

MINUTES OF THE 360TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 19, 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, Gerry Calhoun

Members Absent: Dave Lovell, Don Heller

Also Present: Martha Zeeb, Megan Minock, and 4 residents

OLD BUSINESS:

I. Paul Zalucha read the minutes of the November 28, 2007 Regular Meeting. Erica Perry said Megan Minock was at the meeting, in item IIB it was the October and November Township Board meeting and to remove “and planning for purchase” in item V and instead add “etc.”. Erica Perry moved, 2nd by Gary Koch, to approve the 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 has tabled appointing a ZBA Alternate as Don Heller has resigned. They have not taken action on the request for a Commercial node at the corner of Mast and North Territorial Roads. The January Board meeting is scheduled for January 22, 2008.
- B. Gary Koch moved, 2nd by Erica Perry, to approve the meeting agenda as printed. Carried.

III Mr. Zalucha asked for comments from citizens: None

IV. Zoning Officer Update: Bruce Pindzia was not present but Gary Koch said the Preserve is closed out.

V. Zoning Ordinance Review of Articles 1-9 discussion followed.

A. The Commissioners discussed the pros and cons of having the Zoning Administrator decide whether a use is a permitted use or not. Megan wanted it clear on when decisions go to the ZBA. Megan said Bruce Pindzia would like to decide in the Agribusiness District. The Commissioners concurred that Bruce decides in the Agribusiness District if the use is clearly similar and if he says no it can then go to the ZBA. The Commissioners did not want the phrase “other uses clearly similar in nature and compatible with the listed permitted uses in the district” to be added to all other Districts as they wanted the ZBA to make decisions in these.

B. The Commissioners discussed the Maximum Height and Maximum Stories allowed in the AG and Residential Districts. It was noted that barns are not subject to these restrictions in the Ag District. Erica Perry moved, 2nd by Gerry Calhoun, that in the Ag and R-1 and R-2 and R-3 Districts the maximum height should be 40 feet with no story restriction and they don't count the basement. Motion carried.

C. The Commissioners discussed Landscaping Contractors and Nursery:Plants. Megan showed the additions she made to the definition of Landscaping Contractors and Megan asked to add to the definition of Nursery:Plants “not grown on the property”. The Commissioners agreed to these changes in the definitions. Erica Perry would not vote on Landscaping Contractors. It was decided that Landscaping Contractors and Nursery:Plants would not be allowed in the Ag District. In the Agribusiness District both Landscaping Contractors and Nursery:Plants would be allowed as a Special Use. In the Commercial District Landscaping Contractors would be allowed as a Special Use and Nursery: Plants would be allowed as a Permitted use. In the Industrial District Landscaping Contractors would be allowed as a Permitted use and Nursery:Plants would be allowed as a Special use.

D. The Commissioners discussed PUD Preliminary Approval as Megan wanted to be sure they understood that if a preliminary site plan is approved there will be a PUD on that site. Megan said developers cannot do a preliminary and final site plan at the same time as PUD's are complicated and it needs a two step process. In Section M, item 2 Megan will think of another word other than “evidences”.

E. The Commissioners discussed increasing the FAR (floor area ratio) in R-3 to allow denser development. Megan will look at other townships for R-3 to discuss again at the next meeting.

F. Other concerns to be discussed at the next meeting include: Variable fees by the Planning Commission or the Zoning Administrator; safety of Berms; and Fast Food –eating in car restriction.

G. Paul Zalucha said Article 6 on the ZBA will be first on the next meeting agenda.

H. Paul Zalucha said the Commissioners should be prepared to discuss Articles 10-18 at the January meeting so a public hearing on the Zoning Ordinance can be in March. The Commissioners will submit comments on Articles 10-18 to Megan Minock by January 9, 2008. Megan asked for time to work with the comments and to distribute the comments to the Commissioners for their review prior to the meeting. Erica Perry moved, 2nd by Gerry Calhoun, to move the Planning Commission meeting to Wednesday January 23, 2008 at 7:30 p.m. Motion carried.

I. Erica Perry moved, 2nd by Gerry Calhoun, to postpone discussion of the Zoning Map until the January meeting. As the January meeting agenda sounded full Erica amended her motion to hold the map discussion at the February meeting. This was 2nd by Gerry Calhoun if the February meeting is held at the regular time. Motion carried.

NEW BUSINESS: None

VI Citizens Wishing to Address the Commission: Charles Estleman congratulated the Planning Commission on all their work lately.

VII. General Discussion: Paul Zalucha said Don Heller resigned effective January 1, 2008. Gary Koch said the Township Board is requesting applications by January 18, 2008. Erica Perry moved, 2nd by Gary Koch, to make a Certificate of Appreciation for Don Heller's participation on the Planning Commission. Motion carried.

VIII. Wilber Woods moved, 2nd by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 10:08 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, January 23, 2008 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia