

MINUTES OF THE 350TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 21, 2007

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Erica Perry, Gary Koch, Dave Lovell, Don Heller

Members Absent: Gerry Calhoun

Also Present: Martha Zeeb, Bruce Pindzia, Erin Perdu and 6 citizens

OLD BUSINESS:

I. Mr. Zalucha reviewed the minutes of the January 17, 2007 Regular Meeting and the February 7, 2007 Public Hearing and Working Session. Don Heller moved, 2<sup>nd</sup> by Gary Koch, to approve both sets of minutes as written. Motion carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. Gary Koch reported that the Township Board tabled the St Joseph Church Development Agreement. Erica Perry and Gary Koch were reappointed to the Planning Commission. Don Heller was reappointed to the Zoning Board of Appeals.

B. Don Heller moved, 2<sup>nd</sup> by Erica Perry, to approve the meeting agenda as printed. Motion carried.

III Mr. Zalucha asked for comments from citizens: None.

IV. Bruce Pindzia gave a zoning update. He has issued 3 permits this year.

A. The Preserve is doing a deep storm drain to their lake.

B. The St Joseph Church Development Agreement was tabled until the next Township Board meeting due to concerns of Dunlavy Farm residents. The Homeowners Association will meet with the church on March 7, 2007 to work out their differences. Paul Zalucha said he signed the agreement as there were no objections by the Commissioners.

V. United Methodist Church Project was next on the agenda.

A. Erin Perdu said the Drain Commission is still looking at the project so the site plan is in flex. The Application for Special Use Permit is for everything (church, youth center, and educational building) as it is tied to the drawing submitted with the application, but construction must be tied to the Site Plan. She recommended approval only of the Special Use Permit now and the landscape, parking, etc will be worked on with the Site Plan. Mr. Sly thought it would be 6-8 weeks before they have a Site Plan.

B. Erica Perry asked if they plan to expand the youth program. Mr. Sly said they hope the number of people will increase but they do not expect more programs. Bruce Pindzia said the accessory building they are building is a storage building that can't be used by Youth until the Planning Commission reviews it.

C. Paul Zalucha asked if the church must come to the Planning Commission for the Site Plan and Bruce said they must when they want to add parking or a larger building.

D. Erica Perry moved, 2<sup>nd</sup> by Don Heller, that the Planning Commission recommend to the Township Board that they grant the Special Use Permit to the Dexter United Methodist Church. Motion Carried.

NEW BUSINESS:

VI Election of Officers: Don Heller moved, 2<sup>nd</sup> by Erica Perry, to leave the officers as they are. Motion Carried. The officers are: Chairperson – Paul Zalucha; Vice Chairperson – Gerry Calhoun; Secretary – Wilber Woods.

VII. Citizens Wishing to Address the Commission: None

VIII. General Discussion: Paul Zalucha distributed a Citizen Planner brochure and two articles on pervious concrete for the Commissioners to read.

IX: New Ordinance Discussion was next on the agenda

A. The Ordinance Review "Syllabus" was presented as a procedure for future discussions.

B. Article 7 was discussed.

1. Bruce explained that the current Zoning Ordinance has a two step process whereby the Township issues a final Certificate of Zoning Compliance before the County will issue a Certificate of Occupancy, but it is not used. Bruce would like better control over the permit process.

2. Erin will change the title of 7.25 and 7.35 to Preliminary and Final Certificate of Zoning Compliance. Erin will increase the amount of days allowed for Temporary Final Certificate of Zoning Compliance to be similar to the County Building Department.

C. Section 8 was discussed regarding duties of the Planner. Changes include Bruce will review applications for completeness, and removing mailing publication notices, and the Planner will not put things on the website.

D. Article 9 – Zoning District and Map, PUD

1. Erin will reword 4 and change the Zoning Administrator to the Planning Commission so that if a use is not clearly similar and compatible the Planning Commission must review it.

2. Erin will ask Mark Reading about Section 5 - continuation of Special Use Permit as they go with the land.

3. Erin will add accessory items from the current Zoning Ordinance.

4. Erin will reword the Ag District intent and much work is needed on Permitted and Special Use. Erin will add essential services to permitted uses. The Commissioners will send her their comments for the next meeting.

XI. Don Heller moved, 2<sup>nd</sup> by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 10:00 p.m.

NEXT MEETING DATE:

Working Session, Wednesday, March 7, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, March 21, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia