

**CITY OF DEXTER
RESOLUTION # 2026 – 11**

**RESOLUTION IN OPPOSITION TO THE PASSAGE OF MICHIGAN HOUSE OF
REPRESENTATIVE BILLS 5529-5532, 5581-5585
REGARDING LOCAL MUNICIPAL ZONING AUTHORITY**

At a regular meeting of the City Council of the City of Dexter, Michigan called to order by Mayor Shawn Keough on, Monday, April 27, 2026 at 7:00 p.m. at 3515 Broad St., Dexter, MI 48130;

PRESENT: Aldag, Popov, Semifero, Schlaff, Tell, Keough

ABSENT: Hubbard

The following resolution was offered by Member Aldag and supported by Member Tell:

WHEREAS, the City of Dexter is a municipal corporation organized and existing under the laws of the State of Michigan and is charged with protecting the health, safety, and welfare of its residents; and

WHEREAS, House Bills 5529-5532 and 5581-5585 have been introduced in the State of Michigan House of Representatives (hereinafter “bills”), and would, if enacted into law significantly limit the authority of locally elected governing bodies and appointed planning commissions and zoning boards to make decisions that reflect the unique character, infrastructure capacity, and priorities of their communities;

WHEREAS, the City of Dexter supports efforts to increase housing affordability and expand housing opportunities;

WHEREAS, on June 14, 2021, the City Council approved amendments to the Zoning Ordinance to permit one (1) accessory dwelling unit (ADU) on a parcel containing a single-family dwelling as the principal permitted use in any zoning district where such use is allowed; and

WHEREAS, the City’s ADU regulations provide for streamlined administrative review and approval process, which includes provisions to manage infrastructure impacts; and

WHEREAS, as of the date of this resolution, five (5) ADUs have been constructed in the City; and

WHEREAS, the City has permitted duplex (two-family) dwellings as a by-right use **since 1939** in designated residential districts; and

WHEREAS, the City’s form-based code establishes standards for lot size, lot width, and minimum floor area that reflect the historic development pattern and character of the community, consistent with the Michigan Planning Enabling Act and the City’s Master Plan; and

WHEREAS, the City reduced the minimum lot size for single-family dwellings from 7,800 square feet to 4,500 square feet in 2023 to align with historic development patterns while maintaining compliance with the Michigan Land Division Act; and

WHEREAS, the City continues to proactively evaluate additional housing options, including allowing ADUs on lots with duplexes and a streamlined administrative approval process for certain townhouse and multi-family housing types; and

WHEREAS, the City recognizes that many residential properties are subject to private restrictive covenants, such as Master Deeds and Bylaws, which prohibit additional dwelling units and are outside the regulatory authority of the City; and

WHEREAS, the City finds that the proposed legislation does not adequately address the role of private restrictive covenants, nor does it account for the capacity limitations of local public utilities and infrastructure systems; and

WHEREAS, the City further finds that housing development is influenced by numerous factors beyond zoning regulations, including land costs, construction materials, labor availability and costs, financing conditions, and market dynamics; and

WHEREAS, the City is concerned that the legislation as proposed may create theoretical development capacity, not meaningful increases in housing production, while simultaneously imposing fiscal and operational challenges on local governments;

NOW, THEREFORE, BE IT RESOLVED, that the City of Dexter City Council affirms its commitment to thoughtful, locally-driven planning and zoning practices that balance housing opportunities with infrastructure capacity, fiscal responsibility, and community character; and

BE IT FURTHER RESOLVED, that the City Council expresses its concern with State legislation that limits local zoning authority without adequately addressing infrastructure constraints, fiscal impacts, and the broader economic factors affecting housing development; and

BE IT FURTHER RESOLVED, that the City Council opposes passage of House Bills 5529-5532 and 5581-5585 on the basis that local municipalities are best situated to enact zoning regulations to ensure the health, safety and welfare of their residents, and;

BE IT FURTHER RESOLVED, that the City Council directs that a copy of this Resolution be transmitted to the Governor, members of the Michigan Legislature representing the City of Dexter, and other relevant stakeholders; and


BE IT FURTHER RESOLVED, that the City Council will continue to evaluate and update its Zoning Ordinance as appropriate to support housing opportunities in a manner consistent with the City's Master Plan and infrastructure capacity.

AYES: Aldag, Tell, Schlaff, Keough

NAYS: Popov, Semifero

ABSENT: Hubbard

RESOLUTION DECLARED ADOPTED THIS 27th DAY OF APRIL, 2026.



Shawn W. Keough, Mayor

CERTIFICATION

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 27th day of April, 2026.



Jenna Kuick, City Clerk