

MINUTES OF THE 357TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 19, 2007

The Meeting was called to order at 7:30 p.m. by Chairperson Zalucha at the Township Hall.

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

WTPC Members Absent: Don Heller

Also Present : Martha Zeeb, Bruce Pindzia , Megan Minock, John Kingsley, Mary Dee Heller, and 5 citizens

OLD BUSINESS:

I. Paul Zalucha read the minutes of the August 15, 2007 Regular Meeting and the August 29, 2007 Information and Working Session. Gary Koch said, in the August 29, 2007 minutes in Item I B, that it was Paul “Bishop” from the Historical Society and “Kate” from the UMRC who talked with the Commissioners. Bruce Pindzia said that, in the August 29, 2007 minutes in Item I B 2 a, it is an earthen “weir” not ware. Gary Koch moved, 2nd by Gerry Calhoun, to approve both sets of minutes with these changes. Motion Carried.

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

A. Gary Koch moved, 2nd by Erica Perry, to approve the agenda as printed. Motion carried.

B. Gary Koch reported on the August and September Township Board Meetings.

1. FEMA has updated flood zone maps of the Township.

2. Karen Kulp has been appointed as the new Deputy Treasurer.

3. There will be a meeting in the Township hall on October 29th with Dexter Village, Dexter Township, and the Sheriff, to discuss paying for police protection.

4. The Township is preparing a policy on talking to the Township attorney.

III. Citizens Wishing to Address the Commission: Mary TARRIER is a next door neighbor of the United Methodist Church. She had many complaints about the church’s construction hours, the parking lot to the Youth Center so close to her back yard with teens coming after football games, lights, and noise so that she cannot enjoy her back yard. Mr. Zalucha asked her to stay to hear the discussion with the Dexter United Methodist Church.

V. Bruce Pindzia gave the Zoning Officer Update. There have been 11 house permits so far this year. St Joseph Church is doing indoor construction. The Preserve has issues in Scio Township. Dexter United Methodist Church is working with the Drain Commission on Ph I and on the Youth Building. Cedar of Dexter has installed the detention pond infiltration system and will be seeding and mulching. Bruce is working on the new Zoning Ordinance and Map. He will deliver them to the Commissioners by October 10, 2007 so they can review it.

VI. Dexter United Methodist Church Update:

A. Bruce Pindzia said the Township Board granted a Special Use Permit in February. The Church is waiting for the Drain Commission approval. They want four improvements 1)the connector link between the Sanctuary and the Administration Building, 2) a roof canopy for pickup and delivery, 3) asphalt parking lot and 4) youth retreat center.

B. Bob Sly of the Dexter United Methodist Church explained that the building currently

under construction is a youth center. It is larger than originally planned. The original permit was for a storage building but Washtenaw County pulled this use restriction when the Township issued the Special Use Permit. They have had volunteer labor working off hours on the construction.

C. Bob Sly said the Drain Commission asked them not to move the existing driveways.

D. Todd Pascoe, of Atwell Hicks, said they expect the Drain Commission will approve their plan. They are keeping 3 low areas as detention basins and have installed infiltration systems. They have added a basin by the Youth Center. They have also installed a first flush basin to treat storm water before it goes into the Huron River.

E. Gregg Lane, of the United Methodist Church, said the parking lot will be expanded by one third, and the connector link will be open space for receptions, etc.

1. The Landscape Plan was submitted to the Township in August. They plan 12 Blue Spruce at least 5-6 feet tall to be planted along the property line near the Youth Center next to the new drain field as they had to remove trees for it.

2. Gregg said they plan to relocate 3 existing light posts east of the church so they will not need additional lighting. The Youth Building has 2 lights which have been there for 8-10 years.

F. Bruce Pindzia said there are many issues – traffic, noise, smoke, lighting, construction and he would like a development agreement similar to St Joseph to address them.

1. Bob Sly said they submitted preliminary and final site plans in August hoping they would be approved as the contractor is waiting to get started. The contractor will work regular business hours. Gregg Lane said the 3 Drain Commission drawings submitted tonight are an addendum to the site plans.

2. Bruce said he needs the elevation of the connector link and he didn't want site plan approval tonight. He and Megan would identify issues still needed for the site plans and then meet with them late next week.

G. Gerry Calhoun moved, 2nd by Erica Perry, to table the Dexter United Methodist Church, until all requirements are met, and Bruce has reviewed it, and to come back to our next meeting. Motion Carried.

NEW BUSINESS: None

VII Citizens Wishing to Address the Commission: Mary Tarrier thanked the Commissioners and said she and her neighbors had not realized they needed to attend or what the procedure was. Bruce Pindzia said he would contact her in the next few days.

VIII. GENERAL DISCUSSION: Erica Perry showed a letter from Paul Bishop about noxious weeds but the Commissioners did not want to add this to the proposed Zoning Ordinance.

IX. New Ordinance Discussion followed.

A. Paul Zalucha asked if the Master Plan should be adopted before the new Zoning Ordinance and Megan said yes as it is the legal support. She will review it to make sure it ties to the new Zoning Ordinance. Gary Koch will take the Master Plan to the next Township Board Meeting.

B. Megan Minock reviewed the August 24, 2007 memorandum from Erin Perdu.

1. Megan will change Article 4 Section 4.30 to say that the Planning Commission has authority to approve site plans. Megan encouraged the Commissioners to review the Standards of Review.

2. Megan will review the ZBA Bylaws.

3. The Commissioners discussed Mobile Homes Outside Mobile Home Parks. Megan will insert minimum square footage requirement and bring it back for the Commissioners to review.

C. Paul Zalucha asked the Commissioners to review the definitions when they get the updated ordinance.

D. Erica suggested that site plans be required to be submitted electronically as well as in paper form and the Commissioners agreed.

X Gary Koch moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 10:05 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, October 17, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely

M. Heller

E. Perdu

B. Pindzia