

MINUTES OF THE 352ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 18, 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, Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, Erin Perdu and 2 citizens

OLD BUSINESS:

I. Paul Zalucha suggested it was not necessary to read the minutes of the March 21, 2007 and April 4, 2007 Working Session out loud tonight. Erica Perry made a motion, 2nd by Don Heller, to read these minutes silently and then move to approve or disapprove. Motion Carried and Commissioners read. Erica Perry moved, 2nd by Don Heller, to accept the minutes of both meetings as printed. Motion carried.

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

A. Gary Koch reported that the Township Office will be closed on Christmas Eve and 5% of office staff wages will be put in a retirement pay. Bill Sinkule will become a Notary.

B. Gary Koch reported that there will be a PDR meeting at the WISD on April 30 at 6:30 p.m. Erica Perry added that she will attend to learn what our Township will give up if we have intergovernmental cooperation as the State wishes.

C. Don Heller moved, 2nd by Dave Lovell, 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 new housing permits this year and the Township has 122 approved lots in site condos that can be built on. St Joseph church hopes to be completed by December or January.

NEW BUSINESS: None

V. Citizens Wishing to Address the Commission: None

VI. General Discussion:

A. Paul Zalucha distributed a Road Commission Right Of Way plan for the Commissioners to review and then discuss it at the May 2nd working session.

B. Paul Zalucha announced that as of February Wilber Woods has been on the Planning Commission for 30 years and has been Secretary for 28 years.

C. Erica Perry said she took the Master Citizen Planner internet course. She also attended a meeting where Anya Dale of the Washtenaw County Planning Department gave a slide presentation on how land use planning affects chronic illness. The Commissioners were interested and Paul Zalucha asked that she be invited to give a presentation at the May 16, 2007 Regular Meeting at 8 p.m.

VII: Bruce Pindzia's memo, dated April 18,2007, on the proposed Zoning Ordinance was discussed

A. The two proposed Industrial Districts have been combined into a single District in Section 9.40. The Township has little area zoned Industrial or proposed in the Master Plan to become Industrial. Erin will bring sample wording from other Townships to limit impervious surfaces in non-residential districts as parking lots are not included in the maximum lot coverage limit of 25%.

B. The Commissioners discussed Section 9.50 on Public Lands. They could not understand how only public hospitals and schools could be located on Public Lands while private hospitals and schools were prohibited. Erin will ask Mark Reading about this.

C. The Commissioners discussed Section 9.55 on Planned Unit Developments.

1. Special Assessment Districts will be put in their own Section of the PUD so it is not limited to open space areas.

2. Erin Perdu explained that PUD's will be rezoned in the areas of the master plan that allows Commercial and mixed use overlay districts where they are appropriate but not in Ag Districts.

3. Gerry Calhoun was concerned with having Commercial on well and septic so Erin will revise.

D. The Commissioners discussed Section 9.12 on Agri-Business District. Erin said this district can be rezoned anywhere in the Ag District and allows more intense use than the Ag District. Farm equipment sales and repair was moved to a Special Use. Recreation: Active was removed from Permitted Uses as it is allowed as a Special Use in the Ag District. Erin will get the State of Michigan definition of Intensive Livestock Operations.

E. The definition of Open Air Business and Food Processing Plant will be revised.

XI. Don Heller moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 10:13 p.m.

NEXT MEETING DATE:

Working Session, Wednesday, May 2, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, May 16, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia