

MINUTES OF THE 470TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 17, 2017

The Meeting was called to order at 7:01 p.m. by Chairperson Zalucha at the Township Hall.

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

Members Absent: None.

Also Present: Martha Zeeb, Chris Akin, John Kingsley, John Scharf, Theresa Marski, and 3 citizens

I. Approval of Agenda: Erica Perry asked to add "letter of thanks to Cindi Zuccaro and Rob Mitzel" in item 11. Erica Perry moved, 2nd by John Westman, to accept the agenda with the additional item in #11. Motion carried unanimously.

II. Approval of Minutes: Charles Estleman moved, 2nd by Tammy Koch, to accept the minutes of the Webster Township Planning Commission meeting and public hearing of April 19, 2017 as written. Motion carried unanimously.

III. Township Board Report

- A. John Westman said the Township Board appointed Charles Estleman to the ZBA to represent the Planning Commission.
- B. The Board issued a permit for the Ryan Nixon fireworks on June 24th.
- C. The Township Attorney looked at legal issues about removing landing strips from the Zoning Ordinance. Andrea Zamansky said he issued his legal opinion this afternoon.

IV. Zoning Administrator Report – Randy Raiford reviewed his Zoning Report dated May 17, 2017 (attached)

V. Comments from Citizens: None

VI. Storm Water Management Discussion with WCWRC

- A. Randy Raiford said he invited Theresa Marsik, Storm Water Engineer, to tonight's meeting to discuss what they do. She reviewed her letter on the Arlington Woods Project, dated May 15, 2017 (attached).
 - 1. She stated that the design plans are correct. They will have a pre-construction meeting after the fees are paid to review her office requirements. Pumps are not permitted. During construction Webster Township will do on-site inspections of the storm water management system. They all work together.
 - 2. Her office will draft a 433 Drainage District Agreement for the Arlington Woods residents with a fund to cover routine maintenance costs, such as mowing, and post construction issues. If there should become a problem her office field inspector would look at it and devise a plan to move forward. If costs deplete the fund then the homeowners in the Drainage District would be assessed. It will be part of the master deed. There is a sample Drainage District Agreement on their website.
 - 3. Theresa Marsik said the Water Resource Commission controls the private road development and the Road Commission is responsible for the Joy Road culvert so they work together. Eventually this will become a county drain.
- B. Erica Perry said the creek along Joy Road concerns her as it has flooded in the past. Theresa Marsik said the creek doesn't enter the development site. The ditch flow is added to the basin discharge to make sure the culvert is adequate. Her office provides a certificate of outlet that the culvert is adequate to receive the water discharge from the development as the runoff rates will be half of the current rate. Part of the detention basin water will percolate into the ground.
 - 1. Erica Perry was concerned about the driveway over the culvert. Randy Raiford said that culvert is now precast concrete and is larger than under the road.
 - 2. George Goodman asked about the time frame to fix a problem if part is the road commission. Theresa said their field inspector would look at the roads in the development which are under their control and work together with the Road Commission for Joy Road. If funds are depleted

the WRC take from the general fund and get reimbursed by the landowners.

- C. Paul Zalucha asked if Theresa uses the developer's figures. Theresa said they look at the topography to decide if the plan is correct and the developer must resubmit if an error is found. The boundaries are correct for Arlington Woods.

VII. Zoning Ordinance Escrow Requirements (attached Extract of all Sections of Webster Township Zoning Ordinance that mention "escrow") The Commissioners were satisfied with the changes. Paul Zalucha said it will be held until we have a public hearing for several Zoning Ordinance changes.

VIII. Zoning Ordinance Discussion – Airport Language

- A. Paul Zalucha said the Township Board has requested the Commissioners look at the Zoning Ordinance language. Attached is Webster Township Board Resolution 09-07, Confidential Written Legal Opinion from Christopher Patterson, dated 5-17-2017, and Memorandum, dated 5-17-2017, from Andrea Zamansky.
- B. Charles Estleman moved, 2nd by Erica Perry, to go into closed session. A roll call vote was taken and it passed unanimously. The public left the Township Hall meeting room at 8:01 pm.
- C. The regular meeting reopened again at 8:31p.m
- D. Paul Zalucha asked for further comments from the Commissioners.
 - 1. George Goodman said 90% of people at prior discussions didn't want an airport so he felt we should represent our constituents.
 - 2. Andrea Zamansky said to remove Airports from the Ag District to keep a rural community and allow them only on Public Lands.
 - 3. Erica Perry said we cannot regulate airports once allowed, and we need to respond to resident's concerns.
 - 4. Paul Zalucha will work on this with Andrea Zamansky and Randy Raiford.

IX. Citizen Comments: John Kingsley thanked the Commissioners for the break

X. Informational Items

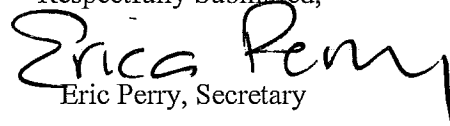
- A. John Westman said the PDR Committee toured applicant's property and then held another meeting to prioritize applicants based on revenue. Four properties could close in the next 6 months, and possibly 4 more in the future if we can leverage a partnership with the legacy land conservancy.
- B. Erica Perry will work with the Township Office to make certificate of recognition for Cindi Zuccaro and Rob Mitzel for their years of service.
- C. Paul Zalucha asked if the Commissioners want a 3rd party engineer for Arlington Woods and cost would come from the escrow deposit. Randy Raiford said Option 3 was \$9,300.00 Andrea Zamansky moved, 2nd by Erica Perry, to require Arlington Woods to pay for 3rd party review as outlined in option 3 of the May 3rd, 2017 letter from the Mannik Smith Group. Motion carried unanimously.

XII. Charles Estleman moved, 2nd by George Goodman, to adjourn. Motion carried. The meeting adjourned at 9:01 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, June 21, 2017 at 7:00 p.m.

Respectfully Submitted,


Eric Perry, Secretary

EP:mlz

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