

MINUTES OF THE 504THD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 17, 2020

The Meeting was called to order at 7:04 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited. Due to COVID-19 this is the first meeting since February.

WTPC Members Present: Charles Estleman, Andrea Zamansky, George Goodman, Kay Stremler, Paul Zalucha, John Westman

Members Absent: Tammy Koch

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

I. Approval of Agenda: George Goodman moved, 2nd by Kay Stremler, to accept the agenda as written. Motion carried.

II. Approval of February 19, 2020 Regular Meeting and February 27, 2020 Special Meeting Minutes: Charles Estleman moved, 2nd by George Goodman, to approve both Minutes as presented. Carried

III. Township Board Report: John Westman reported that the Township Board has met three times since our last meeting.

- A. The Board approved the Budget which included \$300,000 for road improvements, but COVID-19 may impact the State Revenue Sharing so road projects were put on hold. Last night the Board approved funds for dust control. They also allocated \$13,250 for Huron River Drive from North Territorial to Walsh Roads. Dexter Township will help with costs as it is on the Township line.
- B. The Township Hall will open June 29, 2020 with special COVID-19 precautions. The Board voted to spend up to \$1,500 for a more secure drop box that can be accessed from vehicles.
- C. The Township Board approved funds for an Environmental Site Assessment of Base Lake Farm's 204 acres.
- D. Fire Hall Update – Randy Raiford reported that roadside trees have been cleared, and we have received all County permits. He will issue a Zoning Compliance Permit and apply for a County Building Permit. We have applied for a Landscape Grant from DTE.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection & Code Enforcement Activity Report dated June 17, 2020. In addition he received a complaint from a neighbor of Cobblestone Farms regarding event damage. He will request a calendar of Cobblestone's events for 2020.

V. PDR Report: John Westman reported that a PDR flyer of last year's projects (attached) will be mailed with the Summer Tax bill. Next month he will have the 2019 PDR Annual Report available.

VI. Comments from Citizens: None

VII. 2019 Annual Planning Commission Report (attached). John Westman moved, 2nd by Charles Estleman, to approve the 2019 Annual Planning Commission Report as submitted and send it to the Township Board. Motion Carried unanimously.

VIII. Master Plan Update

- A. Revised draft of Part 4 (Planning Objectives) and Part 5 (Agricultural Area Policies) were reviewed and clarified.
- B. Initial draft of Part 6 (Residential Area Policies) and Part 10 (Natural Features Policies) were reviewed and clarified.

- C. Andrea Zamansky will make the revisions and send Part 10 to the PDR Committee for their comments.

IX. Draft Solar Ordinance language –Andrea Zamansky said this was sent to outside council. The Commissioners discussed Section L: Security for Decommissioning and Removal.

Randy Raiford will look at other Townships and cell towers to find out if the security deposit is based on construction costs. Andrea Zamansky will ask our Planners. George Goodman said EGLE could tell us if the material is hazardous as they would then regulate disposal or upkeep. Andrea Zamansky will reach out to them.

X. Public Participation: None

XI. Information items/ Correspondence:

- A. The Township has received notices from Lima and Scio Townships of their intent to update their Master Plans. Hamburg Township sent us a computer link to their Draft Master Plan.
- B. Kay Stremmer said there are stakes along the trail to Hudson Mills. In Webster Township the trail is in the Natural River District which requires setbacks from the river for sidewalks. Kay will find out what the stakes are for.

XII. George Goodman moved, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 8:26 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, July 15, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford