

MINUTES OF THE 358TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 17, 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, Gerry Calhoun

Members Absent: Don Heller

Also Present: Martha Zeeb, Bruce Pindzia, Megan Minock, and a room full of citizens

OLD BUSINESS:

I. Paul Zalucha read the minutes of the September 19, 2007 Regular Meeting. Gary Koch said the meeting would be on October 29, not on the 20th, in item II 3. Erica Perry said there were two misspellings – in item IIB2 it should be Treasure”r” and in item VI F 1 it is not “contactor” but instead “contractor”. Gerry Calhoun moved, 2nd by Gary Koch, to approve the minutes as corrected. Motion Carried.

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

- A. Gary Koch said the Township has received a request for Commercial at the corner of Mast and North Territorial Roads.
- B. Megan Minock said New Business on the agenda should be Zoning Map Review and not Master Plan Map Review. Erica Perry moved, 2nd by Gerry Calhoun, to approve the meeting agenda with this amendment. Carried.

III Mr. Zalucha asked for comments from citizens:

- A. John Nixon expressed support to allow the Dexter United Methodist Church to continue with their project.
- B. Norm Koch asked to rezone 6.35 acres at Mast and North Territorial as a Commercial node and asked the Planning Commission to take action.
- C. Gary Vanderhaagen supported the Dexter United Methodist Church extension between the buildings and site plan approval.

IV. Zoning Officer Update: Bruce Pindzia said there have been 67 permits year to date and 13 of these were new houses.

V. Dexter United Methodist Church Site Plan review was next on the agenda.

A. Bob Sly requested Preliminary and Final Site Plan approval of Phase I. They now have Drain Commission approval and have addressed the four items on Bruce and Megan’s report. These items are 1) 2-100 watt light bulbs on the youth center and locating spruce trees to protect the homes from car lights; 2) they will get Dexter Area Fire Dept approval when burning brush and they won’t burn after dark; 3) they have removed unauthorized items from around the storage building; and 4) they are almost done with outside construction and the new work will be done by a contractor during the day. In addition, noise from students will be controlled by adult supervision.

B. Megan Minock said the plan now conforms to the Zoning Ordinance and they recommend approval.

1. Megan said the elements being proposed are a 940 sq ft canopy; a 5200 sq ft connecting link between the sanctuary and the offices, a 3200 sq ft youth center, 35 additional parking spaces, removal of the gravel driveway that connects the two entrances, sidewalk improvements and landscaping.

2. Megan mentioned that the two porch lights on the Youth Center may not be enough safety for people using the parking lot. The Commissioners can add items to the site plan or place conditions on the approval as the applicant felt a Development Agreement would take too much time.

C. Bruce Pindzia said on October 10, 2007 the Drain Commission approved a detention pond by the

youth center, two infiltration system trenches and a new first flush basin to treat water before it goes to the Huron River. Mary Tarrier's concerns of light, smoke, noise and storage of material have been addressed. The Commissioners can put time limits on the contractor work hours. We have received Michigan Dept of Natural Resources approval and a Soil Erosion Permit has been issued. He recommends approval of the Preliminary and Final Site Plan.

D. Gary Koch asked about drainage overflow going to Mary Tarrier's property and learned that curb construction is such that this won't happen.

E. Mary Tarrier said she wanted trees to protect not just the house but the whole back area as the woods is gone. Megan said topography would be a problem to put trees where Mary wants them. Scott Lippert, a neighbor, said they need evergreen trees to block the car lights from the youth center in the winter when the leaves are gone. Bob Sly said they had to remove trees for the new drainfield area but they have 15 Blue Spruce to plant where the Commissioners want them.

F. Paul Zalucha wanted the water controlled during the winter, while building construction proceeds, to protect the neighbors. It was decided that in 120 days they will have installed the retention pond #3, the youth center #A, and the first flush basin by the canopy. A stop work order on building construction will be made if these drainage items are not completed in 120 days.

G. The Commissioners discussed hours of construction operation. 7 am. To 7 pm weekdays and 8am to 3pm on Saturdays was agreeable with the neighbors.

H. Paul Zalucha questioned the hours of operation for the youth center and the kitchen listed on page C7. Bob Sly related that this was included for the Health Department's use for the size of the drainfield. They want the youth program to grow. Megan said the Noise Ordinance could be used to restrict noise.

I. Paul Zalucha wanted the statement on page C3 removed as this is a groundwater recharge area and is highly sensitive.

J. Paul Zalucha said the Health Dept permit approved the September 28, 2007 plan and he asked what changes were made on this October 1, 2007 plan. He learned the proposed trees, a note to remove the driveway, the drainfield and well would not have an impact. Paul wanted these items listed on a revision sheet.

K. Megan listed potential conditions of approval which included 1)revision of the Landscape Plan to be approved by the Township Engineer with input from neighbors and the church 2) Stormwater detention basin by the youth center, infiltration system by the fire pit and the first flush system by the canopy must be completed in 120 days, concurrent with other construction on the site 3) the hours of construction from 7am.-7pm weekdays and 8am-3pm on Saturday 4)the final plan note on use to clarify it is for the drainfield and 5) remove the note on page C3 as there is a recharge area. Gerry Calhoun moved, 2nd by Erica Perry, to approve the preliminary and final site plan with the conditions that Megan listed. Paul also wanted the revision logged on changes from the September 28, 2007 plan to the October 1, 2007 plan. Bruce said he was okay with handling the Landscape Plan. Gary Koch said he will abstain from voting on this. Motion Carried.

L. A 5 minute break followed.

NEW BUSINESS:

VI. The Commissioners discussed possible changes to the Zoning Map. Megan said changes would require a public hearing and then a recommendation sent to the Township Board. The Commissioners felt minor Housekeeping changes such as the consent judgment from A-1 to I-1 on Mast Road, new Public Lands by Independence Lake Park, and a question on the future of the Gordon Hall Public Lands might be good. Bruce will give a memo to the Township PDR Chairman asking for input on the Gordon Hall parcel. Megan will do blow up zoning and master plan maps for continued discussion at the November meeting.

VII. As the next meeting will be the day before Thanksgiving Gerry Calhoun moved, 2nd by Gary Koch, to move the November Regular Meeting to November 28, 2007 at 7:30 p.m. Motion Carried.

VIII Citizens Wishing to Address the Commission: None

IX. General Discussion: The Commissioners discussed Norm Koch's request for a Commercial Node at Mast and North Territorial Roads. Megan said he is requesting a Master Plan change at this time. Dave Lovell felt that so much work went into the proposed Master Plan we shouldn't make a change based on an individual request. The Commissioners decided that Gary Koch should ask the Township Board to respond to this request.

X. New Zoning Ordinance was next on the agenda. The Commissioners wanted more time to read the book. They decided to review Sections 1-9 and make a list of items needing improvement for the next meeting, with the ZBA editing Section 6. The remaining sections will be discussed at the December Meeting with a possible public hearing scheduled for the February meeting.

XI. Erica Perry moved, 2nd by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 10:20 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, November 28, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia