

MINUTES OF THE INFORMATION MEETING AND WORKING SESSION OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, AUGUST 29, 2007

The Meeting was called to order at 6:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Gary Koch, Dave Lovell, Gerry Calhoun

Members Absent: Don Heller, Erica Perry

Also Present: Martha Zeeb, Erin Perdu, Bruce Pindzia, Rick Kleinschmidt, John Kingsley, Mary Dee Heller and 2 citizens

I. Informational Meeting on Cedars of Dexter was first on the agenda.

A. Bruce Pindzia explained that the Village of Dexter annexed the 15 acres at the northwest corner of the Gordon Hall property. The United Methodist RC is working with the Village of Dexter and they have preliminary site plan approval. It will be 60 residential units and a common building. The Road Commission will adjust Island Lake Road for site distance. Webster Township will have the detention pond, with an infiltration system, for the project and will get 100 new trees at the entrance to the facility. Bruce has issued a Certificate of Zoning Compliance to the developers and they are finishing the grading of the detention pond. It will be open space with no trees at the request of the Historical Society for the view. Water and Sewer will cross Webster Township property to get to the Retirement Center.

B. Questions from the Commissioners:

1. Gerry Calhoun asked if the Dexter Area Historical Society approved the drainage. Paul Bishop, of the Historical Society, said yes. Kate Collins of the UMRC said it will be seeded this fall with native grasses to give it an agricultural feel.

2. Paul Zalucha asked about the life of the drainage facility, wintertime freezes, and who is responsible to maintain it.

a. Bruce said there is an earthen weir spillway in the northeast corner which goes to the Island Lake Road ditch, should the ground freeze in the winter and then it rains. Gordon Hall sits on top of the watershed and no offsite drainage comes from the north. Kate said the Methodist home is responsible for maintenance.

b. Paul Bishop said the Historical Society owns the property and they have an easement and an agreement with the UMRC that states the UMRC will maintain the drainage facility.

3. Gerry Calhoun asked about the houses and learned they are multi family attached single story houses. Kate said 12 of the 60 homes are already spoken for by single people so there won't be a lot of traffic.

B. Paul Zalucha asked for questions from the public: None.

II. Working Session was next on the agenda.

A. Erin Perdu reviewed the August 15 meeting changes.

B. Bruce discussed Article 17- Subdivision Regulations to replace the stand alone ordinance of 1975 which is outdated.

1. Bruce suggested needing 21 days from the date of applicant submission to a meeting date so there is enough review time and the Commissioners agreed.

2. Paul Zalucha wanted Page 12 C1 to be revised.

3. Gary Koch asked about page 15 3C - if this was 20 days to send to the Township Board. Bruce will look at the calendar and suggest the number of days to review and approve.

C. Bruce reviewed Article 18 – Land Division which we are required to have.

1. Erin will change the length width ratio from 1:3 to 1:4 on page 3

2. Erin will look at the State Land Division Act about land locked parcels. Bruce did not want to require access to utilities as it might obligate the township to provide utilities. Erin said the Township does not guarantee a split is build able.

3. Paul Zalucha referenced 18.15A and said to add Bruce to the approval form.

4. Erin will add D to reference Section 5.3 for site plan review of more than 2 lots to come before the Planning Commission. Bruce will look at disruption of water flow on 1 or 2 lot splits.

5. Paul said to delete 18.25 I2, I4, and I5, and move I3 and I6 to Section 18.25 B

III. Gerry Calhoun moved, 2<sup>nd</sup> by Dave Lovell, to adjourn. Motion Carried. The meeting adjourned at 8:20 p.m.

NEXT MEETING DATE:

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