

## WEBSTER TOWNSHIP

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MINUTES OF THE 503<sup>RD</sup> REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 19, 2020

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: Charles Estleman, Andrea Zamansky, George Goodman, Kay Stremmer, Paul Zalucha, John Westman

Members Absent: Tammy Koch

Also Present: Randy Raiford, Donna Whitney, John Kingsley, Connie Savander, Brant Savander, John Scharf, John Enos and 1 citizen.

I. Approval of Agenda: Motion Westman second Estleman to approve the agenda as amended adding discussion item C, amended fire station site plan. Motion carried.

II. Approval of January 15, 2020 minutes:

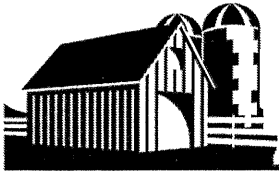
- A. Correction on page 2, line 1, “non-motorized conductivity” should read “non-motorized connectivity”.
- B. Motion Estleman second Goodman to approve the minutes as amended. Motion carried.

III. Township Board Report:

- A. Westman reported on 3 Township Board meetings: January 21 regular meeting; February 10 special meeting; and February 18 regular meeting. Highlights from these meetings included: Master Plan Survey results; property tax relief; recent appointments to ZBA, Planning Commission, PDR; Norfolk (Arlington Woods) escrow return; Scully road driveway request; draft budget FY2021; employee reviews; road millage.
- B. Brant Savander reported on his ongoing communications with the Washtenaw County Road Commission.
- C. Our annual meeting with the WCRC will take place on March 17, 2020 at 5:30, just prior to the regular board meeting.

IV. Zoning Administrator Report:

Raiford reported that in February there were 3 new zoning compliance permits issued. Under code enforcement he updated National Fiber’s progress and reported on a Walsh road request to reduce a number of animals on a property. No update on Verizon tower status. Raiford also reported that he, Bill Sinkule, Lynda Savitski and



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Rick Knieper cleaned up the year end audit of open permits. He also gave a report on fire hall site plan progress.

- V. PDR Report: Westman reported that they have more good applications than revenue to support them, but will not be seeking additional millage in 2020 because there are so many other millage requests coming in 2020 that the decision was to wait for an off year. There are 5 years left on the current millage which will generate 1 million dollars, and there are projects in line that will utilize that money. Also, Michigan has funding available for PDR (1.9 million this year). PDR encouraged 2 residents to apply for this funding. One of those received the highest rating in the state and was funded. The second was rated #3 in the state but not funded so that Michigan could use funds for counties other than just Washtenaw.

VI. Comments from Citizens: None

VII. Election of Officers:

A suggestion was made regarding the potential to expand the board from 7 to 9 members in order to be better able to find a chair in the future.

Motion Westman second Estleman to appoint Zamansky as Planning Commission Chair for the coming year, with the knowledge that will resign as chair in May.  
Roll Call Vote, Carried.

Motion Westman second Goodman to appoint Zalucha as Vice Chair for the coming year with the knowledge that he will not move into the chair position in June.  
Roll Call Vote, Carried.

Motion Estleman second Zalucha to appoint Tammy Koch as Secretary for the coming year.  
Roll Call Vote, Carried.

VIII.

A. Master Plan Updates

- i. Need to update Master Plan to include Cackleberry Airport information from MDOT. Also suggested adding a line to site plan and zoning approvals in the Zoning Ordinance about the need to check conflicts with airport restrictions.
- ii. Revised draft of Parts 1 & 2 of the updated Master Plan. Saying 583 responses is probably better than saying 20%. 20% is actually very good for a survey but readers may not see it that way.



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- iii. Initial draft of Parts 3, 4, 5 & 7 of the updated Master Plan – Zamansky thanked Stremler for her work on this section. We added some sustainability language here, based on survey results. Page 12, consensus was to leave the language in 4.03 that was blue lined for removal. John Enos said it is there in case of a potential future trailer park. On page 13 section 4.08 need to spell out WAVE. In part 5, Map 2 (agricultural soils) will not change, but Map 3 will be updated and replaced with priority 1 and 2 areas and will be called Agricultural Preservation Priority, instead of overlays. Right now our zoning ordinance has natural features overlay so that cell towers cannot go there but could be updated with other overlays (such as surface water overlays). These would be put in the Master Plan as a land use issue, not for zoning purposes. In 5.04, paragraph 2, line 3, remove words, “in the area” and line 6 replace the word “developed” with “intensive”. Part 5, page 16, the last sentence of the first paragraph, the first 3 words, change “Further, the previously...” to “Further, a previously...”. In 5.08 John Enos recommends removing “landscape contractors” because that wording can imply not just a small landscape company, but also an industrial one with large gravel trucks. Recommendation is to remove now and revisit later. Make bullet points for how overlays can be used and have Kris Olsson from Huron Watershed talk to us about them. Part 7, no changes.
- iv. Discussion re: Future Land Use Map – text is fine but Mr. Enos suggested that we put conservation acres on land use map to help with future zoning requests. George Goodman will spearhead a project to have residents submit historical and agricultural photos to incorporate into the Master Plan. Goodman will also work with Darryl Wright who already has many aerial photos.
- v. Roads Funding & Traffic Count Information from WCRC – most traffic counts are on main roads, not gravel.
- B. Draft Solar Ordinance language:
- i. Revised draft “Small Solar” language.
    - Page 5, letter L, trees would shade the solar panels. Update language to have vegetative buffer not more than 60% of the height of the system.
    - Page 7, combine numbers 7 and 10 since they both deal with location.
    - Page 8, 22F, needs to be shortened.
    - Page 10, D3, “family or group” should read “family or group homes”. Zamansky will follow up with MSU extension concerning page 10, D4.
    - Page 11, 7C April-November are not necessarily the best planting months. Zamansky will coordinate this with the landscaping part of our ordinance.
  - ii. Initial draft “Large Solar” language – no changes



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C. Amended Fire Station site plan – Planning Commission will hold a special meeting to look at drain field location changes and determine if changes are considered a minor amendment. EGLE has been satisfied with the changes. Raiford needs Planning Commission approval in order to submit applications for well and septic permit, driveway permit, and soil erosion permit. PC needs to look at the plans before determining if it is a minor amendment.

IX. Public Participation

Tom Neil, Kingfisher Ct. asked where the fire station will be located.

X. Informational Items/Correspondence

Erica Perry, Huron Watershed representative, gave a printed report of her first Huron River Watershed Council board meeting on January 23. Of the 10 ways communities can protect their natural areas, there are some items Webster needs to work on, and some that are on our radar, such as updating our storm water ordinance and having a wetland ordinance for less than 5 acres.

XI. Adjournment

Motion Estleman second Goodman to adjourn the meeting at 9:23 p.m. Motion carried.

NEXT MEETING DATE: Regular Meeting, Wednesday, March 18, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford