

MINUTES OF THE 481ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 18, 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, Erica Perry, Tammy Koch

WTPC Members Absent: George Goodman

Also Present: Martha Zeeb, John Kingsley, John Scharf, Randy Raiford, and 10 citizens

I. Erica Perry announced that she will resign as Planning Commissioner effective May 31, 2018. She presented Andrea Zamansky with a wooden Gavel which she made out of White Oak. Andrea Zamansky thanked Erica for her years of service and for being an environmental steward. She presented her with a plaque from the Township.

II. Approval of Agenda:

A. Andrea Zamansky said to add Item 10(b) - Language changes to the Zoning Ordinance: a) junk and inoperable vehicles b) Municipal Civil Infraction. Item 10(b2) Language Changes to the Nuisance Ordinance: a) Junk and abandoned vehicles b) Activities permitted by Township actions c) Civil infractions.

B. Charles Estleman moved, 2nd by Erica Perry, to approve the agenda as amended. Carried.

III. Approval of Minutes of the Regular Meeting on March 21, 2018: Erica Perry asked to change the spelling of Connie's last name to "Savander" in item III. Tammy Koch moved, 2nd by Erica Perry, to accept the minutes as written with the change of last name. Motion Carried.

IV. Township Board Report: John Westman reported that the Board approved the Special Use Permit for the Riverside Cellar.

V. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated April 18, 2018 (attached). Tele-Site Wireless may want a special meeting to resubmit an application for a Cell Tower on Northfield Church Road. Erica Perry asked if solar panels will increase taxes and Randy Raiford explained that property improvements add to the taxable value.

VI. PDR Report: John Westman said we have Federal and Greenbelt funds for 3 new projects totaling 400 acres. Preserved land signs will be put up on existing parcels after the weather breaks. The County Parks and Recreation Dept. meeting May 1, 2018 will discuss the amount designated in their endowment fund for maintenance, and a possible County millage renewal.

VII. Comments from the Public:

A. John Scharf appreciated Erica Perry's service and asked her to change her mind.

B. Kay Stremmer encouraged the Commissioners to put local oversight of the Natural River Act in our Zoning Ordinance as it will be more effective and consistent with our values.

C. John Kingsley said this Saturday is our Spring Roadside Cleanup.

VIII. Natural River District Program proposed Zoning Ordinance language changes:

A. Randy Raiford said he talked to Scio and Green Oak Townships who said it is not a big burden. As most of Webster's parcels are already built on, Randy said it would not be a burden and would be of greater benefit to residents.

1. Andrea Zamansky said State changes are rare and if we decide we don't like handling it ourselves we can remove it from the Zoning Ordinance.

2. Erica Perry said we can't trust the State to protect our River.

3. John Westman said people feel the Township is the best first responder.

4. Paul Zalucha felt the State has more expertise at enforcing this issue. Andrea Zamansky said Patrick Ertel, from the State, is available for teaching. This would be an additional overlay district similar to State regulations.
 - B. Andrea Zamansky did not want the Bridges Section of the Natural River District Program to be in our Zoning Ordinance as it is too long and technical.
 - C. The Commissioners discussed the setback difference of only 50 feet in the Natural River District and 100 feet in the rest of our Zoning Districts. As 50 feet is specified in the flyer sent to people in the Natural River District, the Commissioners decided to leave setbacks as is and let people in the Natural River District know a greater setback may be needed.
 - D. Andrea Zamansky asked about hearings needed to review Dimensional and Use Variances in the Natural River District. The Commissioners decided these should go to the ZBA.
 - E. Erica Perry said the language is understandable, clear and comprehensive so she moved to accept Section 16.30 draft dated February 26, 2018. Charles Estleman 2nd this motion. A roll call vote was taken and it carried unanimously.
- IX. Farm or Farmers Market discussion – As they are listed in both the Ag and Commercial Districts, Andrea Zamansky wanted the terms defined in the Zoning Ordinance. Charles Estleman asked to take the information home to review.
- X. Junk, Inoperable Vehicles, and Violations discussion:
- A. Randy Raiford said the Zoning Ordinance and Nuisances Ordinance are hard to interpret regarding what is unacceptable. He asked the Commissioners to drive around the Township and then give him language without undue burden for residents.
 - B. Paul Zalucha said we updated boats and trailers 3 years ago. He will update language.
 - C. Andrea will talk to John Enos to make sure we are up to date on language regarding civil infractions.
- XI. Public Participation: William Doolittle, of Loch Alpine, was concerned that there may be 150 new homes in their watershed to the river.
- XII. Information/Correspondence:
- A. Hamburg Township will be doing a Master Plan review.
 - B. Andrea Zamansky asked to change the June meeting to Wednesday, June 13, 2018.
 - C. The Zoning Ordinance Site Plan Review Process is still being worked on.
- XIII. Erica Perry moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:30 pm

NEXT MEETING DATE:

Regular Meeting: Wednesday, May 16, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

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