

MINUTES OF THE 478TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 21, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

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

WTPC Members Absent: Erica Perry

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, and 3 citizens

I. Approval of Agenda: Andrea Zamansky said to add a new Item 10D – Discuss Setting public hearing date for the following proposed Zoning Ordinance Amendments 1) Natural River District provisions 2) Road related Definitions 3) Zoning Ordinance Escrow requirements.

George Goodman moved, 2nd by Charles Estleman, to accept the agenda as amended including items 1, 2, and 3. Motion carried.

II. Approval of Minutes of the Regular Meeting on January 17, 2018: Charles Estleman moved, 2nd by Tammy Koch, to approve as presented. Andrea Zamansky asked to add a “t” to the end of Scott Betzoldt’s name in items VI C, VII B, and VII C. Also in item F 4 on page 2 the time is 7:58. In item G 2 b in 2nd line change to “happy to have a meeting with Planning Commission members during their working hours”. Charles Estleman moved to approve with those corrections. This was 2nd by Tammy Koch. Motion Carried.

III. Township Board Report:

A. John Westman reported that about 100 people attended in opposition to Road Commission removing trees along Mast Road. Their biggest concern was that the Road Commission didn’t talk to the Township before submitting the grant proposal. John Kingsley said the purpose of having the Road Commission at the Township Board Meeting was so citizens had a forum for contact. The Federal grant was for safety and they will cut down about 50 trees in the road right of way. The Road Commission couldn’t explain that part of the grant will be used to provide a portion of the revenue needed to replace a culvert with a bridge over Arms Creek on Mast Road so the road isn’t closed indefinitely. The State requires a bridge which is very expensive.

B. The Board approved the rezoning of 7495 Joy Road to Commercial.

C. The Board approved festival permits for St Joseph church and Gordon Hall.

IV. Zoning Administrator Report: Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated February 21, 2018 (attached).

V. PDR Report: John Westman said he is still on the Board but Tom Bloomer was elected Chair for 2018.

VI. Comments from the Public:

A. Connie Savander wanted more open dialog with the Road Commission about trees so they know what people want. John Westman said we meet with the Road Commission once a year and people can attend.

B. Brant Savander said citizens can’t talk to the Road Commission and he has seen this problem over the years. He suggested Township Planning Commissions get together.

VII. Set Public Hearing date for preliminary site plan and special use permit for 7495 Joy Road.

A. Andrea Zamansky related that they don’t have all the required documents for final site plan public hearing yet.

B. Randy Raiford said a traffic study is in process and Carlisle Wortman is reviewing. He would like the Commissioner’s input on setting escrow deposit. John Kingsley said it is

the cost of consultant's and Planner's and engineer's review, how many hours Randy will devote, construction escrow, etc.

- C. Paul Zalucha moved, 2nd by Tammy Koch, to set a Public Hearing for the March Regular meeting for 7495 Joy Road. A roll call vote was taken and it carried unanimously.

VIII. Election of Officers.

- A. John Westman nominated Andrea Zamansky as Chairperson.
- B. Charles Estleman nominated Paul Zalucha as Vice-Chairson.
- C. John Westman nominated Erica Perry as Secretary. Andrea said she thinks Erica will agree but we will wait for her willing and voluntary consent.
- D. John Westman moved, 2nd by Tammy Koch, to elect the nominees. A roll call vote was taken and it passed unanimously.

IX. Natural River District – The Commissioners decided flagging the State of potential problems was best for now so there is less burden on Randy, and the concern with the State changing their requirements.

- A. Randy Raiford said there are 154 parcels in Webster Township so he will notify the owners they are in the Natural River District so they can apply to the State when needed. He would verify they have State's approval before issuing a zoning compliance permit.

- B. Charles Estleman wanted to look at the language at next month's meeting so Erica is here.

X. The Commissioners reviewed the Memo dated February 21, 2018 on Site Plan, Rezoning and/or Special Land Use Application Process (attached).

A. Andrea Zamansky said other Townships require materials submitted 30 days prior so they are reviewed and complete before going to the Planning Commission. Chris Atkin said Wireless Communication Towers would need to be an exception as the Zoning Enabling Act says they are automatically approved if 60 days is exceeded after their documents are administratively complete. Nothing says you need a meeting to set a public hearing date. Andrea Zamansky will make this fix in the Memo.

B. Paul Zalucha asked to remove item 10a so we don't cancel a Public Hearing that has been posted at the last minute. Andrea Zamansky asked to remove item 11 as our current zoning ordinance says we need other agency approval first.

XI. Andrea Zamansky presented the Zoning Ordinance Sections which need updating, as they use old road related terms, for the public hearing next month.(attached)

XII. Set Public Hearing Date for Natural River District, Road definition cleanup and Zoning Ordinance escrow language. Paul Zalucha moved, 2nd by Charles Estleman, to set a public hearing in the March Regular Meeting for Zoning Ordinance changes for language for escrow, road terms and Natural River District. A roll call vote was taken and it carried unanimously.

XIII. Public Participation: None

XIV. Information/Correspondence: None

XV. George Goodman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:35 pm

NEXT MEETING DATE:

Public Hearing: Wednesday, March 21, 2018 at 7:00 p.m.

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

Respectfully Submitted,

Erica Perry, Secretary

WW:mlz
Copy to: J. Kingsley
B. Calleja
R. Raiford