

MINUTES OF THE 506TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 16, 2020

The Meeting was called to order at 7:02 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 July.

WTPC Members Present: Charles Estleman, Andrea Zamansky, Kay Stremler, Paul Zalucha, John Westman, Tammy Koch, George Goodman (he arrived at 7:40pm)

Members Absent: None

Also Present: Martha Zeeb, John Kingsley, John Scharf, Randy Raiford and 2 citizens

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

II. Approval of July 15, 2020 Regular Meeting Minutes: Kay Stremler moved, 2nd by Paul Zalucha, to accept the Minutes as written. Motion Carried.

III. Township Board Report: John Westman reported that the Township Board has met twice since our last meeting. The SunTimes has closed so the Board will use Ann Arbor News and M Live for posting. The balance of the Don Zeeb memorial will be used at the new Fire Hall with his family's input. The Board approved a request for the Webster Township Historical Society to hold a flea market, September 26, 2020 from 9am-4pm.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection & Code Enforcement Activity Reports dated August 19, 2020 and September 16, 2020. In addition, the ZBA has voted to revise their By Laws. He suggested the Board and Planning Commissioners tour the new Fire Hall and he will set up a time. He will make a book with forms to track violations next week.

V. PDR Report: John Westman discussed the annual report. The PDR Committee sent a letter to the Ann Arbor Greenbelt Commission to apply for a federal grant. If approved it may need Webster Township to match funds.

VI. Comments from Citizens:

- A. Matthew Gill of Daly Road asked the Commissioners to consider allowing livestock on small acreage (2 ½-3 acres) for private use in the Ag District due to the pandemic.
- B. Kurt Hiester of Farrell Road said he moved here 6 years ago to raise animals and he supports Matthew Gill's request. The dumpster on Farrell Road doesn't bother him.

VII. Draft Solar Ordinance - Andrea Zamansky reviewed the comments from Michigan State University.

- A. Under Small Solar Energy Systems (Section 12.110)
 1. F c - regulation of trees is not needed as shade is prohibitive for the solar system and the Commissioners agreed to remove this item.
 2. G - Location of solar system not installed between house and road. Much discussion followed and a committee was formed of Andrea Zamansky, Kay Stremler, and George Goodman to bring back suggestions to the October meeting.
 3. I and K - solar glare and heat on neighboring properties - as sometimes this can be an issue the Commissioners decided to leave the wording as is.
- B. Large Solar Energy Systems Section 12.115
 1. C 5 Due to increased fire risk, battery storage will be disallowed.
 2. C 8 The Commissioners discussed Prime Farmland and decided solar will be allowed there, as livestock can graze underneath and it can be farmed again later when the panels are removed, as long as plants are underneath to protect the soil from erosion.
 3. C 21 f Impact on wildlife - The Commissioners were not in favor of requiring that the be designed to avoid avian collision.
 4. C 21 h - delete Prime Farmland

5. D 5 - change Prime Farmland to Soil
6. D 8 - Delete "small" livestock as the animals could be larger.
7. D 9 - Eliminate "Electric fencing is not permitted" and instead allow it only inside for livestock.
8. D 12 Signage - change to "is allowed per our sign ordinance."
9. E Safety- the Commissioners decided the emergency response plan will be filed with the Fire Dept. for their approval before the project is approved.
10. J Complaint Resolution was removed

VIII. Washtenaw County Broadband Survey Results - Kay Stremler said the survey may have overestimated the lack of access. John Kingsley said a speed test was a factor also.

IX. Master Plan Update:

- A. The Commissioners liked Part 5.
- B. Part 9.01 f was rewritten by Kay Stremler. The Commissioners wanted to replace "the recent COVID-19 outbreak" with "trends" and put working from home before student's online learning.
- C. Part 9.02 - remove 2019 and instead say the Township approved and commenced construction of a new fire hall in 2020.
- D. No comments for Part 10. Part 5 and 10 will be sent to the PDR Committee for their comments.
- E. George Goodman moved, 2nd by Charles Estleman, to table Parts 8 and 13 until the next Planning Commission Meeting. Motion carried.

X. Public Participation: John Scharf said he asked Matthew Gill what livestock he had in mind on his 3 acres and learned a cow, 2 pigs and 2 sheep. The Commissioners discussed MSU animal unit/acre.

XI. Information items/ Correspondence: Andrea Zamansky discussed the Huron River Report and an email from Erica Perry on PFAS chemicals in the Huron River.

XII. Tammy Koch moved, 2nd by George Goodman, to adjourn. Motion carried. The meeting adjourned at 9:30 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, October 21, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford