

MINUTES OF THE 507TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 21, 2020

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall and the Pledge of Allegiance was recited.

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

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, and John Enos

I. Approval of Agenda: Paul Zalucha made a motion, 2nd by Charles Estleman, to approve the agenda as written. Motion carried unanimously.

II. Approval of September 16, 2020 Regular Meeting Minutes: John Westman asked to delete the last sentence in Item VIII. Kay Stremler asked to change the wording of Item VII B 3 to C21 f Impact on Wildlife - the Commissioners were not in favor of requiring that the panels be designed to avoid avian collision. Kay Stremler moved, 2nd by Tammy Koch, to accept the minutes as amended. Motion carried unanimously.

III. Township Board Report:

A. John Westman said the Sun Times has resumed printing a hard newspaper so Webster Township will use them again.

B. John Westman reported that the Dexter Winter Festival was issued a Festival Permit.

C. Cobblestone Farm will have a Special Meeting this Friday regarding a permit for their Equestrian Event planned for October 24-25, 2020.

IV. Zoning Report – Randy Raiford reviewed his Zoning, Property Inspection & Code Enforcement Activity Report dated October 21, 2020 (attached). He presented his “Ordinance Violation Complaint Form” (attached) which he can put on the Township Website. The Commissioners liked it.

V. PDR Report – John Westman said they have received 2-3 small parcel applications.

VI. Draft Solar Zoning Ordinance Amendment

A. The Commissioners discussed Small Solar Energy Systems item G and agreed on Alternate #1 as the Zoning Administrator could approve the site location. This would be less costly and quicker for the homeowner. They did want the word “readily” removed.

B. George Goodman discussed fires in Large Solar Energy System Item 12.115 C 20. The Commissioners removed “developed in cooperation with” and replaced it with “reviewed and approved by” the local fire department....

C. George Goodman moved, 2nd by Charles Estleman, to schedule a Public Hearing to consider the Solar Ordinance language with Alternate #1 as discussed and revised this evening for the November Regular Meeting. Motion carried unanimously.

VII. Master Plan

A. Part 9 Public Facilities Policies – Kay Stremler asked to delete “(opening in April 2020)” in item 9.05 and also delete the bordertoborder.org as it is no longer a website. She provided an updated Iron Bell website.

B. Part 13 Implementation Matrix was discussed.

1. The multi-modal transportation plan and the non motorized interconnectivity matrix items can be combined for 2021. John Kingsley said complete streets take years of planning. He said to be careful as horses are not compatible with bikes and pedestrians. He asked the Commissioners to look at the Cap-Dart plan to get ideas for Webster Township. John Enos said

to also look at the Road Commission, Semcog, and County Park & Recreation Department ideas as they all work toward connectivity, but to be careful as Webster wants rural character and people like to live near all forms of transportation and connectors.

2. Kay Stremmer offered to also look at these reports for other ideas for our Master Plan.

C. Part 8 Roads and Public Transportation Policies - John Enos said Complete Streets can be addressed in the Master Plan. He said the goal of Complete Streets is to support more bike lanes on roads and he would revise it to make it more rural.

VIII. Blight issues mentioned from Master Plan survey – The items were given to Randy Raiford so he could decide if they violate Township Ordinances. He will report at next month’s meeting.

1. IX. Short Term Rentals – John Enos said it is a difficult subject and is a Commercial use. He suggested we wait to see if the State will decide if we have the ability to regulate it. Paul Zalucha suggested we change the definition of motel in Section 2.10 of the Zoning Ordinance so Short Term Rentals are only allowed in Commercial district. We could then add this consideration to the Public hearing along with proposed changes to permit and regulate Solar Energy Systems.

X. Animal Cruelty/Care and Treatment – The Commissioners discussed the number of animals allowed in the different zoning districts. Randy Raiford and George Goodman will look at other municipalities for ideas.

XI. Public Comments – John Kingsley said he has found that 2 goats on 50 acres is not enough room.

XII. Information Items

A. Kay Stremmer would like to get input on problem areas in Boyden Creek and the Huron River to update the Middle Huron Watershed Management Plan. The Huron River Watershed Council will use the report to apply for grants for improvement projects. She would like to know the history of improvements made in the last 10 years.

B. Ann Arbor Township is updating their Master Plan.

XIII. Paul Zalucha moved, 2nd by Tammy Koch, to adjourn the meeting. Motion carried. The meeting adjourned at 9:10 pm.

NEXT MEETING DATE:

Public Hearing: Wednesday, November 18, 2020 at 7:00 p.m.

Regular Meeting: Wednesday, November 18, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford