

MINUTES OF THE 483RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 13, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

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

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, and 7 citizens

I. Andrea Zamansky welcomed Kay Stremler to the Commission as Erica Perry's replacement.

II. Approval of Agenda:

A. Andrea Zamansky added Item 9(b) Schedule Public Hearing Date for Seasonal Agri-tourism and item 10 (d) Proposed Zoning Ordinance language change for Farm and Farmer's Market. She removed item 12(a) as we have now received legal counsel comments.

B. Paul Zalucha moved, 2nd by Tammy Koch, to approve the agenda with the three changes as read. Motion carried.

III. Approval of Minutes of the Regular Meeting on May 16, 2018: John Westman moved, 2nd by Charles Estleman, to approve the minutes as presented. Motion carried with Kay Stremler abstaining.

IV. Township Board Report: John Westman reported that the Board will meet next week.

V. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated June 13, 2018 (attached).

VI. PDR Report: John Westman said they are reviewing 240 acres. They have put up Preserved land signs.

VII. Comments from the Public: None.

VIII. Application for Preliminary and Final Site Plan – 7495 Joy Road

A. Scott Betzoldt of Midwestern Consulting explained they have made changes in the plan for the size of the building, parking spaces and reduced the number of light poles. The lights are down shielded to prevent seeing the light bulb. The retention pond will be smaller and further from the corner. The sandy soil perks very fast. They have all approvals except the driveway permit, which they will pull just before construction, and the sign which they will come back for later.

B. Andrea Zamansky said a condition of approval will also be a full color elevation and floor plan. Scott said they will submit it with the zoning compliance. She asked about vegetative screening on the north side of the dumpster. Scott said they are planned for.

C. John Westman said Basswood trees are bad as they are brittle and have many seed pods. He asked about a handicap ramp. Scott Betzoldt said he would make sure they build one. The parking lot will be marked for pedestrians to show where no cars are allowed.

D. John Westman moved, 2nd by Charles Estleman, to acknowledge receipt of the application and to approve with conditions a combined preliminary and final site plan to construct a 4,800 square foot Convenience/Party Store in the C, Commercial zone on 2.29 net acres of vacant land located at 7495 Joy Road, Dexter, MI 48130, parcel number C-03-32-300-009 with conditions 1) receipt of driveway permit from the Washtenaw County Road Commission and 2) receipt and administrative review of full-color elevations and floor plans. A roll call vote was taken and it carried unanimously.

IX. Schedule Public Hearing Date for Seasonal Agri-Tourism:

- A. Andrea Zamansky explained that there is a misunderstanding in the community that corn mazes and fireworks are prohibited so we can rescind the amendment of last September and replace it with clear language. This suggested language alternative (see attached) was considered last year when it was drafted by counsel and closely follows the ZBA decision.
- B. Andrea Zamansky moved, 2nd by George Goodman, we set a Public Hearing date to discuss the proposed Zoning Ordinance changes for Seasonal Agri-Tourism to be July 18, 2018 at the Planning Commission Meeting. A roll call vote was taken and it carried unanimously.

X. Proposed Zoning Ordinance language changes regarding Junk, Inoperable and abandoned vehicles (see attached):

A. John Westman asked Randy Raiford if he thinks the proposed language is clearer and will enable him to do his job as enforcement officer better. Randy said yes and it is an improvement.

B. Paul Zalucha questioned “Storage of Materials” as the title of Section 13.160, as the Section just talks about junk and you could store good stuff. Andrea Zamansky said we should discuss the title before the next meeting.

C. George Goodman said Section 13.105 2(d) was too vague as something could be hidden part of the season. John Westman suggested removing the word “continuously” and this was agreed to.

D. Paul Zalucha moved, 2nd by Tammy Koch, to set a Public Hearing for Zoning Ordinance Section 2.10 (Definitions), Section 13.105 (Parking and storage of Vehicles/Trailers) and 13.160 B (Storage of Material) for the next Regular Scheduled Planning Commission Meeting. A roll call vote was taken and it carried unanimously. Paul Zalucha asked to amend his motion to strike”B” from 13.160 B. This carried unanimously.

XI. Nuisance Ordinance Language changes (see attached):

- A. Andrea Zamansky said the language change goal in Section 3.4 is to be consistent with the junk vehicles wording of the Zoning Ordinance. The word “continuously” will be removed from item 3.4 b 4 also. Item 3.6 C (iv) is to avoid misunderstandings of event permits.
- B. Andrea Zamansky said we have not received comments from counsel on Civil Infractions yet so we will wait before having a public hearing on this. John Westman asked to remove “to” in item Section 4 – c and make it “or indirect expenses which the Township has...”.
- C. Paul Zalucha moved, 2nd by George Goodman, to set a Public Hearing for proposed Nuisances Ordinance language changes in Section 3.4 Public Nuisance for junk and inoperable vehicles and Section 3.C.4 Exceptions to Public Nuisance for the next Regular Scheduled Meeting. A roll call vote was taken and it carried unanimously.

XII: Proposed Zoning Ordinance Language changes regarding Fences/Animals and Burning:

- A. Andrea Zamansky said our Zoning Ordinance covers fences to be safe. She asked the Commissioners if we should regulate fence materials, such as pallets. The Commissioners did not feel the Zoning Ordinance needed amending.
- B. Andrea Zamansky said our Zoning Ordinance limits animals by species but not in aggregate. The State of Michigan lists animal units in GAAMPS.
 - 1. Randy Raiford said part of the conversation was usable land. Andrea Zamansky said that was a subjective measurement.
 - 2. George Goodman said the DNR or Humane Society has State laws to address problems and the State will deal with it. It is not a big problem in the Township now.
 - 3. A majority of the Commissioners said to leave this alone.
- C. Open Burning – Andrea said this is regulated by State law. George Goodman suggested the State Law be added to our Township website, and also add that the Fire Department wants residents to call them before burning.

XIII. Set Public Hearing Date for Farm or Farmers Market:

- A. Andrea Zamansky said we now have confirmation from counsel that our definitions all work (see attached). We can use Farm Market as defined in GAAMPS. Farmers Market is not defined in GAAMPS. Counsel said Farmers Market can be an artisan or baker so the definition is widened to “and related vendors”.
- B. Andrea Zamansky asked the Commissioners to read the letter from Malaika Whitney, who suggested the Markets be decided on a case by case basis (see attached).
- C. Andrea Zamansky apologized for our last Meeting as our Zoning Ordinance has Farmers Market in the Commercial District, but is not allowed in the Industrial District.
 - 1. Paul Zalucha suggested the Farmers Market also be allowed in the Agri-Business District. Andrea Zamansky was concerned with traffic in a quiet ag district. John Westman thought it would be less intensive traffic than some other uses that are allowed. He said this District was established to support the Ag community and a Farmers Market would support Ag revenue and would not be a continuous operation.
 - 2. Paul Zalucha suggested Farmers Market be a Special Use in Section 9.12C to monitor it.
- D. Charles Estleman moved, 2nd by Tammy Koch, to schedule a Public Hearing date for the next Regularly Scheduled Meeting for Farm or Farmer’s Market in Section 2.10, Section 9.10B, Section 9.12C and Section 9.35B. A roll call vote was taken and it carried unanimously.

IXV. Public Participation: None

XV. Information/Correspondence: Andrea Zamansky said she expects The Zoning Ordinance Site Plan Review Process project will meet with other Townships in July.

XVI Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:40 pm

NEXT MEETING DATE:

Public Hearings: Wednesday, July 18, 2018 at 7:00 p.m.

Regular Meeting: Wednesday, July 18, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford