

MINUTES OF THE 478TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 17, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Tammy Koch, Erica Perry, Paul Zalucha, George Goodman

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, John Enos, Kris Olsson, 4 citizens

I. Approval of Agenda: Charles Estleman moved, 2nd by George Goodman, to approve the agenda as presented. Motion carried unanimously.

II. Approval of Minutes: Erica Perry moved, 2nd by Tammy Koch, to accept the minutes of the December 20, 2017 Webster Township Planning Commission meeting as written. Motion carried unanimously.

III. Township Board Report – John Westman related that the Township Board is working on establishing an email method to get information to township residents.

IV. Zoning Administrator Report – Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated January 17, 2018 (attached).

V. PDR Report – John Westman said he may have a conflict of interest so he is waiting to be replaced on the committee while his property is under consideration.

VI. Comments from Citizens:

- A. Erica Perry said she would love to have due dates on the new Township email.
- B. Martha Zeeb suggested using email addresses from the Township Webster Watch.
- C. Scott Betzoldt suggested email addresses from various Associations he knows of.
- D. John Westman said the communication needs to be a two way street.

VII. Public Hearing for proposed rezoning of 7495 Joy Road from Industrial to Commercial

- A. Andrea Zamansky reviewed written communication from Connie Savander, dated 1-17-18 (attached) in favor of the rezoning provided the traffic on the corner is safe. She suggested a 4 way intersection and wants all the facts before a decision is made.
- B. Scott Betzoldt, of Midwestern Consulting, presented the plans for Dexter Riverside Cellar which will be located north of the existing store. They plan gourmet food items, an outdoor dining area, and liquor license.
 - 1. The corner lot has large setbacks. They plan parking in front of the 6000 square foot building with a detention pond in the southwest corner. The soil is sand and gravel and the lot is currently all trees. They plan to save trees on the edge and clear the Box Elder trees. They have met with the Road Commission who is requesting the driveways far from the intersection and sidewalks installed for foot traffic. The property is master planned for Commercial and the store is a Special Use Permit. They wish to have a public hearing at the March Regular Meeting for a preliminary and final site plan.
 - 2. Pat Cavanaugh said they have 16 months left on the current lease of the existing building so they need to have the new store built by then. They have updated the inside of the current store and he plans to paint it so it looks nicer while they are using it. He can't buy that building and is not sure what will happen to it. He has lived in Dexter 35 years.
 - 3. Janine Cavanaugh said they plan to build a nice looking store that fits the lot.
- C. Paul Zalucha asked about the Road Commission and if a traffic study would increase likelihood of improvement. Scott Betzoldt said the Road Commission owns the property at the corner but there are not enough accidents there to warrant a round-about. John Enos said the square footage of the building, etc. would be provided to the Road Commission.
- D. John Westman said the City of Dexter will not provide sewer and water unless it is zoned Industrial.

- E. John Enos said, based on the Master Plan and surrounding land use, this proposal is a reasonable request. It is down zoning as industrial use can be intense. They recommend approval.
 - F. Andrea Zamansky opened the public hearing to the public at 7:50 p.m.
 - 1. John Kingsley the Township has had that intersection on the County Road Commission to do list for the last 10 years. There was a traffic study done last year but he hasn't seen the results.
 - 2. John Scharf said he talked to the Road Commission chairman and learned it would raise the potential for improvement if they also got formal requests from the City of Dexter and Dexter Schools.
 - 3. Connie Savender said it would be good to change the zoning to commercial but traffic will get worse and she would like a round-about there. The existing store could become green space. She encouraged everyone to be proactive and not wait for a problem.
 - 4. As there were no further comments Andrea Zamansky closed the public hearing at 7:58pm.
 - G. Andrea Zamansky opened the meeting to questions from the Commissioners.
 - 1. John Westman said industrial uses can generate more traffic than commercial. We are looking at a concept that may work but we can't base our decision on it. There is no logical reason to prefer industrial there.
 - 2. Erica Perry liked the concept and asked what we can do to get the Road Commission to make this corner a priority.
 - a. John Enos said the Road Commission was good at working with the community and suggested they be invited to our meeting.
 - b. Andrea Zamansky said she talked to the Road Commission communication coordinator. They would be happy to have a meeting with Planning Commission members during their working hours and gather the data they have for us.
 - 3. Andrea Zamansky reviewed the standards in Section 3.70 B12 and the Commissioners agreed the factors are met.
 - 4. John Westman moved, as all standards are met, that we recommend to the Township Board of Trustees they approve rezoning the 2.72 acres at 7495 Joy Road from Industrial to Commercial. This was seconded by Erica Perry. A roll call vote was taken and it passed unanimously.
 - J. The Commissioners discussed requesting a traffic study but John Enos said the size and use of this property doesn't warrant one. George Goodman said we can't justify a traffic study when the Road Commission is on top of this corner already, and we should be careful of undue restraints when there is more traffic in the summer anyway.
 - K. John Westman moved, 2nd by George Goodman, to allow the applicant to combine the preliminary and final site plan for 7459 Joy Road. Motion carried unanimously.
- VII. Natural River District program:
- A. Andrea Zamansky presented potential revisions to the Zoning Ordinance – one for Section 16.30 Natural River Overlay District which includes the State rules (attached) and one for a Flag for Review approach (attached). The other option is to do nothing and let the State handle their program.
 - B. Kris Olsson said Green Oak, Hamburg and Scio Townships use the State rules for the Natural River District as another section in their zoning ordinance and give an annual activity report to the state. It is a one stop shop for the residents.
 - 1. John Enos said Green Oak Township has lots of lakes and the Huron River is important.
 - 2. Kris Olsson has marketing material to help people see the value of water and she would work with us to educate the public. Tammy Koch said she received a copy of the brochure and the zoning doesn't match with ours so it is confusing.
 - 3. John Westman said Webster Township does not have a lot of parcels in the Natural River District. We need to notify people of the State rules.
 - C. Kris Olsson discussed upcoming Change Maker Boot Camp workshops to get people involved in policy making for water quality. Erica Perry said she attended a workshop which is why she is on the Planning Commission.
- IX. Randy Raiford said he will have a draft Application Checklist for Preliminary and Final Site Plans in

next month's meeting packet.

X Public Comment: None

XI. Informational Items:

A. Andrea Zamansky said she and Randy Raiford are working on improving Article 8 of the Zoning Ordinance for Preliminary and Final Site Plans so it is not so confusing. Erica Perry volunteered to help.

B. John Enos encouraged the Commissioners to attend State Planning Conference and training sessions.

XII. Tammy Koch moved, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 9:08 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, February 21, 2018 at 7:00 p.m.

Respectfully Submitted,

Eric Perry, Secretary

EP:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford