

MINUTES OF THE 480TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, MARCH 21, 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: Charles Estleman, Andrea Zamansky, Erica Perry, Paul Zalucha

Members Absent: John Westman, Tammy Koch, George Goodman

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Chris Atkin, and 7 citizens

I. Approval of Agenda: Erica Perry moved, 2<sup>nd</sup> by Charles Estleman, to accept the agenda as written. Motion carried unanimously.

II. Approval of Minutes: Paul Zalucha moved, 2<sup>nd</sup> by Charles Estleman, to approve the minutes of the February 21, 2018 Webster Township Planning Commission meeting as written. Motion carried unanimously.

III. Township Board Report: John Kingsley said they had an Annual Meeting with the Road Commission. The Regular Meeting approved the budget; approved moving forward on a fire hall; and held closed sessions with the Township attorney. Connie Savander was appointed the ZBA Alternate.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated March 21, 2018 (attached).

V. PDR Report: None as John Westman was absent.

VI. Comments from Citizens: None

VII. Public Hearing for 7495 Joy Road Preliminary Site Plan Application

A. Andrea Zamansky said she had received no written communication.

B. Scott Betzoldt, of Midwestern Consulting, explained the Dexter Riverside Cellar building may be reduced in size due to costs. They have approval from the Washtenaw County Road Commission and a traffic study; and approval from the Washtenaw County Health Department; but are waiting for approval from the Washtenaw County Water Resources Commission.

C. Andrea Zamansky opened the public hearing to comments from the public at 7:15 pm.

1. Phil Fox said he was in full support of this business. A driveway off both Joy and Mast Roads is good for safety. He encouraged the Commissioners to support this application.

2. As there were no further comments the Public Hearing was closed at 7:17 pm.

D. Chris Atkin said, in looking at what is presented, the proposal meets the requirements of the Zoning Ordinance and its Landscaping requirements. Reducing the building footprint would be good for impervious surfaces but, as he has not seen details for this proposed reduction, he is not sure what changes will be needed. He said a 3<sup>rd</sup> party engineering review is not needed due to the perk test results.

1. Pat Cavanaugh said they are reducing the building height and it will now be only 4800 square feet to reduce the cost. The Architect is working on the design now and should have them done by Friday.

2. Scott Betzoldt said the Commissioners would look at final details during the Final Site Plan review. He requested preliminary and final site plan conditions and approval at the next opportunity. Andrea Zamansky said we would need everything by April 2<sup>nd</sup> for Randy's review before the April meeting.

E. Randy Raiford said the rear setback is now opposite of Mast Road. He suggested changing the parcel to a Mast Road address. Per the Zoning ordinance it is the choice of the applicant of what is the front. Paul Zalucha asked if the setback was 120 feet from both roads and Randy said yes. The Road Commission has master planned a large right of way in case a round-about is eventually needed.

1. Randy said the escrow has been paid, but we need a new payment for the final site plan review.

2. Randy agreed with Scott Betzoldt that there is no good solution for pedestrians crossing from the river. Scott Betzoldt said they could stripe a crosswalk on the road but there are private property issues.

F. Andrea Zamansky had an email from John Westman who suggested listing the trees to be saved.

G. Paul Zalucha asked the store to not open before 9 am as most traffic is before then.

H. Andrea Zamansky said we need a lighting plan, a sealed site plan, parking and loading spaces

recalculated, and the other 13 items on Carlisle/Wortman Associates, Inc. review letter (attached). She asked if liquor would be consumed on site and Mr. Cavanaugh said no.

I. The Commissioners agreed to waive the Landscape Berm requirement due to the roads.

J. Paul Zalucha moved, based on Planner's input, to recommend postponing the Preliminary Site Plan approval application until next month. This was 2<sup>nd</sup> by Charles Estleman. A roll call vote was taken and it carried unanimously.

K. Erica Perry moved, 2<sup>nd</sup> by Paul Zalucha, to allow them to do a preliminary and final site plan approval whenever they present us with materials. Motion carried.

#### VIII. Public Hearing for 7495 Joy Road Special Use Permit

A. Andrea Zamansky said there are no written comments. She asked for comments from the applicant but Scott Betzoldt had no additional information.

B. Andrea Zamansky opened the public hearing to comments from the public at 7:55 pm. Phil Fox reaffirmed their whole hearted support. As there were no further comments she closed at 7:56pm.

C. Chris Atkin said they have met all requirements for the Special Use Permit.

D. Randy Raiford said he feels the Special Use Permit Application meets the criteria.

E. Paul Zalucha asked that a condition of approval be that the business start time is no earlier than 9am as he feels most traffic is before then.

F. Charles Estleman moved, 2<sup>nd</sup> by Erica Perry, to grant the Special Use Permit for 7495 Joy Road with Paul's recommendation of hours of operation. Andrea Zamansky offered an amendment to use the formal language provided by the Planner. "Moved by Charles Estleman, Seconded by Erica Perry, to recommend to the Webster Township Board that they approve with condition the Special Land Use to allow a Convenience/Party Store in the C, Commercial zone, pursuant to Section 9.35 C.xii of the Webster Township Zoning Ordinance, located at 7495 Joy Road, Dexter, MI 48130, parcel number C-03-32-300-009 with condition that starting time not commence prior to 9:00 am." A roll call vote was taken and it carried unanimously.

#### IX. Public Hearing for Natural River District Program opened at 8:02pm

A. Andrea Zamansky read emails (attached) dated March 21, 2018 from Dan Chapman and Toni Spears in favor of protecting our waterways. John Westman said "flag for review" is best.

B. Andrea Zamansky opened the Public Hearing to comments from the public. Kay Stremmer lives on the Huron River and would like the Township to take over regulations to preserve the river. She is in favor of the Township providing clear guidance and support to protect the river. As there were no further comments the public hearing was closed at 8:07 pm.

C. Erica Perry said Webster Township has the most pristine creek in southeast Michigan. Creeks need to be protected and the State DEQ has low manpower for this. She wants the Zoning Ordinance to protect these waterways so we are good stewards for the future. Scio, GreenOak and Hamburg Townships are locally governed and it is not hard on the township. Randy Raiford said he would contact them for their comments.

1. Paul Zalucha said Randy Raiford has a list of parcels in the Natural River District so it won't slip through the cracks. The State is more knowledgeable of their rules and more knowledgeable to enforce their rules. Petitioners would have experts to argue with Randy.

2. Andrea Zamansky said the State must act on it within 30 days. The flag for review approach would have parcels on the check list and must comply.

a. She said Tammy Koch was concerned that local people would be treated differently and State regulations would be consistent.

b. She said the State rules are black and white but if the State changed their rules we would need to change also to be more restrictive. State regulations regarding bridges are complex and she recommends sending bridge questions to the State.

D. Charles Estleman moved, 2<sup>nd</sup> by Paul, in deference to the members not here, to recommend to postpone to next month. A roll call vote was taken and it carried unanimously.

#### X. Public Hearing to correct road related defined terms in the Zoning Ordinance to match the Master Plan.

A. Andrea said she has not received any written comments. She opened the Public Hearing to

comments from the public, but as there were none she closed it.

B. Paul Zalucha asked to change “and” to “a” in both Section 12:15 and 13.35. Randy Raiford asked to change “Road” to “Roads” in Section 13.75 so it is Primary Roads for Residential Development.

C Paul Zalucha moved, 2<sup>nd</sup> by Charles Estleman, to approve the corrections to road related defined terms in the Zoning Ordinance language as presented and recommend the Township Board to adopt these changes. A roll call vote was taken and it carried unanimously.

XI. Public Hearing to change escrow requirements (see attached Extract of all sections of Webster Township Zoning Ordinance that mention “escrow”)

A. Andrea Zamansky said she has received no written comments. She opened the Public Hearing at 8:30p.m. for comments from the public but as there were none she closed it at 8:31pm.

B. Erica Perry moved, 2<sup>nd</sup> by Paul Zalucha, to accept this “Extract of all sections of Webster Township Zoning Ordinance that mentions escrow” as presented and recommend Township Board approval. A roll call vote was taken and it carried unanimously.

XII. Election of Secretary of Planning Commission

A. Andrea Zamansky said Erica Perry has other commitments so she thanked her for her service and we need a new Secretary. She talked to Tammy Koch who is willing to serve.

B. Erica Perry nominated Tammy Koch. This was 2<sup>nd</sup> by Charles Estleman. A roll call vote was taken and it carried unanimously.

XIII. Progress of upgrade to Article 8 (Site Plan) language in Zoning Ordinance: Andrea, Erica and Randy are still working on it and will make a summary of ideas they have found while looking at other Townships.

XIV. Public Comment: None

XV. Informational Items: Andrea Zamansky and Randy Raiford attended a training class on Site Plan Review. They suggested a checklist of site plan requirements for technical matters. Chris Atkin suggested making the applicant fill it out so they are aware and accountable.

XVI. Erica Perry moved, 2<sup>nd</sup> by Charles Estleman, to adjourn. Motion carried. The meeting adjourned at 8:48 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, April 18, 2018 at 7:00 p.m.

Respectfully Submitted,

Eric Perry, Secretary

EP:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford