

Date: 11-Sep-2016
To: Planning Commissioners
From: Rob Mitzel
Pages: 2

RE: September 2016 Packet – Regular Meeting

Your packet contains eight items:

1. This memo
2. Agenda
3. 08-17-16 Draft Minutes
4. Draft Public Hearing Notice for Arms Creek Landing Strip
5. Draft revisions to restructure Article 8 (Site Plan requirements)
6. Draft revisions to Surface Water Overlay Zone for Natural River Districts, as updated from our August meeting
7. Copy of Published Public Hearing Notice for Fire Station

Notes for the Meeting:

- Wilber Woods passed away on Saturday, August 20th. He was 87 years old. There will be a memorial service for him on Sunday, October 2 at 1:00 at Webster Township Hall. It is a potluck so bring your favorite dish. At our meeting, I wish to acknowledge Wilber's service to the Planning Commission.
- Mr. Herron has submitted the additional material we did not waive for his site plan per the motion we made in July when we tabled the setting of the public hearing date. At the time I made this packet, I am still pending confirmation from the Zoning Administrator that all required escrows have been set and fees paid. Assuming we get this confirmation, we will be able to proceed to set the public hearing date. I included a draft notice to set the date for our October meeting.
- Natural River District (NRD): Kris Olsson contacted Patrick Ertel of the Michigan DNR to facilitate review of our draft revisions to see if they will satisfy state requirements to allow Webster Township to qualify as an 'ordinance community' (i.e. local review for appeals vs. State review). The first week of September, I sent Patrick a draft with changes from our August meeting. I included a copy of this draft in the packet. I will provide an update on this item during our discussion at the meeting.
- Article 8: As Randy mentioned to us in August, he has proceeded with a restructure of the site plan requirements language that composes Article 8 of the Zoning Ordinance. Discussion is planned on his changes.
- If we get positive feedback from the State on the NRD, and if we are able to come back with a mature enough second draft of the Article 8 revisions in October, then I suggest that these items could be bundled with the road definition changes for a November public hearing. If not, I think we need to move forward with a hearing for the road definitions so those can get updated in the Zoning Ordinance yet this year.



WEBSTER TOWNSHIP

- I didn't get the public notice for the Fire Station Site Plan published in time for our Sept 21 meeting. The Township Supervisor requested that we hold a special meeting to handle this item ahead of our October 19th meeting. Five of us are available for a Special meeting on Monday, October 3.



Webster Township Planning Commission

September 21, 2016 7:00 PM

Webster Township Hall
5665 Webster Church Road
Dexter, Michigan 48130

Agenda

1. Call to Order
2. Roll Call: George Goodman, Rob Mitzel; Erica Perry; John Westman; Paul Zalucha; Cynthia Zuccaro
3. Approval of Agenda
4. Approval of Minutes for August 17, 2016 Regular Meeting
5. Recognition of Service from Wilber Woods
6. Public Participation
7. Township Board Report
8. Zoning Administrator Report
9. Action Items
 - (a) Schedule Special Meeting for October 3, 2016
 - (b) Reschedule Public Hearing for Fire Station to October 3, 2016 Special Meeting
 - (c) Set Public Hearing Date for Special Use Permit and Site Plan Approval for Arms Creek Landing Strip (tabled from July meeting)
10. Discussion Items
 - (a) Restructure of Article 8 of the Zoning Ordinance
 - (b) Natural River District Regulations
11. Public Participation
12. Informational Items / Correspondence
13. Adjournment

**WEBSTER TOWNSHIP
PUBLIC HEARING NOTICE**

**SPECIAL LAND USE and SITE PLAN REVIEW for
NEW PRIVATE LANDING STRIP
At 6570 and 6598 Gregory Road**

The Webster Township Planning Commission will hold a Public Hearing on Wednesday, October 19, 2016, at 7:00 p.m. at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI, to consider the special land use and site plan review application of Arms Creek LLC and BHC Farms LLC which proposes construction of a private landing strip at 6570 and 6598 Gregory Road, Dexter, MI, 48130, aka 'Arms Creek Airport'

The application and plans for the private landing strip are available for public inspection at the Township Hall during normal business hours (Monday – Thursday, 8:00 a.m. to 4:00 p.m.).

Verbal comments may be heard at the hearing.

Email comments must be sent to administrator@twp.webster.mi.us and must be received by 4:00 p.m., Wednesday, October 19, 2016.

Written comments must be received at: 5665 Webster Church Road, Dexter, MI 48130 by 4:00 p.m., Wednesday, October 19, 2016.

Those with disabilities must notify the Township Clerk no less than seven (7) days prior to the meeting so that accommodations may be furnished to satisfy their disability and allow for meaningful attendance.

Rob Mitzel
Webster Township Planning Commission Chairman
Posted: xx
Published: xx

Suggested changes to Webster's ordinance to comply with Natural Rivers Program: (for Sept 2016 Planning Commission Meeting)

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, and 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 is a designated Natural River District by the State of Michigan.*

B. Surface Water Overlay Zones. The zones overlay existing zoning for an area **fifty (50')** feet and **one hundred twenty-five (125')** feet from the ordinary high-water mark on each side of and parallel to all rivers, streams, and lakes greater than 5 acres in area. The zones are depicted on the map of the Surface Water Protection Overlay District below. Specific regulations for these two zones are provided below.

C. Building Setbacks.

New buildings shall be setback a minimum of **one hundred twenty-five (125')** feet from the ordinary high-water mark.

D. Accessory Uses. All accessory uses, including storage buildings, garages, parking lots, detention ponds, retention ponds, gravel parking lots, or outdoor industrial storage areas shall be set back a minimum of **one hundred twenty-five (125')** feet from the water's edge.

E. 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.

F. 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.

G. 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.

H. 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 of **fifty (50')** feet from the water's edge. This restricted cutting 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. 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 or boardwalks running along or parallel to the river within the required natural vegetation strip shall be prohibited.

I. 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.

J. Restrictions on Land Uses that Pose Water Pollution Hazards. 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:

- (1) Storage of hazardous substances (150 feet);
- (2) Above or below ground petroleum storage facilities (150 feet);
- (3) Drain fields from on-site sewage disposal and treatment system (i.e. septic systems - **125 feet**);
- (4) Raised septic systems (250 feet);
- (5) Solid waste landfills or junkyards (300 feet);
- (6) Confined animal feedlot operations (250 feet);
- (7) BMP's for septic tanks and other underground storage tanks; and
- (8) **Mining and extracting industries (300 feet).**

K. 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.

(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.

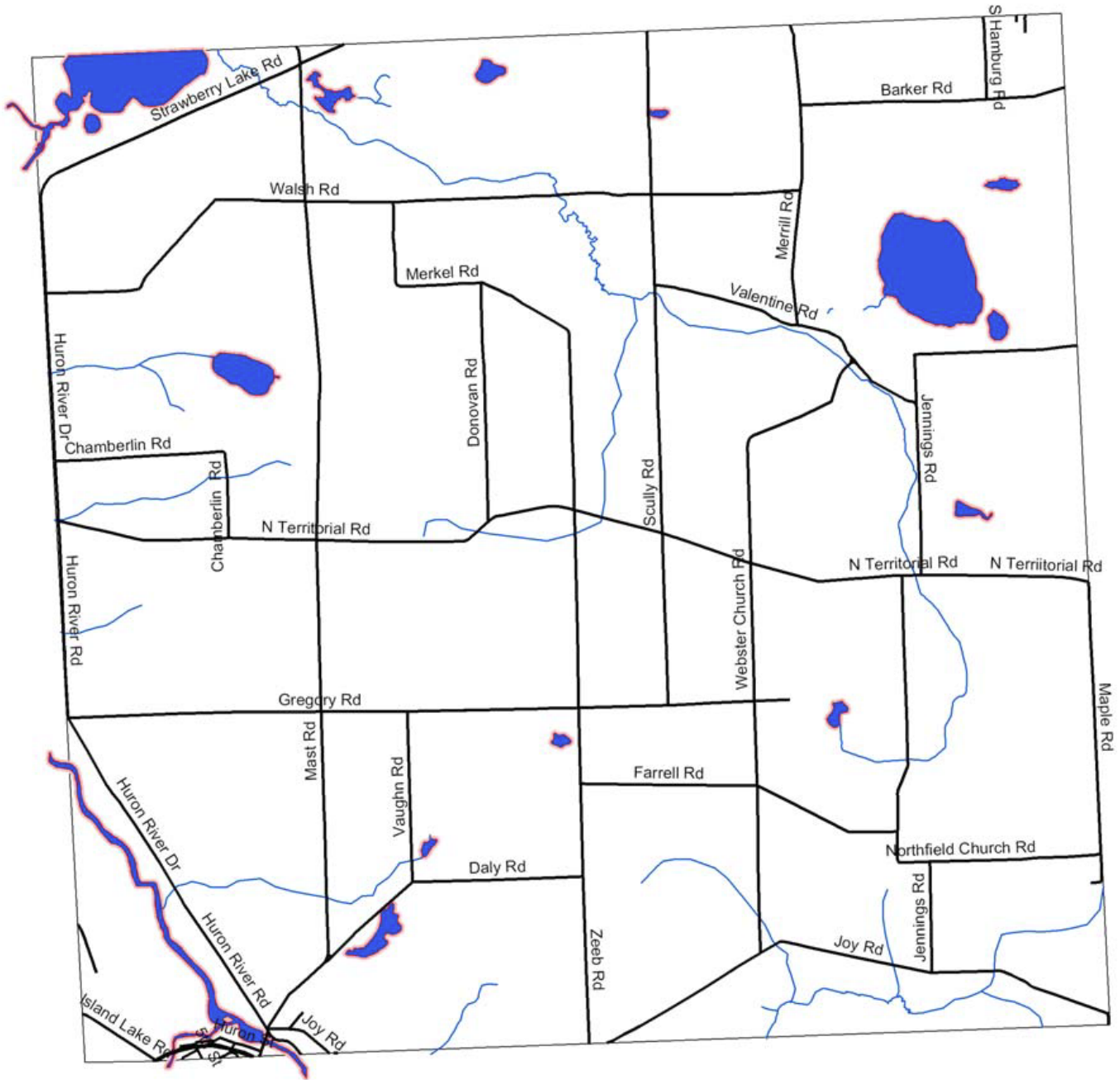
(b) The Planning Commission may offer credit for additional density elsewhere on the site in compensation for the loss of developable land due to the requirements of this Ordinance. This compensation may increase the total number of dwelling units on the site up to the amount permitted under the base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

Note: Map on next page to be updated to 50ft and 125ft instead of 25ft and 100ft. Also the 125ft zone will include Arms creek as described in the purpose section at the beginning.

Surface Water Overlay Zone



Legend

Roads	Township Boundary	25 Foot Buffer Zone
Lakes		100 Foot Buffer Zone

Map prepared by:



Last Updated: 6/20/06
 Data Source: Washtenaw County
 GIS Program 2000 (natural features),
 2005 (roads)



**WEBSTER TOWNSHIP
SPECIAL MEETING/PUBLIC HEARING NOTICE**

**SITE PLAN REVIEW for
Fire Station
At 5775 Webster Church Road**

The Webster Township Planning Commission will hold a Special Meeting/Public Hearing on Monday, October 3, 2016, at 7:00 p.m. at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI, to consider the site plan review application of Webster Township which proposes construction of DAFD Sub-station at 5775 Webster Church Road, Dexter, MI, 48130.

The application and plans for the Fire Station are available for public inspection at the Township Hall during normal business hours (Monday – Thursday, 8:00 a.m. to 4:00 p.m.).

Verbal comments may be heard at the hearing.

Email comments must be sent to administrator@twp.webster.mi.us and must be received by 4:00 p.m., Monday, October 3, 2016.

Written comments must be received at: 5665 Webster Church Road, Dexter, MI 48130 by 4:00 p.m., Monday, October 3, 2016.

Those with disabilities must notify the Township Clerk no less than seven (7) days prior to the meeting so that accommodations may be furnished to satisfy their disability and allow for meaningful attendance.

Rob Mitzel
Webster Township Planning Commission Chairman
Posted: 9/7/16
Published: 9/14/16