

MINUTES OF THE 470TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 21, 2017

The Meeting was called to order at 7:00 p.m. by Vice-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, Erica Perry, Andrea Zamansky, Tammy Koch

WTPC Members Absent: Paul Zalucha, George Goodman

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, Chris Atkin, Gary Koch, John Scharf and 2 citizens

I. Approval of Agenda: Tammy Koch asked to change the meeting date to June 21, 2017. Erica Perry asked to add 11(a) Acknowledgement of Rob Mitzel and Cynthia Zuccaro Award Certificate. Andrea Zamansky asked to add 9(d) Zoning Ordinance Definition of Seasonal Agri-Tourism. Erica Perry moved to accept the agenda as amended with change of date, and adding 9(d) and 11(a). This was 2nd by Charles Estleman and it carried unanimously.

II. Approval of Minutes: Charles Estleman moved to accept the minutes of the May 17, 2017 minutes. Andrea Zamansky said there are 3 items “attached” in the minutes that she does not have with her copy so she moved to approve with 3 items attached. This was 2nd by Tammy Koch and the motion carried unanimously.

III. Township Board Report:

A. John Westman said the Board voted to postpone indefinitely discussion of a new Fire Station as there was no consensus.

B. John Kingsley explained that the Board passed a resolution to tell the State we wish to dissolve the standard agreement on Broadband so we can negotiate with other firms too.

IV. Zoning Report – Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated June 21, 2017 (attached).

V. Comments from the Public: None

VI. Election of Officers:

A. Paul Zalucha submitted a letter, dated June 12, 2017 (attached), stating he travels a lot for work and will not be able to be Planning Commission Chairman. Andrea Zamansky asked for volunteers as Chairman. She said she would volunteer.

B. Erica Perry moved to nominate Andrea Zamansky as Chairperson and Paul Zalucha as Vice-Chairperson, 2nd by Charles Estleman. Motion carried unanimously.

VII. Arlington Woods 3rd party Storm Water Management Study Quotes.

A. Randy Raiford said he asked Mannik Smith Group (which the Township has used in the past) and Process Results (which he has worked with) to submit quotes for 1) review the proposed plan for errors and omissions 2) calculate the math 3) reconstruct the storm water flow with on-site visit.

B. Brant Savander apologized for not speaking during the Public Comment section but said he is a Professional Engineer with the State of Michigan and we must ensure the plans are correct or the tabulations will be wrong. They should not just review the existing plans. Andrea Zamansky said we need them to confirm the plans are correct after they do an on-site review.

C. Erica Perry said the DEQ passed the creek issue so it is official to build a 48 foot culvert over the road. She is concerned with Joy Road flooding as the wetland is disrupted by adding a turn lane and access to the property which may have a negative impact on the

wetland and water course, and with moving or changing the field tile.

- D. Andrea Zamansky thought it best if the 3rd party contract was with the Arlington Woods Applicant, and the Township then would be the beneficiary, in case of damages so it would be good to talk to the Township legal counsel about this. Mannik Smith limitation of liability is \$50,000 and Process Results limitation of liability is the amount of their total fee for services rendered.
- E. Erica Perry moved, 2nd by Tammy Koch, to accept Mannik Smith with the caveat that they ensure they look at the wetland impact on neighbor landowners, review impact on removing the farm tile, the impact of flooding on Joy Road, and work to verify true facts out in the field. Motion carried unanimously.

VIII. Updates for Article 8 of Zoning Ordinance

- A. Randy Raiford asked the Commissioners to review flow charts, Application, and Site Plan Requirements and to bring their input to the July meeting.
- B. Chris Atkin said you can reference on the Site Plan Requirements Form what is in the Zoning Ordinance. Andrea Zamansky asked Randy to add Zoning Ordinance Sections to this form.
- C. Erica Perry wanted a wish list of what the township values and would like to see in the Site Development. Chris Atkin said the wish list is the requirements in the Zoning Ordinance.

IX. Zoning Ordinance – Airport Discussion Erica Perry moved, 2nd by Tammy Koch, we remove Private Landing Strip from Special Uses of the Ag District Section 9.10. A roll call vote was taken and all were in favor of the motion except Charles Estleman. Motion Carried.

X. Rezoning Standards Section 3.70 (B)(12)(c)

A. Andrea Zamansky suggested changes (see attached) of the factors to consider for a rezoning application, including if the rezoning would adversely affect neighboring lands and natural environment.

B. John Westman thought item v was restrictive as any rezoning would result in adverse impact on the natural environment. He asked to add “have a significant adverse” after “would not” and before “impact”.

C. Chris Atkin asked to qualify what is significant and what is the natural environment. Andrea said this would be weighed by the Township body.

D. Erica Perry moved, 2nd by Charles Estleman, that we approve the new language with John Westman’s addition to item v. A roll call vote was taken and it carried unanimously.

XI. Definition of “Seasonal Agri-Tourism” Andrea Zamansky said this draft dated June 19, 2017 was drafted by the Township council and includes the ZBA definition. They have asked the Planning Commission to look it over and decide if a better approach might be a permitted use with possible limitations. She suggested a site plan approach so the Dark Sky requirement would be applicable. She asked the Commissioners to look it over to discuss next month. Erica Perry asked to postpone until August when she will be here.

XII Public Comment - None

XIII Information/Correspondence

- A. Appreciation of Rob Mitzel and Cindy Zuccaro for their years of service. Erica Perry thanked John Kingsley for making the certificates. Andrea Zamansky will sign the certificates and John Kingsley will invite them to our July 18, 2017 meeting.
- B. Erica Perry said Commissioners are to get 4 hours of education each year so we need an expert to educate us. Tammy Koch said she went to an MTA conference last month.
- C. Andrea Zamansky suggested we revisit the Natural River District as there are unintended consequences if the State changes their regulations and we have part of it in our Zoning Ordinance. She suggested putting it in a separate section of our Zoning Ordinance.

1. John Westman said it was not our intent to expand so we kept the map we had.
2. Andrea said we could have a Surface Water Overlay District and a Natural River Overlay District so it is easy to administer.

XIV Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:56 pm

NEXT MEETING DATE:

Regular Meeting: Wednesday, July 19, 2017 at 7:00 p.m.

Respectfully Submitted,

Erica Perry, Secretary

WW:mlz

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