

Date: 15-Feb-2017
To: Planning Commissioners
From: Rob Mitzel
Pages: 1

RE: February 2017 Packet – Regular Meeting

Your packet contains the following items:

1. Packet memo
2. Agenda
3. 01-18-17 Draft Meeting & Hearing Minutes
4. February Draft of Surface Water Overlay Zone with Natural River District Language
5. Updated Surface Water Overlay Zone Map
6. Possible Updates to Zoning Ordinance Language Concerning Escrows
7. Current PC Budget Year-to-Date Report
8. Draft 2017-2018 Budget
9. Master Plan Implementation Matrix
10. Randy's draft of Article 8 revisions

Notes for the Meeting:

- We need to elect officers for the next 12 months. Present officers are: Rob –chair, Paul – vice-chair, Erica – secretary. As I stated last month, I think it is good to rotate officers if members are willing to do so.
- Budget information is included for recommendation to the BOT. Yellow items are exclusively PC, gray shaded are shared between PC and ZBA. In conjunction with this item, the Implementation Matrix from the Master Plan is included to choose some items to focus on for this year.
- Natural River District (NRD): Based on last month's discussion, HRWC made some final revisions to the map.
- I put forward some possible language changes concerning escrows. During the last ZBA meeting, several members expressed desire that the PC move forward with getting this situation resolved.
- Article 8: Same status as last month, but Randy and I wished to re-distribute the information with a request the PC members provide input and suggestions to Randy by the end of February.



Webster Township Planning Commission

February 22, 2017 7:00 PM

Webster Township Hall
5665 Webster Church Road
Dexter, Michigan 48130

Agenda

1. Call to Order
2. Roll Call: Charles Estelman, George Goodman, Rob Mitzel; Erica Perry; John Westman; Paul Zalucha; Cynthia Zuccaro
3. Approval of Agenda
4. Approval of Minutes for January 18, 2017 Meeting and Hearing
5. Township Board Report
6. Zoning Administrator Report
7. Public Participation
8. Action Items:
 - (a) Election of Officers
 - (b) Recommendation to BOT for 2017-2018 PC Budget
9. Discussion Items
 - (a) Natural River District Regulations
 - (b) Zoning Ordinance Escrow Requirements
 - (c) Updates for Article 8 of Zoning Ordinance
 - (d) Planning Commission By-Laws
10. Public Participation
11. Informational Items / Correspondence
12. Adjournment

Suggested changes to Webster’s ordinance to comply with Natural Rivers Program:

Section 16.20 Surface Water Protection Overlay District

A. Purpose and Intent. Buffers adjacent to stream systems and shore areas provide numerous environmental protection and resource management benefits that can include the following:

- 1) Restoring and maintaining the chemical, physical and biological integrity of the water resources;
- 2) Removing pollutants delivered in urban storm water;
- 3) Reducing erosion and controlling sedimentation;
- 4) Stabilizing stream banks;
- 5) Providing infiltration of storm water runoff;
- 6) Maintaining base flow of streams;
- 7) Contributing the organic matter that is a source of food and energy for the aquatic ecosystem;
- 8) Providing tree canopy to shade streams and promote desirable aquatic organisms; and
- 9) Providing riparian wildlife habitat.

The purpose of the Surface Water Protection Overlay District is to preserve and enhance the environmental, ecological and aesthetic values of the lakes, rivers and streams in Webster Township. Rivers, lakes and streams are a vital component of the hydrologic cycle, draining surface water runoff through the watershed and transporting it to the Great Lakes. Healthy rivers, lakes and streams provide natural storm water management, allow for numerous recreational activities and provide valuable habitat for flora and fauna. In addition, owners of waterfront property benefit from higher property values when water bodies are high quality. The Huron River as it flows through the township, the portion of Arms Creek from the confluence of the 2 branches in section 10 near Valentine and Scully Roads to its confluence with the Huron River, and Mill Creek are designated a Natural River by the State of Michigan.

B. Surface Water Overlay Protection District. The district includes a zone on each side of and parallel to all rivers, streams, and lakes greater than five acres in the township. ~~depicted on the map of T~~the Surface Water Protection Overlay District Map serves as a guide to the location of these features. Specific regulations for the district zones are provided below.

Zones and Restrictions (in feet from the ordinary high-water mark on each side of and parallel to designated rivers, streams, and lakes)

	Huron River	Arms Creek & Mill Creek Natural River	All other Surface Water included in the Surface Water Overlay Protection District
Surface Water Overlay Zone	125	100	100
Building Setback ¹	125	100	100
Accessory Use Setback ²	125	100	100
Vegetation Strip	50	50	25
The following land uses and/or activities are designated as potential water pollution hazards, and must be set back from the ordinary high-water mark of any stream or water body by the distance indicated below			
Storage of hazardous substances	150	150	150
Above or below ground petroleum storage facilities	150	150	150
Drain fields from on-site sewage disposal and treatment system (i.e. septic systems)	125	125	100
Raised septic systems	250	250	250
Solid waste landfills or junkyards	300	300	300
Confined animal feedlot	250	250	250

operations			
Mining and extracting industries	300	300	300

¹ The closest point of construction of new structures shall be setback from the ordinary high-water mark the minimum distance indicated, even if that point is not on the subject parcel.

² All accessory uses, including but not limited to storage buildings, garages, parking lots, detention ponds, retention ponds, gravel parking lots, or outdoor industrial storage areas

C. Excavation. All excavation, including dredging, cutting, filling, and grading within the overlay zone shall be done in accordance with the requirements of the Washtenaw County Water Resources Commissioner for soil erosion/sedimentation control pursuant to the Soil Erosion and Sedimentation Control Act, Michigan Natural Resources and Environmental Protection Act, as amended [MCL 324.9101 et seq.] and other applicable state and local laws. In addition, commercial mining, extraction of soil materials, sand or gravel is prohibited within the overlay zone.

D. Pesticides, Herbicides and Fertilizers. Because of the effects on vegetation, fish, wildlife and water quality from improper use of even small amounts of pesticides, herbicides, and fertilizers, the use of such on lands within the overlay zone is prohibited.

E. Storm Water Management. Detention, retention and/or sedimentation basins shall be designed and constructed in accordance with Article 14, Storm Water Management Regulations, of this Ordinance and Washtenaw County Water Resources Commissioner rules. Storm water management systems shall be designed to reduce the impact of flooding and the degradation of water quality. All activity within the Surface Water Protection Overlay District shall be in compliance with all County and Township storm water management standards.

F. Vegetation Strip. To minimize erosion, stabilize banks, protect water quality, minimize nutrient loading, maintain water temperature at natural levels, preserve fish and wildlife habitat, to screen man-made structures and to preserve aesthetic values, a natural vegetation strip shall be maintained for a distance in accordance with Section B above. This strip shall apply to all sides of a body of water although a single access path to the water's edge is allowed. The natural vegetation strip shall maintain the following standards:

1. The strip shall ensure that a live root system stays intact to provide for creek bank stabilization and prevent soil erosion.
2. Dead, diseased, unsafe fallen trees and invasive and noxious plants and shrubs, including poison ivy, poison sumac, common buckthorn, honeysuckle, purple loosestrife and other plants regarded as invasive may be removed. Planting of perennial native species on the natural vegetation strip is encouraged, especially where exposed soil or steep slopes exist or where reforestation is necessary.
3. Pathways to the river's edge shall be no wider than 10 feet and shall meander down to the river's edge in a manner which protects the soil and vegetation from erosion while also screening the principal structure and vehicles from a direct river view; and [taken from Hamburg's ordinance]
4. Pathways or boardwalks running along or parallel to the river within the required natural vegetation strip shall be prohibited.

G. Nonconformities. In cases where nonconforming uses or nonconforming structures exist at the time of adoption this Ordinance, the Planning Commission may determine that compliance with all of the overlay standards of this Section is unreasonable. In these cases, the standards shall be applied to the maximum extent possible. In such situation, suitable alternatives that substantially achieve the purpose of this Section may be accepted by the Planning Commission, provided that the applicant demonstrates that one or more of the following conditions apply:

1. Size of the parcel is insufficient to meet dimensional standards.
2. A site plan, plat, or special use permit was previously approved by the Planning Commission or building permits were previously issued by the building department.

H. Waivers.

(1) The requirements and standards of this Section apply to all developments commenced after the effective date of this Ordinance, except those developments that obtained site plan approval, plat approval, or a building permit (which remains effective), prior to the effective date of this Ordinance.

(2) The Planning Commission may grant a waiver for the following:

(a) Those projects or activities serving a public need where no feasible alternative is available;

(b) The repair and maintenance of public improvements where avoidance and minimization of adverse impacts to wetlands and associated aquatic ecosystems have been addressed; or

(c) For those developments that have had buffers applied in conformance with previously issued requirements.

(d) For instances where there is an error on the Surface Water Protection Overlay District map resulting in the shown water body not physically existing on the ground.

(3) Waivers for development may also be granted in two additional forms:

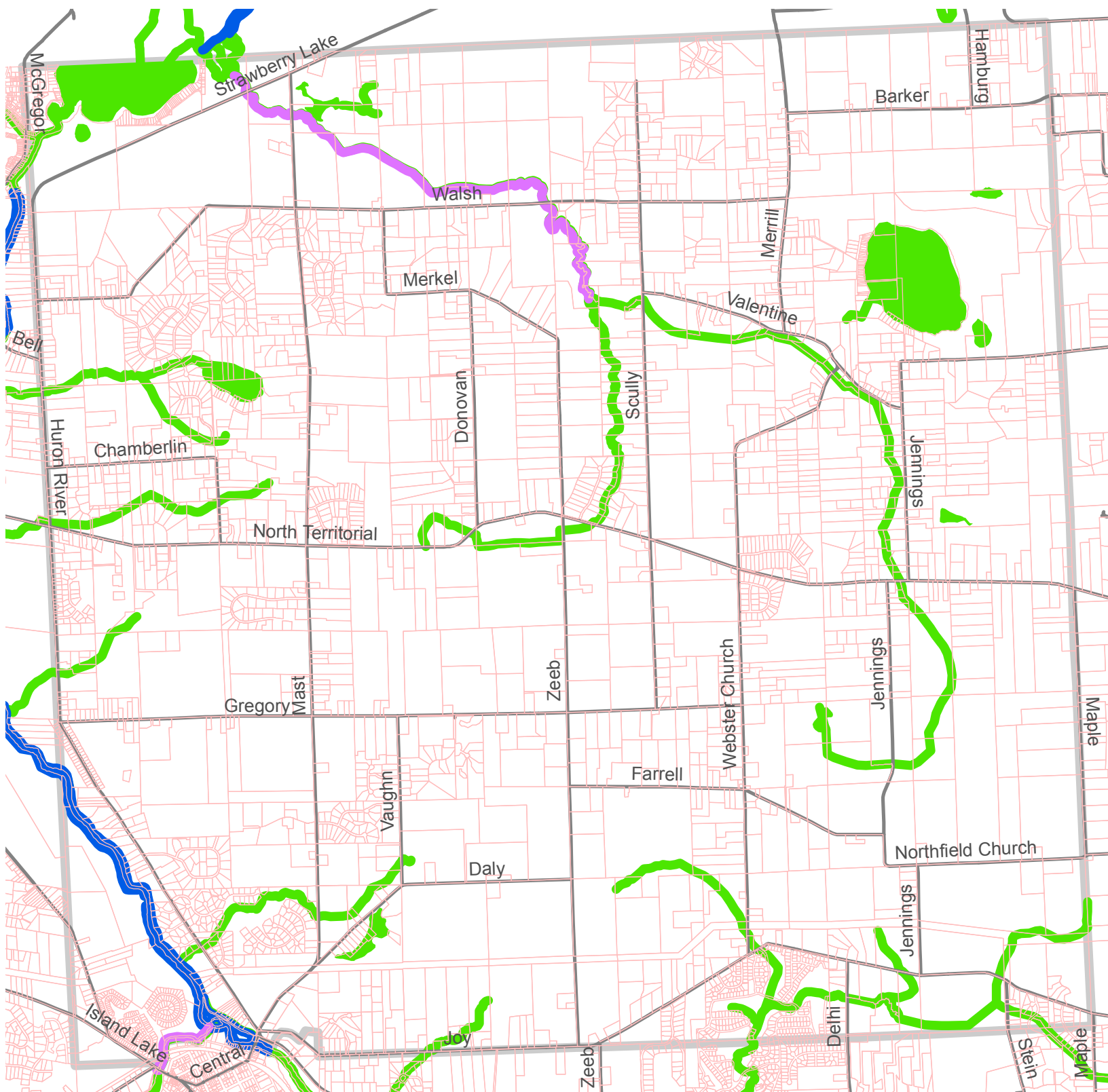
(a) The buffer width may be relaxed and the buffer permitted to become narrower at some points as long as the average width of the buffer meets the minimum requirement. This averaging of the buffer may be used to allow for the presence of an existing structure or to recover a lost lot, as long as the streamside zone is not disturbed by the narrowing, and no new structures are built within the one hundred (100) year floodplain.

(b) The Planning Commission may offer credit for additional density elsewhere on the site in compensation for the loss of developable land due to the requirements of this Ordinance. This compensation may increase the total number of dwelling units on the site up to the amount permitted under the base zoning.

(4) The applicant shall submit a written request for a waiver to the Township Clerk, who shall retain the original and forward a copy to the Planning Commission. The application shall include specific reasons justifying the waiver and any other information necessary to evaluate the request. The Planning Commission may require an alternatives analysis that clearly demonstrates that no other feasible alternatives exist and that minimal impact will occur as a result of the project or development.

(5) In granting a request for a waiver, the Planning Commission may require site design, landscape planting, fencing, the placement of signs, and the establishment of water quality best management practices in order to reduce adverse impacts on water quality, streams, wetlands, and floodplains.

Surface Water Overlay Zone

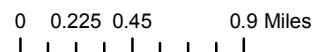


Prepared by:



**Data Sources: SEMCOG,
HRWC, Washtenaw
County**
Map created 2016

- Arms and Mill Creek Natural River District: 100 foot building setback
50 foot vegetation buffer
- Huron River Natural River District: 125 foot building setback
50 foot vegetation buffer
- All other watercourses (lakes and streams):
100 foot building setback
25 foot vegetation buffer



Extract of all sections of Webster Township Zoning Ordinance that mention “escrow”

2.10 Definitions:

Escrow Deposit. An advance deposit to cover costs and expenses incurred by the Township that are not fixed costs. An escrow deposit is intended to cover items that vary depending on the scope of the project, and includes such items as (but not limited to) engineering costs, land use planner costs, attorney fees, other expert costs, inspection costs, recording fees, testing and laboratory analysis.

3.70 Zoning Ordinance Amendments:

- (2) *Pre-Application Conference.* The applicant/property owner must attend a pre-application conference to be coordinated by the Zoning Administrator. This meeting may include the Township Supervisor, Chairperson of the Planning Commission, Zoning Administrator, Township Engineer, consultants hired by the Township or other officials to discuss the project. The Zoning Administrator may require the applicant to make an escrow deposit to cover the Township’s actual costs incurred for such a meeting.
- (7) *Escrow deposit.* The Zoning Administrator, after review of the application, shall establish an amount to be deposited by the applicant with the Township Clerk as **an** escrow deposit to defray the anticipated costs incurred by the Township to review and process the application(s). The Planning Commission shall not commence consideration of the merits of the application(s) until the escrow deposit is received by the Township Clerk. Any unused portions of the escrow deposit remaining after consideration and processing of the application shall be returned to the applicant(s).

3.75 Fees:

B. Escrow Deposit. ~~The Township Board, Planning Commission, Board of Appeals and Zoning Administrator, with respect to matters under their respective jurisdiction, shall determine the amount of escrow deposit to be deposited with the Township and the manner in which those funds are used. The Escrow funds shall be~~ **determined and** administered in accordance with **provisions in this Ordinance and** the policies adopted by resolution of the Township Board.

6.05 ZBA Appeals:

(10) *Escrow Deposit.* ~~The Board of Appeals, after review of the application, but prior to considering its merits,~~ **Zoning Administrator** shall establish an amount, if any, to be deposited by the applicant with the Township Clerk as **an** escrow deposit to defray the anticipated costs incurred by the Township to review and process the application. The Board of Appeals shall not commence consideration of the merits of the application until the escrow deposit is received by the Township Clerk.

8.05 Site Plan Review

C. Concurrent Applications.

- (1) Where an application for site plan review is required to be submitted in conjunction with another application, such as (but not limited to) an application for rezoning, to include (but not limited to) a planned unit development; an application for a special use (if required under Section 10.05.A.5 herein); an application for conditional rezoning; or an open space preservation community, the applications shall be processed concurrently and no application fee shall be required for site plan review, though escrow deposit may be required.

E-(2) Pre-Application Conference.

- (a) The applicant/property owner must attend a pre-application conference to be coordinated by the Zoning Administrator. This meeting may include the Township Supervisor, Chairperson of the Planning Commission, Zoning Administrator, Township Engineer, consultants hired by the Township or other officials to discuss the project. The Zoning Administrator may require the applicant to make an escrow deposit to cover the Township's actual costs incurred for such a meeting.

3-Preliminary Plan

- (i) Escrow deposit. Prior to considering the merits of the application(s), the Zoning Administrator ~~may~~ shall establish an amount to be deposited by the applicant with the Township Clerk as an escrow deposit to defray the anticipated costs incurred by the Township to review and process the application(s). The Planning Commission shall not commence consideration of the merits of the application(s) until the Escrow deposit is deposited with the Township Clerk.

4-Final Plan

- (i) Payment of Escrow deposit. Prior to the Planning Commission taking action, the applicant shall pay all costs and expenses incurred by the Township to review and process the application. If sums are due and owing the Township, the Planning Commission may delay taking action until such time as the sums are fully paid, dismiss the application(s), or take such other action as provided by law.

10.05 Special Uses:

- (2) *Pre-Application Conference.* The applicant/property owner must attend a pre-application conference to be coordinated by the Zoning Administrator. This meeting may include the Township Supervisor, Chairperson of the Planning Commission, Zoning Administrator,

Township Engineer, consultants hired by the Township or other officials to discuss the project. The Township may require the applicant to make an escrow deposit to cover the Township's actual costs incurred for such a meeting.

- (9) *Escrow Deposit.* The Zoning Administrator shall establish an amount to be deposited by the applicant with the Township Clerk to defray the anticipated costs incurred by the Township to review and process the application(s). The Planning Commission shall not commence consideration of the merits of the application(s) until the escrow deposit is received by the Township Clerk. Any unused portions of the escrow deposit remaining after consideration and processing of the application shall be returned to the applicant(s)
- (16) *Payment of Escrow Deposit.* Prior to the Township Board making a decision on an application for a special use permit, the applicant shall pay all costs and expenses incurred by the Township to review and process the application. If sums due and owing the Township are not paid, the Township Board may delay making a decision until such time as the sums are fully paid, dismiss the application, or take such other action as provided by law.

13.40 Development Improvements:

G- Inspection

- (4) *Escrow Deposit.* Funds to cover the costs anticipated to be incurred by the Township with respect to the installation of the improvements depicted on the final plat or site plan shall be posted with the Township prior to the issuance of a certificate of zoning compliance authorizing commencement of construction of such improvements. The Township shall provide a timely accounting of its use of these funds.

13.55 Essential Services

H – Community Water or Wastewater Utility System

- vii. The Development Agreement shall provide user fees and assessments of residential owners to ensure perpetual funding of the operation and maintenance reserve. The reserves shall be established pursuant to an escrow agreement that shall be submitted to the Township for review and approval prior to issuance of the special use permit. In the event of non-performance by the community water or wastewater utility system owner or operator of proper maintenance and operation of the community water or wastewater utility system, the association or the residential owners shall have the right and obligation to draw on such escrow reserve fund for the purpose of undertaking proper maintenance, inspection, operation and replacement of the community water or wastewater utility system, and payment of fees, costs and expenses of same.

User: Bill

DB: Webster

PERIOD ENDING 02/28/2017

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE		AVAILABLE		% BGD USED
		2016-17 AMENDED BUDGET	MONTH 02/28/2017 INCREASE (DECREASE)	02/28/2017 NORMAL (ABNORMAL)	02/28/2017 NORMAL (ABNORMAL)	BALANCE		
Fund 101 - GENERAL FUND								
Expenditures								
Dept 412-PLANNING AND ZONING								
101-412-705.000	ENGINEER/ZONING ADM WAGES	47,800.00	1,991.67	41,616.73		6,183.27		87.06
101-412-707.000	PLANNING COMMISSION WAGES	9,000.00	0.00	7,450.00		1,550.00		82.78
101-412-708.000	PLANNING COMMISSION CHAIRMAN	4,500.00	0.00	1,700.00		2,800.00		37.78
101-412-709.000	ZBA WAGES	2,000.00	0.00	3,920.00		(1,920.00)		196.00
101-412-711.000	PROFESSIONAL DEVELOPMENT/ZA	2,000.00	125.00	261.00		1,739.00		13.05
101-412-711.001	PROFESSIONAL DEVELOPMENT/BOARDS	2,000.00	0.00	62.00		1,938.00		3.10
101-412-715.000	FICA MATCHING FUNDS	4,660.00	149.99	4,031.62		628.38		86.52
101-412-718.000	ZONING ADMINISTRATOR RETIREMENT	2,140.00	0.00	1,991.60		148.40		93.07
101-412-719.000	HEALTH INSURANCE/ZA	17,000.00	1,458.78	17,446.98		(446.98)		102.63
101-412-803.000	CONTRACT SERV., ENG/PLNG. CONSULTANT	35,000.00	500.00	29,659.50		5,340.50		84.74
101-412-803.001	CONTRACT SERV./LEGAL	20,000.00	0.00	13,356.50		6,643.50		66.78
101-412-803.003	CONTRACTED SERVICES/DEVELOPER	1,000.00	0.00	0.00		1,000.00		0.00
101-412-899.000	MILEAGE/ZA	1,500.00	0.00	570.24		929.76		38.02
101-412-899.001	MILEAGE/PC	1,000.00	0.00	0.00		1,000.00		0.00
101-412-900.000	PUBLICATIONS	500.00	0.00	730.00		(230.00)		146.00
101-412-901.000	PRINTING	500.00	0.00	0.00		500.00		0.00
101-412-956.000	MISCELLANEOUS	750.00	0.00	351.58		398.42		46.88
Total Dept 412-PLANNING AND ZONING		151,350.00	4,225.44	123,147.75		28,202.25		81.37
TOTAL EXPENDITURES		151,350.00	4,225.44	123,147.75		28,202.25		81.37
Fund 101 - GENERAL FUND:								
TOTAL EXPENDITURES		151,350.00	4,225.44	123,147.75		28,202.25		81.37

FY 2018 PROPOSED BUDGET

FUND 101 GENERAL FUND				
DEPT. 412 PLANNING AND ZONING				
101-412-705.000	ZONING ADM/PROPERTY INSPECTOR WAGES	\$42,800.00	\$51,934.70	\$53,492.74
101-412-707.000	PLANNING COMMISSION WAGES	\$9,000.00	\$10,000.00	\$10,000.00
101-412-708.000	PLANNING COMMISSION CHAIRMAN	\$4,500.00	\$4,500.00	\$4,500.00
101-412-709.000	ZBA WAGES	\$2,000.00	\$2,000.00	\$2,000.00
101-412-711.000	PROFESSIONAL DEVELOPMENT/ZA	\$2,000.00	\$2,000.00	\$2,000.00
101-412-711.001	PROFESSIONAL DEVELOPMENT/BOARDS	\$2,000.00	\$3,000.00	\$3,000.00
101-412-715.000	FICA MATCHING FUNDS	\$4,460.00	\$5,300.00	\$5,355.00
101-412-718.000	ZONING ADMINISTRATOR RETIREMENT	\$2,140.00	\$3116.08	\$3,209.56
101-412-719.000	HEALTH INSURANCE/ZA	\$17,000.00	\$18,576.48	\$13,129.00
101-412-719.003	HEALTH INSURANCE RESERVE/ZA	\$0.00	\$0.00	\$0.00
101-412-803.000	CONTRACT SERV., ENG./PLNG. CONSULTANT	\$6,000.00	\$6,000.00	\$6,000.00
101-412-803-001	CONTRACT SERV./LEGAL	\$35,000.00	\$35,000.00	\$10,000.00
101-412-803.003	CONTRACTED SERVICES/DEVELOPER	\$20,000.00	\$20,000.00	\$1,000.00
101-412-899.000	MILEAGE/ZA	\$1,500.00	\$1,500.00	\$1,500.00
101-412-899-001	MILEAGE/PC	\$1,000.00	\$1,000.00	\$1,000.00
101-412-900.000	PUBLICATIONS	\$500.00	\$500.00	\$500.00
101-412-901.000	PRINTING	\$500.00	\$500.00	\$500.00
101-412-956.000	MISCELLANEOUS	\$750.00	\$750.00	\$750.00
	SUBTOTAL	\$151,150.00	\$162,561.18	\$117,936.30

Implementation Matrix

Agricultural, Natural Features, and Residential:

Item	Group Responsible	Priority/Timing
Amend Zoning Ordinance to encourage Transfer of Development Rights (reference Parts 5.08 & 11.01).	Draft and recommendation by Planning Commission; Approval by Township Board	High

Agricultural and Natural Features:

Item	Group Responsible	Priority/Timing
Purchase Development Rights of agricultural and natural features parcels in the Township. Leverage matching funds from other organizations (e.g. Federal and Ann Arbor); reference Parts 5.07 & 11.01	Township Board and FOSPB	Ongoing
Amend Zoning Ordinance to provide for sliding scale zoning and/or lot-split incentives (reference Parts 5.08 & 11.10)	Draft and recommendation by Planning Commission; Approval by Township Board	Medium

Natural Features:

Item	Group Responsible	Priority/Timing
Amend Zoning Ordinance to provide for a Natural Features Protection Overlay District (reference Part 11.01).	Draft and recommendation by Planning Commission; Approval by Township Board	High
Create Green Infrastructure Plan (reference Part 11.01).	Planning Commission	Medium
Amend Zoning Ordinance to provide for impervious surface limitations for non-residential uses (reference Part 11.03).	Draft and recommendation by Planning Commission; Approval by Township Board	High
Amend Storm Water Management portion of Zoning Ordinance to provide for drainage tile protection (reference Part 11.03).	Draft and recommendation by Planning Commission; Approval by Township Board	Medium
Adopt Soil Erosion Ordinance (reference Parts 11.03, 11.04, & 11.07)	Draft and recommendation by Planning Commission; Approval by Township Board	Medium
Amend Zoning Ordinance to prohibit uses that discharge	Draft and recommendation by Planning Commission in	Medium

Implementation Matrix

problem wastes within ground water recharge areas (reference Part 11.05).	consultation with Washtenaw County Drain Commission and the Huron River Watershed Council; Approval by Township Board	
Participate in County and regional studies of aquifers and recharge areas (reference Part 11.05).	Planning Commission and/or Township Board	As available
Amend Zoning Ordinance to provide for a Natural River District Overlay (reference Part 11.02).	Draft and recommendation by Planning Commission; Approval by Township Board	Medium; In-Process Feb 2017
Amend the Zoning Ordinance to include Storm Water Best Management Practices (reference Part 11.03).	Draft and recommendation by Planning Commission; Approval by Township Board	Medium

Agricultural and Residential:

Item	Group Responsible	Priority/Timing
Amend Zoning Ordinance to permit accessory dwellings in AG and R-1 Districts (reference Parts 5.18 and 6.16)	Draft and recommendation by Planning Commission; Approval by Township Board	Medium

Residential:

Item	Group Responsible	Priority/Timing
Conduct a Housing Analysis (reference Part 6.09)	Planning Commission	Low
Creation of a committee to recruit developers for senior housing, affordable housing, open space subdivisions, mixed use and mixed density (reference Part 6.07).	Initiative by Township Board	Low
Amend Zoning Ordinance to allow and encourage alternative energy – specifically wind and solar.	Draft and recommendation by Planning Commission; Approval by Township Board	Medium

Roads:

Item	Group Responsible	Priority/Timing
------	-------------------	-----------------

Implementation Matrix

Amend Zoning Ordinance road categories to revised Master Plan (reference Part 9.02.A and 9.03).	Draft and recommendation by Planning Commission; Approval by Township Board	High; PC Action Completed – at BOT for adoption Feb 2017
Create a multi-modal transportation plan to reflect the needs of the community (reference Part 9).	Initiative by Township Board	Medium
Amend Zoning Ordinance to include gravel road capacity in criteria for rezoning and site plan approval (reference Part 9.04 & 11.03).	Draft and recommendation by Planning Commission; Approval by Township Board	High