

MINUTES OF THE 495TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 19, 2019

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, Kay Stremler, Paul Zalucha, Tammy Koch, George Goodman

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, Brant and Connie Savander, Bill Cohoon

I. Approval of Agenda: Andrea Zamansky asked to add item 9 a “Set public hearing date for preliminary and final site plan for proposed fire hall”. George Goodman moved, 2nd by Kay Stremler, to accept the agenda as amended. Motion carried.

II. Approval of Minutes:

A. George Goodman asked to amend item VII F by replacing “your house is going to burn down” with “to prevent houses from burning down”.

B. Kay Stremler asked to amend the last sentence in item VII D by inserting “Kay Stremler would draft a revised question and we would” after “removed and”.

C. Charles Estleman moved, 2nd by George Goodman, to accept the minutes as amended. Motion carried.

III. Township Board Report:

A. John Westman reviewed the highlights of the May 21, 2019 Board Meeting. The Board approved up to \$2,500 to produce and mail the Master Plan survey.

B. John Westman reviewed the highlights of the June 18, 2019 Board Meeting:

1. The Board discussed the possibility of adopting a fire code or a stand-alone police ordinance to regulate demolition and open burning.

2. The Board passed a resolution to write a letter to the Washtenaw County Road Commission asking them to delay road side spraying of herbicide in the Township until next year and to provide more information and alternatives.

3. Sue Shink, County Commissioner, said they are looking at reorganizing the Road Commission and asked for Township Board input.

IV. Zoning Administrator Report: Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated June 19, 2019 (attached).

V. PDR Report:

A. Linda Hosford has been appointed to the PDR Committee.

B. The Township Board has lent \$94,000 to PDR to be repaid by February 2020. It will be used, in conjunction with other entities, for property on Daly Road, hopefully by month end.

C. The State of Michigan PDR program has \$2 Million available for conservation easements purchases and Webster Township qualifies to apply.

VI. Comments from the Public:

A. Bill Cohoon owns 2 acres on Pillar Dr. He asked the Commissioners to consider changing the Zoning Ordinance to allow a 2nd structure on the property for his mother-in-law to live in as she wants to be close to her grandchild and his house is too small. He said we could control future rentals by not allowing it to be rented.

B. Connie Savander asked how the Planning Commission will deal with an on-line Master Plan survey as she has 12 computers and a phone at home so they have 15 IP Addresses.

Also, she filled out the OPT-OUT Application for road side spraying along their property. The Road Commission is coming to her house at 2:30pm on June 20, 2019 to show her what she needs to cut down. She invited others to attend.

VII Set Public Hearing for Preliminary and Final Site Plan of proposed Fire Hall.

- A. Randy Raiford said he will have the Site Plans available by July 3rd. He asked if the Planning Commissioners need the trees identified which may be removed for acceleration and deceleration lanes. Paul Zalucha asked if the Zoning Ordinance requires replacement of trees above a certain size. Randy was not sure, but thinks it requires a buffer between different Zoning Districts.
- B. Andrea Zamansky moved 2nd by Charles Estleman, to set a public hearing date for Preliminary and Final Site Plan approval for proposed Fire House for the next Planning Commission Meeting, Wednesday, July 17, 2019 at 7:00 pm. A roll call vote was taken and it passed unanimously.

VIII: Master Plan Update:

- A. Randy will upload the master plans of surrounding communities for the Commissioner's review. Andrea Zamansky said our Planner likes Hamburg Township. Kay Stremmer asked to upload proposed drafts of Northfield, Salem and the City of Dexter also to get ideas.
- B. Discussion followed on the Master Plan survey:
 - 1. Randy Raiford said Mr. Kingsley reviewed the Master Plan survey and sent it to the printer to be put in with the summer tax bill. Randy Raiford said the surveys will be numbered and we know the number of voters per household. He, Linda, and Donna, in the Township office will keep a running total of answers and compile a graph.
 - 2. Andrea Zamansky said we will look at an online survey, using the same questions, at our July Meeting. Randy said he would email the Commissioners a copy of the survey and gather other online survey sites for information.

IX. Draft Zoning Ordinance Changes: Andrea Zamansky said they are still in process but she needs someone to review the Article 8 Draft before the July meeting. Paul Zalucha volunteered.

X. Public Participation: None

XI. Information/Correspondence:

- A. Andrea Zamansky said we would look at allowing detached residences in the Ag District at a later date. She asked Randy Raiford to look at what Webster has done in the past.
- B. George Goodman thanked Martha Zeeb for her work. He said Mackinaw Island is an example of an aging population so it is important for Webster Township to have a new Fire Hall in the proposed location.

XII. Paul Zalucha moved, 2nd by Kay Stremmer, to adjourn. Motion carried. The meeting adjourned at 8:16 pm.

NEXT MEETING DATE:

Public Hearing: Wednesday, July 17, 2019 at 7:00 p.m.
Regular Meeting: Wednesday, July 17, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley
B. Calleja

R. Raiford