

MINUTES OF THE 354TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, JUNE 20, 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 3 citizens

OLD BUSINESS:

I. Paul Zalucha read the minutes of the May 16, 2007 Regular Meeting and the June 6, 2007 Working Session. Erica Perry made a motion, 2<sup>nd</sup> by Gerry Calhoun, to approve both minutes at printed except to change item IA7 of the Working Session from 1313.55 H to 13.55H. Motion Carried.

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

A. Gary Koch reported that the Rugby Club wants to make a playing field behind the Township Hall. The Washtenaw County Road Commission adopted a right of way plan where by Strawberry Lake Road and Walsh Road are reduced to 86 feet and Stein Road is reduced to 66 feet.

B. Gerry Calhoun moved, 2<sup>nd</sup> by Erica Perry, to approve the meeting agenda as printed. Carried.

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

IV. Bruce Pindzia gave a zoning update.

A. He has issued 16 permits last month but none were for new housing.

B. St Joseph church has heightened its south berm at the request of Dunlavy Farm residents.

C. Bruce will have a meeting with the Preserve as a result of the site inspection.

D. The MDEQ sent a notice for public comments about filling in a wetland on the east side of Mast Road to make room for a turn lane into the St Joseph Church.

E. Martin Skura submitted an application for the 18 acre Bloom property on Park Lake for a 950' cul de sac with 7 lots in a cluster development. Bruce will prepare his Engineering Report by the end of June so Lakeside Site Condominium can be placed on the July meeting agenda.

F. At the July regular meeting the Commissioners will need to consider a Cobblestone Phase II change to alter 3 drainage easements from common element to limited common element.

V. Erin Perdu said the Ordinance Review "Syllabus" has 2 more working session listed - on July 11 and August 1, 2007. Bruce Pindzia preferred 2 weeks between meetings. Don Heller moved, 2<sup>nd</sup> by Gary Koch, to hold working sessions at 6:30 p.m. on August 1 and August 29, 2007. Motion Carried.

NEW BUSINESS: None

VI. Citizens Wishing to Address the Commission: Martin Skura said he thought he was on tonight's agenda. Bruce Pindzia said that Site Condominiums take time to review. Paul Zalucha said the Commissioners will hear about it at the July Regular meeting and may set a public hearing for the August Regular Meeting if the Application is complete.

VII. General Discussion: None

VIII: Erin Perdu and Bruce Pindzia's memo, dated June 20, 2007, on Article 13 of the proposed Zoning Ordinance was discussed

A. Issues from Last Meeting

1. Section 13.35 B1 on Street layout. The Commissioners liked the proposed recommendations except the nonpermanent word in the definition of "Stub Street"
2. Section 13.35 B 4 The Commissioners liked adding "The length of stub streets shall not be included when measuring the length of a cul-de-sac."
3. Section 13.35 G 5 The Commissioners discussed open space and recreation facilities and decided to strike out section 13.35 G 5 entirely. Gerry Calhoun wanted to require they do something with open space like gardens, paths, farm it, etc. but didn't like to enforce a type of recreation. Bruce Pindzia has problem with 35% enforcement. Gary Koch and Don Heller didn't want people walking in their back yard. Gary said the Township already has parks. Dave was opposed to require recreation.
4. Section 13.70 Erin said impact assessment needs to be added to 5.30.

B. Issues for the Planning Commission

1. Section 13.75D and E Erin will reorganize these. Most of the Commissioners didn't care if there were street trees. Gerry Calhoun was concerned with the size of the trees proposed. Erin will rewrite.
2. Section 13.85 Building Height. Bruce said the proposed language is the same as the current ordinance but he recommended changing the measurement to the peak of the roof instead. The Commissioners concurred.
3. Section 13.95 Noxious Weeds The Commissioners decided to strike out this section per Bruce recommendation.
4. Section 13.100 Off-Street Parking. The Commissioners concurred with the recommendation for non residential.
5. Section 13.125 I The Commissioners said it was okay to move this subsection to Section 12.80.
6. Sign Regulation Gerry Calhoun did not want to discourage business. The Commissioners will discuss signs and privately owned sewer facilities again at the next meeting.

IX. Erica Perry moved, 2<sup>nd</sup> by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 10:05 p.m.

NEXT MEETING DATE:

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

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley  
M. Heller  
Erin Perdu  
Bruce Pindzia