

MINUTES OF THE 356TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, AUGUST 15, 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, Erin Perdu and Jim Daratony

OLD BUSINESS:

I. Paul Zalucha read the minutes of the July 18, 2007 Regular Meeting and of the August 1, 2007 Working Session. Erica Perry asked that “for \$50,000” be removed from Item C of the Township Board Report in the July 18, 2007 minutes. Jim Daratony said that the plans are as-builts in item VI of the July 18, 2007 minutes. Gary Koch wanted Item IB4 of the August 1, 2007 Working Session to say ‘asked if the Township can require’ and remove “wanted”. Don Heller moved, 2<sup>nd</sup> by Gary Koch, to approve both minutes with these changes. Motion Carried.

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

A. Gary Koch said the Township Board will meet next week.

B. Don Heller 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. Zoning Officer Update: None as Bruce Pindzia was not present.

V. Dexter United Methodist Church – Status Update None as the church was not present.

NEW BUSINESS: None

VI. Citizens Wishing to Address the Commission: None

VII. General Discussion/Mail:

A. Paul Zalucha received a notice from Scio Township that they are updating their Master Plan and a draft will be coming for our comments.

B. Paul Zalucha received a map of Webster Township for non motorized transportation opportunities.

VIII: Erin Perdu’s memo, dated August 10, 2007, and Bruce Pindzia’s memo dated August 14, 2007 on the proposed zoning ordinance was discussed

A. Sign Regulations

1. The Commissioners agreed having 32 sq feet be the maximum permitted area for church signs.

2. For Sec. 13.145(J)(1)(a) The Commissioners agreed exterior on-site signs would be a maximum of 32 sq feet for free standing signs and 50 sq feet for wall signs as we are a rural township.

3. Erica Perry moved, 2<sup>nd</sup> by Don Heller, that business center signs be a maximum of 32 sq feet for free standing signs and 50 sq feet for wall signs. Motion carried. Erin said she will delete the section on business center signs and the Commissioners agreed.

4. Removal of signs – the Commissioners agreed with the Township attorney to add language to Sec 13.145(O) to allow the Zoning Administrator to remove signs placed within the road right of way. They saw no need to contact them afterward.

B. Section 14.15 Engineering Standards

1. Erin reviewed the proposed Section and their revisions to the Storm water Management Plan. She said storm water management plans submitted with site plans would not need to be approved by the County Drain Commission and would use Webster Township Standards which include Washtenaw County Drain Commission standards.

2. In Item B(1)c Paul Zalucha suggested to add “for review” at the end so we receive comments

from the Drain Commission.

3. In item B(1)b Paul Zalucha wanted to add “if necessary” in case their plan is fine when Bruce reviews it at the pre-application conference.

4. Gary Koch wanted the storm water section to state that detention ponds are not allowed.

C. Article 16 Questions from Last Meeting

1. Section 16.20(C) The Commissioners decided to leave all the performance standards as is.

2. Erin will review past minutes to see if the 25’ vegetative strip along waterways is correct.

3. Erin said urban density in groundwater recharge areas can be designed well with water & sewer.

D. The Commissioners briefly looked at Bruce’s Memo on Article 17 and 18. They will ask Bruce to explain.

IX. Erica Perry moved, 2<sup>nd</sup> by Don Heller, to adjourn. Motion Carried. The meeting adjourned at 9:45 p.m.

NEXT MEETING DATE:

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

Regular Meeting, Wednesday, September 19, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia