

MINUTES OF THE 494TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 15, 2019

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, George Goodman, Tammy Koch, Kay Stremler. Paul Zalucha arrived at 7:30 pm

Members Absent: John Westman

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Brant and Connie Savander, Toni Spears

I. Approval of Agenda: Charles Estleman moved, 2nd by Kay Stremler, to accept the agenda as presented. Motion carried.

II. Approval of Minutes: Tammy Koch moved, 2nd by Charles Estleman, to approve the minutes of the April 17, 2019 meeting as written. Motion carried.

III. Township Board Report: None

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated April 15, 2019 (attached). He said next month we may get a site plan for the proposed fire hall. Andrea Zamansky asked Randy to have EGLE provide state laws so we can refer to it in our zoning ordinance.

V. PDR Report: None

VI. Comments from Citizens:

- A. Toni Spears said she worked on the Gravel Road survey last year. There was lots of interest to improve them but some reluctance about the cash flow. Can we control the speed limits on gravel roads? There was opposition about the Road Commission cutting legacy trees along Mast Road and she was surprised the Master Plan would increase the right of way there. Can a survey question be for a vision along primary roads or preserving trees there?
- B. John Kingsely said the Road Commission supersedes the Township. On Mast Road the set back is 120 feet but the Road Commission cut trees 10 feet from the road surface.

VII. Master Plan Update: Webster Township 2019 Master Plan Survey (attached)

- A. George Goodman said the State Police control speed limits on rural roads, but you must pass when and where it is safe. He asked if the Master Plan could mention we want speeds to be safe for non-motorized travelers.
- B. Kay Stremler asked if the survey should list where people live if some residents want to pay for improved roads. John Kingsley said the Master Plan is broad based to steer the Township, but if people want their road paved they can ask the Township Board for a Special Assessment District to start the process. George Goodman wanted it made clear to people that the property's special assessment will need to be paid off if they sell.
- C. The Commissioners discussed the survey being distributed via the summer tax bill, via survey monkey, and as a Township email blast. To avoid ballot stuffing it was suggested the surveys be numbered, that the home address be a question on the survey, and that we compare addresses and hand writing.
 1. Paul Zalucha asked if we want renters, who may only be here a short time, to decide the future of the Township. He suggested surveys by quadrants of the Township.
 2. Tammy Koch said residents who live in the same household could write on one survey their opinions if they don't agree on a question.
 3. Andrea Zamansky wanted to know the size of the property the person lives on.
- D. Kay Stremler wanted the question on Green Infrastructure Plan to be worded "update and adopt a Green Infrastructure Plan to identify and blend environmental and economic factors." Andrea Zamansky suggested the question be removed and Kay Stremler would draft a revised question and we would give the survey to the Township Board next week to change it.

- E. Kay Stremmer asked about protecting local groundwater. Paul Zalucha said we could ask residents if they want more regulations to protect our groundwater and natural resources.
 - F. George Goodman suggested removing question 22 about the Fire House and EMS Station, or make an opening statement stating the demographics are that people are getting older in the Township and will need quicker response time from EMS and to prevent houses from burning down.
 - 1. John Scharf said the average in Webster is 10 minutes response time, but it is more than 20 minutes in the north part, so we could ask how important the first response time to arrive 3-10 minutes sooner is.
 - 2. Brant Savander said 90% of the calls for the last 5 years were for EMS but the fire station is the first responder. Community guidance is important.
 - 3. Randy Raiford suggested we should let residents know we have almost enough money to pay for the new fire station. Brant Savander said if the cost comes in at more than \$2.2 million it may not be approved.
 - 4. Andrea Zamansky suggested the Township Board draft the Fire House question.
 - G. Andrea Zamansky said we may need to shorten the survey. The Commissioners decided to remove question 16 and 17, and combine question 18 and 19. We shall also combine question 25 and 26, while removing the boxes for office, residential and combining commercial/industrial.
- VIII: Draft Zoning Ordinance changes: Andrea Zamansky said these are in process.
- IX. Public Participation: Toni Spears asked why the survey will be on line and in the mail. Andrea Zamansky said it is to get more feedback. Randy Raiford said he will contact other townships to get best practices on how they obtain their survey results.
- X. Informational Items: Kay Stremmer said PFAS is unlikely in our groundwater but freshwaterfuture.org can test homeowner's water for \$60. Andrea Zamansky asked Kay to contact John Kingsley to send this information to residents in the next email blast.
- XI. George Goodman moved, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 8:45pm.

NEXT MEETING DATE: Regular Meeting, Wednesday, June 19, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford