

MINUTES OF THE 492ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 13, 2019

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, John Westman, George Goodman, Tammy Koch, Kay Stremler, Paul Zalucha

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Rick Kleinschmidt, Connie Savander

- I. Approval of Agenda: Andrea Zamansky asked to add item 10 g “Proposed Ethics Policy”. Tammy Koch moved, 2nd by Charles Estleman, to accept the agenda with the addition of 10 g. Motion carried.
- II. Approval of Minutes: George Goodman moved, 2nd by Tammy Koch, to accept the minutes of the February 20, 2019 meeting as written. Motion carried.
- III. Township Board Report: John Westman said the Board will meet next week.
- IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated March 13, 2019 (attached).
- V. PDR Report: John Westman said they hope to close on 150 acres by the end of March and hopefully close on 90 acres and 30 acres by the end of June. This is the most successful program in the State.
- VI. Comments from Citizens: None
- VII. Draft Budget: Andrea Zamansky related that John Kingsley has asked for our comments.
 - A. Kay Stremler asked what is a “Contracted Service/Developer” item and learned it is a pass though for unfunded escrow accounts.
 - B. Kay Stremler asked if the Master Plan should be in the budget. John Kingsley said our Planner is on a \$500/month retainer though there could be extra expense. She said the Huron River Watershed Council has free public information to members. John Kingsley stressed the Planning Commissioners should make decisions that fit our Township.
 - C. Paul Zalucha verified the proposed budget is the same as last year.
- VIII: Master Plan:
 - A. The Commissioners suggested a training session at 5:30pm just before the April Meeting to get a detailed game plan. John Kingsley said it will be published as a Special Meeting.
 - B. Andrea Zamansky suggested committees for parts of the Master Plan. John Westman volunteered for land preservation. Kay Stremler volunteered for natural features preservation and land preservation.
- IX. Potential Solar & Wind Power Regulations:
 - A. The Commissioners decided that we are not in a wind area so solar regulations should be done first with higher control on larger commercial projects. Andrea Zamansky said Best Practices has minimal regulations for residential solar panels.
 - B. John Westman wanted our Master Plan to support the Zoning Ordinance and we need community input as it could be contentious. Tammy Koch said she has heard complaints from neighbors about the size of personal use solar.
 - C. Andrea Zamansky, Paul Zalucha and Kay Stremler volunteered to tweak the Zoning Ordinance draft.
- X. Article 8 (Site Plan) Language Upgrade:
 - A. The Commissioners liked easy to follow flow charts, tables and check lists. John Westman wanted these items used and complete before coming to the Planning Commission meeting for approval.
 - B. Randy Raiford said the Process Manual will be given at the Pre-application meeting.
 - C. Andrea Zamansky said a Preliminary Site Plan should be less comprehensive than the Final Site Plan so it could be changed if needed. Administrative approval for smaller items could be by the Zoning Administrator and a representative of the Planning Commission. She will work on a draft.

XI. Small Wireless Communication Facilities: Andrea Zamansky said we have not received the form from our counsel yet. We will need to update our Zoning Ordinance so it is like Federal Law.

XII. Zoning Ordinance Road terminology – (See attached Draft Corrections – Thoroughfare/Roads – March 2019).

A. After discussion it was decided that “major thoroughfare” should be changed to “Primary Road” in Article 2 Roads (5); and in Article 9 Section 9.55 K (2); and in Article 12 section 12.35 A (1).

B. In Article 12 Section 12.30 C “regional” was removed and “secondary thoroughfare” was changed to “Local Road”. The Commissioners also discussed changing 86 feet to 66 feet in Article 12 Section 12.35 A (1).

C. Andrea Zamansky said we will have a public hearing on these at a later date.

XIII. Draft Ethics Policy (attached)

A. John Westman said the Township Board asked the Commissioners to review the proposed policy as they will consider it at their Board meeting next week because it is good to have one.

B. The Commissioners decided it was lengthy, redundant, and needed rewriting. George Goodman volunteered to come up with a better one as he has had much experience with them.

XIV. Public Participation: None

XV. Informational Items: Andrea Zamansky said there will be a MDEQ Webinar on March 26, 2019.

XVI. Paul Zalucha moved, 2nd by Kay Stremler, to adjourn. Motion carried. The meeting adjourned at 8:50pm.

NEXT MEETING DATE: Regular Meeting, Wednesday, April 17, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford