

MINUTES OF THE 355TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 18, 2007

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

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

WTPC Members Absent: Gerry Calhoun, Gary Koch

Also Present : Martha Zeeb, Erin Perdu, Bruce Pindzia , John Kingsley, Mary Dee Heller, Jim Daratony

OLD BUSINESS:

I. Paul Zalucha read the minutes of the June 20, 2007 Regular Meeting. Bruce Pindzia said that Item IV D is for a turn lane into St. Joseph Church and in Item VI we should delete the last line and add “if the Application is complete.” after “August Regular Meeting” Don Heller moved, 2nd by Erica Perry, to approve the minutes with these changes. Motion Carried.

II. John Kingsley gave the Township Board Report.

A. The ZBA requested an Alternate Member and the Attorney said they have to have them but really they may have Alternates. John has asked the ZBA to say if they want an Alternate.

B. The Township Board entered into Preserve Washtenaw to share PDR information.

C. The Township Board directed the PDR Committee to enter into a PDR Conservation Easement on Gordon Hall.

D. The Township Board voted to follow the recommendation of the PDR committee to pay \$110,000 for Development Rights on the Ann Merkle 146 acres. Federal funds will come also.

III. Approval of Agenda

A. Paul Zalucha said item B under New Business can be deleted as the Lakeside Site Condominiums project was eliminated when the land was sold to someone else.

B. Don Heller moved, 2nd by Erica Perry, to approve the agenda with this change. Carried.

IV. Citizens Wishing to Address the Commission: None

V. Bruce Pindzia gave the Zoning Officer Update. St Joseph Church is getting ready to pave the project. The Preserve needs to construct a spillway. Dexter United Methodist Church is still working with the Drain Commission on Ph I but wants to be put on the August WTPC Agenda for Ph II as they want a connector between the Sanctuary and the Administration Building.

NEW BUSINESS:

VI. Cobblestone Estates Phase II Change was next on the agenda.

A. Bruce Pindzia distributed revised as-built site plans and a letter from Dillon & Dillon PLC. He explained that they removed information from the plan – there are no drainage easements on the plan as they are Limited Common Elements as defined by the Master Deed.

1. The drainage easements will benefit all the condo owners and they all pay to maintain it but not all condo owners will have access to it.

2. The Drain Commission won't be involved so they don't need an easement as long as the association maintains it. Cobblestone is at the top of the drainage course, it is small, and there are no construction or engineering issues.

B. Jim Daratony said these are final as-built site plans and it should have always been like this. 2, 3, and 7 are the only drainage easements. He will change the Exhibits after approval.

C. Erin said the Master Deed called them limited common elements and the Drain Commission called them easements so they need to make them the same.

D. Erica Perry asked if this will impact our obligation for maintenance and Bruce related that the Township has no obligation whatsoever. Bruce recommends approval of changes to clarify the language.

E. Erica Perry moved, 2nd by Don Heller, to approve the change in the language from easement to limited common element for Cobblestone Estates Ph II as reflected on the revised site plan dated 6-27-07. Motion carried.

VII. Proposed Business for Next Meeting – August 15, 2007

A. Methodist Church Ph II request. Bruce recommended we wait on Ph II until the Drain Commission approves Ph I as the whole site depends on the drainage. They hope to have DC approval before our next meeting.

B. Gordon Hall detention pond. Bruce said the Drain Commission has blessed the project but he has never seen a detention pond that is not on the same parcel before.

1. Erica Perry said the historical agreement for Gordon Hall says an unimpeded vista and the 5-6 foot berm for the detention pond is a concern.

2. John Kingsley said he thinks it needs detention pond approval from the Washtenaw County Historical Commission but it is up to Dexter Village to put a stop work order on it. Bruce will call the Washtenaw County Historical Commission to see if they are reviewing this.

VIII Citizens Wishing to Address the Commission: None

IX. GENERAL DISCUSSION: None

X. New Ordinance Discussion followed.

A. Erin Perdu reviewed the July 13, 2007 memorandum on Article 13 Part III that she and Bruce Pindzia compiled on Issues from Last meeting

1. Open Space:

a. The R-3 District does not require recreation on open space and the Commissioners said to leave it as it is.

b. PUD (sec 9.55H) does not require open space and Erin did not recommend changes unless the PUD scope broadens in the future. The Commissioners concurred.

c. Open Space Preservation District (12.85). Erin said that Gerry wants open space maintained and something done with it. Erin felt development agreements will control open space. Dave Lovell said that might be arbitrary and not fair. Don Heller thought it should be up to the Homeowner Association. Dave was not concerned with maintenance and Don Heller agreed.

d. Developments: Design Standards (13.35) Erin said Wetlands can be 50% of the open space and the Open Space Definition is revised to remove lawns.

2. Landscaping (13.75) revisions were discussed. Buffers & Screening are now on Non-Residential Developments and they removed E. Right of Way Landscaping.

B. Section 14 Stormwater Management Regulations

1. Section 14 20 C 1 encourages pre Drain Commission conference and Bruce wanted this changed to it requires a conference.

2. Erica wanted the Township to hire a consultant to review the storm system plan and Bruce said we have a variable fee program so the developer will pay for it.

3. Paul wanted #5 about wetlands as detention ponds stricken and Bruce agreed so there is no confusion. Erin said we cover it in Article 16 and the MDEQ covers it.

4. Paul said that page 14 D3 says the Planning Commission must review Stop Work Orders with a hearing within 3 business days. As this is impractical it will be changed back to the Township Supervisor.

3. Bruce said Section 14.15B1 says developments must meet the Washtenaw County Drain Commission criteria but the Drain Commission doesn't have to approve the plan. The Commissioners liked having Drain Commission Approval and decided to continue discussion at the next meeting.

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

NEXT MEETING DATE:

Working Session: Wednesday, August 1, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, August 15, 2007 at 7:30 p.m.

Working Session: Wednesday, August 29, 2007 at 6:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely

M. Heller

E. Perdu

B. Pindzia