

MINUTES OF THE 351ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 21, 2007

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

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

WTPC Members Absent: None

Also Present : Martha Zeeb, Erin Perdu, Bruce Pindzia and 3 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the February 21, 2007 Regular Meeting and the March 7, 2007 Working Session. Don Heller moved, 2nd by Gerry Calhoun, to approve both sets of minutes as printed. Motion Carried.

II. Township Board Report and Approval of Agenda

A. Gary Koch said the Board approved the Klepaski rezoning and the St Joseph Catholic Church development agreement. The Board had their annual meeting with the Road Commission last night about this years road work. The Roadside cleanup will be April 21, 2007.

B. Gerry Calhoun moved, 2nd by Gary Koch, to approve the agenda as written. Motion carried.

III. Citizens Wishing to Address the Commission: None

VI. Bruce Pindzia gave the Zoning Officer Update. Bruce said St Joseph Church will lower the parking lot to keep headlights under the berm height. Bruce will find out if this will affect drainage. The Preserve has completed most improvements. The Dexter United Methodist Church has Atwell Hicks working with the Drain Commission.

NEW BUSINESS: None

V. Citizens Wishing to Address the Commission: None

VI. GENERAL DISCUSSION: Erica Perry asked about permits for new houses and Bruce said he had one yesterday.

VII. New Ordinance Discussion followed.

A. Erin Perdu reviewed Mark Reading's answers to the questions from last month's meeting.

1. Mark will reword Article 9 to make clear that we can grandfather.
2. The Commissioners discussed types of daycare centers and number of children allowed and how it fits in with State Regulations and the Township Licensed Home Based Occupation. Erin will get more information.

3. Cell Towers are part of essential services and we should call it Public Utilities.

4. Paul Zalucha told Erin to remove Private kennels from the Zoning Ordinance. The Commissioners said people were up in arms and the number or size of the dogs doesn't determine the problem.

5. Erin said a Commercial Stable has care of the horses as the primary use of the property and it doesn't have a house. The Commissioners changed a Commercial stable from 40 acres to 20 acres as the Township doesn't have many 40 acre parcels. Erin said a Private Stable has the

raising and keeping of horses incidental to the home on the property and is a permitted use in the Ag District. Set backs will be normal setbacks as problems would be covered under nuisance regulations. The property must be fenced and fences can be on the property line for commercial and private stables.

6. Erin will add that Recreation serving a residence is not regulated as people could have a tennis court and get lessons. Active Recreation and a circus or carnival needs a special use permit. Erin will get rid of the list of activities.

B. Multi Family Residential District (R-3) was discussed. The Commissioners asked why lot requirements were just in this District. Erin said she would ask Mark Reading and get rid of it.

C. Mobile Home Park District will add a statement to the intent about public water and sewer. As changes to these regulations must be approved by the State, the Commissioners want this Section to be like the old Ordinance was.

D. The Commissioners discussed the Commercial and Office District and wanted these to be two separate Districts like it was in the old ordinance as they wanted to curb the Commercial. Gerry Calhoun wanted to eliminate major and minor auto repair distinction. Erin will make it a special use in the Commercial District. Erin will rewrite Office and Commercial Districts before the Commissioners discuss the Industrial District.

VIII Don Heller moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 10:00 p.m.

NEXT MEETING DATE:

Working Session: Wednesday, April 4, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, April 18, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely

M. Heller

E. Perdu

B. Pindzia