meeting, held a duly-noticed public hearing on the zoning map amendment (18-PC-193) Dexter Township and received no/~~the following~~ public input; and

# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Zoning Map Amendment from

### Recreation Conservation (RC) and Rural Residential (RR) to Rural Residential (RR) (18-PC-193) Dexter Township

---

90) WHEREAS, the existing and proposed single-family house use is consistent with the intent of the proposed Rural Residential (RR) District; and

100) WHEREAS, it is ideal and preferred for a property to be entirely within the boundaries of a single zoning district;

110) WHEREAS, the following conditions have ~~have not~~ changed, which justify ~~do not justify~~ the proposed zoning map amendment; and

A) *The boundary of Lot 5 of The Woods of Portage Lake has changed to include land that is within the Recreation Conservation (RC) District; and*

120) WHEREAS, the following precedents and possible side effects of such precedent might result from the ~~approval~~/denial of the zoning map amendment:

A) *The area to be rezoned is an isolated strip of land of limited economic value; and*

130) WHEREAS, the proposed zoning map amendment ~~would~~/would not negatively impact the ability of the Township or other agencies to provide adequate public services or facilities because:

A) *There is no change in the location of residential dwelling units; and*

B) *There is no change in the number of residential dwelling units; and*

140) WHEREAS, the proposed zoning map amendment ~~would~~/would not adversely affect environmental conditions or the value of surrounding properties because:

A) *There is no change in open space that protects natural features and water quality; and*

# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Zoning Map Amendment from

### Recreation Conservation (RC) and Rural Residential (RR) to Rural Residential (RR) (18-PC-193) Dexter Township

---

150) WHEREAS, the proposed zoning map amendment does ~~does not~~ comply with the adopted Master Plan (2011):

A) *It meets the overall goal to support high-quality residential areas, es exemplified in open space communities; and*

160) WHEREAS, the property in question ~~is~~ is not able to be put to a reasonable economic use in the zoning district in which it is located because:

A) *The area to be rezoned is an isolated strip of land of limited economic value; and*

170) NOW, THEREFORE, BE IT RESOLVED, the Dexter Township Planning Commission, by a majority vote at a regularly-scheduled and duly-noticed meeting, held this 25<sup>th</sup> day of September 2018, grants FAVORABLE/~~UNFAVORABLE RECOMMENDATION~~ of the Zoning Map Amendment (18-PC-193) Dexter Township, 8690 Dexter-Pinckney, Section 12 of Dexter Township, (D-04-12-101-005), to Dexter Township, for a zoning map amendment from Recreation Conservation (RC) and Rural Residential (RR) to Rural Residential (RR) for a parcel measuring 2 acres; and

180) 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 Township Board within sixty (60) days; and

# DEXTER TOWNSHIP PLANNING COMMISSION

## Resolution for a Zoning Map Amendment from Recreation Conservation (RC) and Rural Residential (RR) to Rural Residential (RR) (18-PC-193) Dexter Township

---

Resolution offered by Planning Commissioner Gajewski.

Resolution supported by Planning Commissioner Lewis.

YES = 6 (Burch, ~~Ehman~~, Gajewski, Lewis, Mehuron, Nester, Reiser, ~~NONE~~)

NO = 0 (~~Burch, Ehman, Gajewski, Lewis, Mehuron, Nester, Reiser, NONE~~)

ABSENT = 0 (~~Burch, Ehman, Gajewski, Lewis, Mehuron, Nester, Reiser, NONE~~)

ABSTAIN = 1 (~~Burch, Ehman, Gajewski, Lewis, Mehuron, Nester, Reiser, NONE~~)

The Chair declared the Resolution ADOPTED/~~NOT ADOPTED~~.

Date: 25 September 2018

---

Steve Burchs, Chair

Date

---

Tom Lewis, Secretary

Date