

MINUTES OF THE 468TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 19, 2017

The Meeting was called to order at 7:02 p.m. by Vice-Chairperson Zalucha in the Township Hall.

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

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, Chris Atkin, Gary Koch, John Scharf and 11 citizens

I. Approval of Agenda: Paul Zalucha announced that Rob Mitzel resigned in the last month and we have two new Commissioners – Tammy Koch and Andrea Zamansky. Randy Raiford related that Rob Mitzel had made the agenda and items 9a, b, c, and d will not be ready until next month. Paul asked to add 9a Election of Officers to the agenda and also we need to add item 4 A – Approval of February non meeting. Charles Estleman made a motion, 2nd by George Goodman, to approve the agenda as amended. Motion carried unanimously.

II. Approval of Minutes: Erica Perry moved, 2nd by Charles Estleman, to accept the minutes of the 3/15/2017 and 2/22/2017 Webster Twp. Planning Commission Meetings as written. Motion carried unanimously.

III. Township Board Report:

A. John Westman said the Board listened to a presentation on the proposed winery and wine tasting at Cottonwood Barn. They voted to direct the Planning Commission to make a recommendation regarding whether winery and wine tasting facilities should be included as a permitted or special use in the Ag Business District. Randy Raiford said he asked the petitioners to make an application to amend the Zoning Ordinance. Paul Zalucha asked John Kingsley to submit a letter to the Planning Commission on what they would like us to do.

B. The Board appointed Andrea Zamansky to the Planning Commission.

C. The Board approved limestone on Jennings Road with some help from County Parks and Road Commission.

D. John Westman reported that the PDR approved purchase of 52 acres. He presented the annual report to the Board with 1640 acres preserved so far.

IV. Zoning Report – Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated April 19, 2017 (attached).

V. Comments from the Public: None

VI. Public Hearing for Preliminary and Final Site Plan Approval for Arlington Woods Open Space Preservation Community on Parcel ID: C-03-33-300-002

A. Scott Betzoldt of Midwestern Consulting reviewed that this project was approved in 2005 with 14 lots, again in 2012 with 17 lots, but was never constructed. This plan has 16 lots with 17.2 acres of open space and more detention volume, with 3 ponds for storm water flow. They have approval from the Washtenaw County Health Department and the Michigan Dept. of Environmental Quality. They are working with the Road Commission to decrease the length of the deceleration lane on Joy Road to help the Tasker’s front yard. They are resurveying the creek by the road and working with the Washtenaw County Water Resource Dept.

B. Chris Akin said an open space preservation community is a permitted use in the Ag District. They will need approval of the lots from the Township. The lots are the correct

size and they meet the setbacks in the Ag District. They meet the open space requirement. The guarantee of preservation conservation easement should go to the Township Attorney for review. The detention basins are not included in the open space. He recommended a conifer landscape buffer as required on the east side of the property between the unlike uses. He recommended that recreational activities on the open space and a wood chip walking trail around the perimeter of the property would need to be shown on the map. The parallel plan could have 17 lots.

- C. Randy Raiford said they have paid the fees and escrow deposit and have approval from the DEQ. He has a review letter from the County Road Commission but more is needed from them. They need to resubmit to the County Water Resources Commission. They need approval from the County Health Dept. The Dexter Area Fire Dept. wants road signs in place before construction starts and would like a dry hydrant and tornado siren. They need a Maintenance Agreement for the private drive, site plan analysis of the neighborhood, and dedicated open space maintenance plan.
- D. Paul Zalucha asked for questions from the Commissioners.
 - 1. Erica Perry wanted the creek shown on the plans. She was concerned as the neighbors say it is a year round waterway and the deceleration lane will cross the creek.
 - a. Scott Betzoldt said the seasonal creek has moved so they are resurveying. The deceleration lane is not going over the creek and it will have a gradual slope toward the creek. The DEQ permit shows how the waterway is to be treated.
 - b. Paul Zalucha said surface water overlay district says nothing can be built within 100 feet of the waterway and excavation will be in accordance with the Washtenaw County Water Resources Commission.
 - c. Erica Perry said she talked to Luke at the DEQ and they are not aware of the creek. She was also concerned that the development would affect the farm tiles. Ryan Nixon said the tiles are over 50 years old and there is no record of where they are. Scott Betzoldt said there is a 4" and a 6" tile that goes through the large detention pond on the east side and to the road.
 - d. Erica Perry said Joy Road has flooded in the past decade so she would like permeable paving. Scott said the purpose of the discharge ponds is to intercept the increased water and slowly discharge it to greatly reduce flooding. They will conform to the Water Resource Commission standards.
 - e. Scott Betzoldt said the draft Bylaws have been submitted to the Township for review. Andrea Zamansky said the maintenance agreement wouldn't create any rights to neighboring landowners if a change in the water flow affected them. Scott said it doesn't speak to neighbors.
 - 2. Charles Estleman said he was concerned with the road access as the traffic travels fast on Joy Road. Also the driveway will fill in wetlands and the culvert there is full of water. Scott Betzoldt said the deceleration lane is for the school bus to get off the road. It meets the site distance requirement. They may have to redirect the creek.
- E. Paul Zalucha opened the Public Hearing to comments from the Public at 8:08 pm.
 - 1. John Tasker of 6412 Joy Rd distributed 19 photos (attached) of the stream and road. He explained that the creek is connected to Arlington Woods and he is afraid of flooding.
 - 2. Alison Paine owns property immediately west of the proposed development. The .6 acre wetland holds lots of water and part of it has been filled in. She is concerned with flooding of her property. Joy Road has no shoulder due to flooding as water flows from the larger area. Also wildlife travels the proposed property to the natural area south of Joy Road. She would like permeable pavement, conservation easement and prohibit fencing as she did

not think the existing project design protects the wildlife, wetland or water quality.

3. Debra Rhizal lives south of Joy Road and receives the water. She has seen lots of erosion in the last 3 years. The creek flows all the time and the fill grading has dropped off. She would like access to the woods.

4. Connie Savender was concerned with the road entrance and the private road ordinance. The development will greatly impact the Tasker's property. She would like a 3rd party civil engineer review of the road entrance, paid by the applicant, and would like the project tabled until these questions are answered.

5. Leissa Tasker said the map is wrong as the creek is not on it. She felt there is a slight conflict of interest as Scott Betzoldt is on the Compensation Committee. She was concerned about rerouting the stream onto her property because of more flooding and the vegetative buffer. She was also concerned with Joy road maintenance of the lanes scrapping crap onto her lawn. She wanted to protect the walnut tree root system on the corner of her property. She asked to table the application as they are missing DEQ information.

6. Johnnie Strader (?) lives west on Joy Road and Joy road is like a river and it washed away 4 years ago. Traffic goes real fast so we need a low speed limit and this development will add traffic. 18 Wheelers could attack a school bus.

7. As there were no further comments, Paul Zalucha closed the Public Hearing at 8:30pm.

V. Discussion of Arlington Woods Open Space Preservation Community

A. Andrea Zamansky was concerned it may be unconstitutional to use private land for the deceleration lane. Scott Betzoldt said Arlington Woods is required to make improvement in the road right of way and we should talk to the Road Commission about their jurisdiction.

1. Andrea said the roadway falls off to the east of the entrance and it will need lots of fill for the deceleration lane. We will need assurance from the developer in the Maintenance Agreement that the improvements will protect the neighbors in the future.

2. Scott Betzoldt said they will replace the current culvert with 2 larger culverts so it should improve the flow. The DEQ reviews it.

B. Erica Perry said page 2 of the plan does not mention the creek as a natural feature and it needs to be changed. She sees things she wants added or amended in the site plan.

C. Paul Zalucha said the Parallel Plan shows smaller retention ponds and asked if there is more impervious surface in the north part of the property. Scott Betzoldt said the water volume is the same. Paul said we need to verify the parallel plan is buildable with approved septic fields, showing location of borings and how it handles water.

1. Paul asked which map shows where water comes to the site from neighbors. Scott said page 14 shows it. Paul asked if any water comes from the road and was told zero. Paul asked about water coming from the east. Scott said offsite water will travel the same as now.

2. Paul asked the location of the open space areas and learned it is the woods and behind the lots along the perimeter of the property and does not include below the high water line.

D. George Goodman asked if Scott can reduce the speed limit on Joy Road and was told no. George said it is a dangerous road area and some municipalities post speed limits even if not enforceable. George left the meeting at 9:05 pm and returned at 9:08 pm.

E. Erica Perry moved, 2nd by Charles Estleman, to table the Preliminary and Final Site Plan.

1. Much discussion followed regarding need for parallel plan, natural feature impact statement, put creek on the map, impact on the stream and maintenance plan for the future, assurance that common areas are not modified in the future, final approval of all agencies, MDEQ new survey, discuss with school district for safety, etc. Chris Akin said he would work with Scott regarding the open space landscape plan. Scott thought he would have approval from the DEQ and Road Commission by June 1st.

2. Paul Zalucha restated the motion to table until June 1st. Motion carried unanimously.

VI. Election of officers

- A. Paul Zalucha said he travels a lot. Andrea Zamansky said she was willing to learn quickly and step up.
- B. Erica Perry moved to nominate Paul as Chairperson, 2nd by Charles Estleman. Carried.
- C. George Goodman moved, 2nd by John Westman, to nominate Andrea Zamansky as Vice Chairperson. Carried.

VIII. Public Participation

- A. Kim Trinkle said Cottonwood Barn said they would sell glasses of wine, cheese, and cured meat with 66 cars in the parking lot and the building holds 299 people. It is a party.
- B. Alison Paine said we need a safety study as a school bus can't accelerate fast and cars travel very fast on Joy Road. Chris Akin was not aware of a safety study. Randy will talk to the school. John Kingsley said Michigan State Police determine speed limits. A study determined that advisory signs are distracting and cause accidents so many were removed.
- C. Leissa Tasker said the school bus picked up her children at the top of the hill and big trucks can't stop fast. She was not sure why we need a deceleration lane if a bus could just pull off the road and then we wouldn't fill in the wetland and creek.
- D. John Tasker thanked the Commissioners for visiting their property. He asked about Jennings Road. Mr. Westman said it is heavily traveled and the residents petitioned the Township Board to fix it.
- E. Connie Savender said safety issues in the township are important and we have few police.
- F. Gary Koch said the School Board approved a bus stop at the bottom of the hill when Arlington Woods came to the Commissioners years before. Road widening is up to the Road Commission.

IX. Information/Correspondence

- A. Paul Zalucha said we may need to set a public hearing at our next meeting for the Methodist Church expansion. Erica Perry said to also discuss the By Laws and rewording the AgriTourism definition.
- B. Andrea Zamansky said the Township Board put a moratorium on Airports.

X. Erica Perry moved, 2nd by George Goodman, to adjourn the meeting. Motion carried. The meeting adjourned at 9:55 pm.

NEXT MEETING DATE:

Regular Meeting: Wednesday, May 17, 2017 at 7:00 p.m.

Respectfully Submitted,

Erica Perry, Secretary

WW:mlz

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

