

MINUTES OF THE 362ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 20, 2008

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, Dave Lovell, Robert Mitzel, Cynthia Zuccaro

Members Absent: None

Also Present: Martha Zeeb, Megan Minock, Bruce Pindzia , Charles Estleman, Mary Dee Heller and John Kingsley

OLD BUSINESS:

I. Paul Zalucha read the minutes of the January 23, 2008 Regular Meeting. Gary Koch asked to replace the first sentence in IIA 1 with “Cynthia Zuccaro and Robert Mitzel were appointed, and Wilber Woods and Paul Zalucha were reappointed to the Webster Township Planning Commission.”. Gary Koch moved, 2nd by Cynthia Zuccaro, to approve the minutes with this change. Motion Carried.

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

- A. Paul Zalucha asked to move item 7. New Business: Election of Officers before item 6. Old Business on the meeting agenda. Rob Mitzel moved, 2nd by Gary Koch, to approve the agenda as amended. Carried.
- B. Gary Koch said Charles Estleman was appointed as the new Township Trustee, Dita Albert was appointed to the Board of Review, and Randy Krull was appointed to the ZBA at the Township Board Meeting on February 19, 2008.

III. Paul Zalucha asked for comments from citizens: None

IV. Zoning Officer Update: Bruce Pindzia said 3 permits have been issued and he has dealt with several complaints.

NEW BUSINESS:

V. Election of Officers

- A. Erica Perry nominated Paul Zalucha to continue as Chairman. This was 2nd by Gary Koch. Carried.
- B. Erica Perry nominated Gerry Calhoun to continue as Vice Chairman. This was 2nd by Gary Koch. Carried.
- C. Cindy Zuccaro nominated Wilber Woods to continue as Secretary. This was 2nd by Erica Perry. Carried.

OLD BUSINESS CONTINUED:

VI. Megan Minock lead the discussion on the Proposed Zoning Ordinance Review.

A. FAR in R-3 District – Megan suggested a 10% difference between the FAR and Lot coverage to encourage increased density in this District as suggested in the proposed Master Plan.

- 1. The Commissioners decided on 30% FAR and 20% lot coverage similar to Scio Township.
- 2. Bruce will revisit set back requirements in the R-3 District and Megan will go over it for the March Meeting.

B. Section 12.90 – Removal of Earth Material – Megan stressed that removal of earth material can become a fabulous development if it is handled right and a balance must be struck for farmers, etc. The Commissioners wanted regulations to ensure reclamation, etc. Bruce said the Special Use permit provides for annual review of the property to ensure compliance.

1. The Commissioners all agreed to drop the additional approval standards in Section 12.90 and to rely on the Special Land Use Standards. They will add requirements for earth removal operations and add to item 3 on page 244 a request for a concept plan showing feasibility of intended use after reclamation.

2. The Commissioners reviewed #4-10 of Scio Township's standards and Megan will rewrite and bring them back next month. The Commissioners liked hours of operation to be 7 am to 7 pm, or sundown, whichever is earlier. The Commissioners removed the 10 year maximum duration. The Commissioners wanted the property fenced on all sides. The Commissioners wanted more research on proper screening of the property, % of the property being mined at one time, on roads to be traveled, and if a 160 foot set back would fit Webster Township.

3. Paul Zalucha asked why it is in Article 12 and then general standards in Article 13. Paul suggested to keep it all in Article 12.

4. The Commissioners thought 1000 cubic yards was only enough for a driveway. Bruce and Megan will research a more appropriate number for the permit regulations to kick in.

C. Definition of Laundromat

1. The Commissioners agreed to strike "to businesses" from the definition and to change it to "An establishment providing washing and drying facilities, and /or dry cleaning services.

2. The Commissioners agreed Laundromats would be a permitted use in the Industrial District and washing and drying facilities would be a permitted use in the Commercial District. Dry cleaning services would be a Special Use in the Commercial District

D. Variable Fees - Megan felt it best if all three entities have the power to set variable fees as all are empowered to make decisions. Bruce said he makes recommendations but the Planning Commission and Township Board set the variable fees. The Commissioners decided they would maintain the current proposed standards.

E. Woodland Size Requirement – Megan said this regulation applies for site plan review when developing more than 3 lots and we need an economic incentive to protect the trees from clear cutting. Bruce said it does not prohibit tree cutting but developers must replant the trees. 6 Commissioners were in favor of keeping the current standards.

F. Berms - Megan said this is an allowed option between non-residential and residential uses. Berms are more expensive and take more space than a landscaped screen. Vegetative screens need to block the view year round. The Commissioners liked berms at times and asked Megan to bring recommendations for beefed up landscaping to the next meeting.

VII Rob Mitzel moved, 2nd by Erica Perry, to postpone the Zoning map Review until the March meeting. Carried.

VIII Citizens Wishing to Address the Commission: Charles Estleman thanked the Planning Commission on all their work and asked when they expect to finish.

IX General Discussion:

A. Megan will bring material on wind towers for the Commissioners to review.

B. Bruce mentioned that residents around the Township lakes have drafted zoning regulations for their small lots. Bruce asked the Commissioners to consider waterfront zoning and also an overlay district. It will take Erin and Megan and Bruce 7 months for a lakefront ordinance process. Rob Mitzel moved, 2nd Erica Perry, that the Planning Commission directs Bruce to continue working on the proposed lakefront ordinance. Motion Carried.

X. Erica Perry moved, 2nd by Cynthia Zuccaro, to adjourn. Motion Carried. The meeting adjourned at 10:40 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, March 19, 2008 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia