

MINUTES OF THE 493RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 17, 2019

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, Kay Stremler, Paul Zalucha, Tammy Koch

WTPC Members Absent: George Goodman

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, John Scharf, Barb Calleja, Brant Savander, John Enos

I. Approval of Agenda: Paul Zalucha moved, 2nd by Tammy Koch, to approve the agenda of the April 17, 2019 meeting as presented. Motion carried.

II. Approval of Minutes: Charles Estleman moved, 2nd by Kay Stremler, to accept the minutes of the March 16, 2019 meeting as presented. Motion carried.

III. Township Board Report:

A. John Westman reviewed the minutes of the March 19, 2019 Board Meeting (attached).

B. At the April Board Meeting John Westman reported the Township Board approved a flea market permit for the Webster Township Historical Society. The Board approved a 8'x8' sign for the St Joseph Church summer festival

C. Randy Raiford expects a Preliminary and Final Site Plan request for the Fire Hall in June.

IV. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated April 17, 2019 (attached).

V. PDR Report: John Westman related they have closed on a 30 acre parcel on Strawberry Lake Road.

VI. Comments from the Public: None

VII Master Plan Update – Timeline and Process

A. John Enos presented his Memorandum dated April 16, 2019 (attached). He said it starts with a notice to surrounding Townships of intent to plan. He said slow and steady was best. He will provide some questions in May that the Commissioners can consider for a Township survey to enclose with the Township Tax bills.

1. Barb Calleja said the last survey to Township Residents was too long.

2. John Scharf liked open ended questions on what we want and what we don't want.

3. Randy Raiford passed out Webster Township 2014 Master Plan Survey (attached) and asked the Commissioners to give him questions soon.

B. John Kingsley said Webster Township is unique as it has about 2000 set aside acres and close proximity to Ann Arbor City. We have only a few thousand acres left to build on.

C. John Enos said the Board and Planning Commissioners can use the Master Plan to show future land use direction for residents. It goes from goals to objectives to policy. Webster Township may like a functional master plan based on functional chapters such as Transportation, Environmental preservation or agriculture, Housing, Industrial and Commercial. The Township Board is the approving body for spending and zoning implementation.

1. John Enos will provide a model capital improvement plan of big dollar items such as walking trails. He will provide a map of existing trails.

2. He will provide trends he has seen such as technology and home offices. It is difficult to predict how technology will change in the future.

VIII: Zoning Ordinance Changes:

- A. Andrea Zamansky said Solar Power Provisions and Article 8 (Site Plans) are still in process.
- B. Andrea Zamansky related that Counsel has said Small Wireless Communication Facilities is a complicated question and needs to be a separate ordinance.
- C. Randy Raiford said Set Backs and Lot lines language is a Township Board issue as part of the Land Division Ordinance. It may need definitions in the Zoning Ordinance.

IX. Public Participation: None

X. Information/Correspondence:

- A. Andrea Zamansky attended the MSU “Cultivating Local Farm Economies” which explained the current state of farming economics so it encouraged Townships to have farm friendly zoning.
- B. Andrea Zamansky reviewed the MDEQ webinar she saw on “Marihuana Production and Processing Operations”. It has environmental issues such as high water use, water contamination, Ozone, and odor issues.

XI. Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:35 pm.

NEXT MEETING DATE:

Regular Meeting: Wednesday, May 15, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford