

MINUTES OF THE 496TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, JULY 17, 2019

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

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

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Brant Savander, Paul Montagno and 3 citizens

I. Approval of Agenda: Tammy Koch asked to change the date to July 17, 2019. Andrea Zamansky asked to add item 10b – Cap-Dart Transportation Priority Project; 10c - Accessory Dwelling Units and 10d - Response to Public Participation. Tammy Koch moved, 2<sup>nd</sup> by Charles Estleman, to accept the agenda with the change to the date and addition of 10b, 10c and 10d. Motion carried.

II. Approval of Minutes: Andrea Zamansky asked to change “Op-Out” to “Opt-Out” in item VI B. George Goodman moved, 2<sup>nd</sup> by Kay Stremler, to accept the minutes of the June 19, 2019 meeting as amended. Motion carried.

III. Township Board Report by John Westman:

- A. The Washtenaw County Road Commission has permanently terminated the roadside spraying. He said that Webster received \$317,000 in property taxes and \$300,000 went to the roads.
- B. The Township will make an educational flyer about open burning and demolition.
- C. He distributed the Code of Ethics which was approved by the Township Board.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated July 17, 2019 (attached).

V. PDR Report: John Westman reported that they hope to close on 90 acres before August 31, 2019. They are waiting for the master plan survey results to consider asking for a millage extension.

VI. Comments from Citizens: None

VII. Public Hearing on Application for Preliminary Site Plan for Fire Station at 5775 Webster Church Rd.

- A. Randy Raiford said we have received no written comments.
- B. John Kingsley said a manned fire station will reduce time to the northeast part of the Township. We will ask for a ZBA variance for the 25 foot height limit that is too low for the fire trucks. The Water Resources Commission has increased their standards for impervious surface which is not required in our Zoning Ordinance.
- C. Kathy Keinath, of Macon Engineering, explained we plan a storm water sheet flow from the surrounding property, with a rain garden in front of the building, for a 10 year storm. We will clean out the roadside ditch as that is the outlet. Detention will capture the first flush from the pavement. The Water Resources Commission wants to store offsite water for a 100 year storm which would entail a large excavation and be very expensive.
- D. Bob Overhiser, of Architect Design Group, explained they have two versions of the building – one 7600 square feet with 1 ½ bay for the firetruck and one with 2 bays of 8500 square feet. The Bays will need a 14 foot tall door with a 3-12 roof pitch and they don’t want to intersect the roof of the lower office/living quarters. Hazardous waste will be stored inside the building behind the firetruck.
- E. Andrea Zamansky opened Public Hearing at 7:45 pm to comments from the Public – None. She closed the Public Hearing at 7:46pm.
- F. Paul Montagno reviewed the recommendations from Carlisle/Wortman “Combined Preliminary and Final Site Plan Review for Webster Township, Michigan” dated June 27, 2019. (Attached).
  - 1. Randy Raiford said the site plan will be the same for either size Fire Station. Kathy Keinath said price will determine which is chosen.
  - 2. Kathy Keinath explained the Road Commission requires the trees along the road be removed for the driveways. The trees on the South line will remain. Trees will be removed from the North

East corner as that is the area that perked. Randy Raiford said the trees will be inspected and we can amend the plan to have the proper barrier.

3. Kathy Keinath explained that the lawn over gravel behind the fire station will deter the public, but allow for fire truck use when needed.
  4. Kathy Keinath explained that the training room is for 30 seats so we need at least 22 parking spaces, but many firemen will come together, in fire trucks, in case there is a fire. Paul Montagno asked to add to the plan that we discussed this. He said we don't need the bumper blocks as it is a raised sidewalk. Kathy Keinath said the north parking lot has bumper blocks.
  5. Kathy Keinath explained that the lighting plan is revised already. Bob Overhiser said the light fixture was selected so the light bulb cannot be seen by neighbors.
  6. Kathy Keinath said we are working with the Health Dept. and Water Resources Commission.
- G. Questions from the Commissioners:
1. Paul Zalucha said we should follow the Water Resources Commission recommendations so the Township does not set a precedent. Randy Raiford said a 3<sup>rd</sup> party review would say that we meet the Township Zoning Ordinance. Andrea Zamansky wanted to see the information that was submitted so we know where we are now. Paul wanted a parallel plan submitted. Kay Stremmer wanted the rationale for the different conditions. Randy Raiford said the Final Site Plan would include the correspondence with the Water Resource Commission.
  2. Paul Zalucha asked if the fire station would be used for voting. Randy Raiford said it would be the Absentee Voter District.
  3. Andrea Zamansky asked about the Health Dept. Randy Raiford said the letter said it is approved but we still need the permit. It will be in the Final Site Plan.
  4. Kay Stremmer asked if the road can handle more traffic. Randy Raiford said the condition of the road was not studied, but the fire hall is just for firemen. George Goodman asked if there will be a traffic light and learned there will not be one.
  5. Kay Stremmer said the Impact Statement does not identify who prepared it. It also needs current site conditions within ¼ mile of the site (woodlands, drainage, and flood plains). Natural features within 100 feet of the site should be identified. Randy Raiford said these will be in the Final Site Plan.
  6. Kay Stremmer asked about the fire department review meeting all codes. Randy Raiford said Chief Smith identified all fire codes and the County verifies all standards are met when we apply for a Building Permit.
  7. John Kingsley said there will not be a dumpster as 1 person will live there. John Westman said the Fire Dept. will staff it with one person and they have applied for a grant for more staffing.
  8. George Goodman said it is less costly to build now so he wants the full pull through for the Final Site Plan.
  9. John Westman said it is reasonable to grant the tree waiver. Paul Zalucha said there is not a requirement to inventory road side trees. Andrea Zamansky said it is not woodland, so it is not a natural feature and does not need mitigation.
  10. Andrea Zamansky asked if the Commissioners were in favor of amending the zoning ordinance regarding maximum height of buildings in Public Land Districts. They agreed to discuss this in the future.
- H. Paul Zalucha moved, 2<sup>nd</sup> by Charles Estleman, to acknowledge receipt of the application and to postpone consideration of the Preliminary Site Plan, Job No. 2019-5775, last revised on July 3, 2019 to construct a fire station (the Fire Station") in the Public Lands zoning district on 9.72 acres of land located at 5775 Webster Church Road, Dexter, Michigan, parcel number C-03-27-100-029 (the Property) pending receipt of the following: 1) materials with respect to drainage and Washtenaw County Water Resources Commission review; 2) Parallel Plan showing 100 year storm drainage acceptable to the Washtenaw County Water Resources Commission standards; 3) Approval of a building height variance by the Zoning Board of Appeals. A roll call vote was taken and the motion carried unanimously.

VIII: Master Plan Survey: Randy Raiford said 200 surveys have already been turned in and landowners

have until September to submit them. He said if a mortgage company receives the tax bill the landowner still gets a survey. If we have both written and on line surveys someone could do both, or send the link to their neighbors. Kay Stremmer suggested an email blast to registered voters to come to the Township Office in person to get a written survey. Tammy Koch suggested they show Randy an electric bill or driver's license.

IX: Andrea Zamansky said we are compiling Master Plans of surrounding communities. John Enos likes Chelsea and Howell. She asked John Kingsley for the Township's upcoming expenditures for a capital improvement plan. Kay Stremmer liked Master Plans with a descriptive table of contents, which put community data at the end, and have PDR a separate section showing its value.

X. Timing of community engagement: The Commissioners suggested early November so we have time to receive and compile all the surveys first. Early December or January would work also.

XI. Cap-Dart Transportation Priority Project – Andrea Zamansky said the Township Board has requested our feedback so it will be on our August agenda.

XII. The Commissioners discussed Accessory Dwelling Units. Andrea Zamansky said it is in our master plan so we should ask about people's thoughts in our discussion groups to get feedback. Paul Zalucha asked Randy Raiford and learned separate buildings on the same parcel would use the same drain field and well. John Westman said we already have a provision to have mobile homes that are removed when the dependents no longer need them.

XIII. Response to Public Feedback – Andrea Zamansky asked if we should add this agenda item after public comments. The Commissioners will think about it as there are several issues to consider.

XIV. Public Participation: Meg Rescorla said she lives next door to the proposed fire station. Her son wants to be part of the fire department so she wants our equipment up to date which takes money. She was concerned about her taxes going up, and fiscal responsibility as the economy may be changing, and speeding traffic so we need a speed limit sign and a stop light at North Territorial Road. She was concerned with noise, lights, and land value going down if there is a fire station next to her house, and wetlands are near so we need a sewage pipe around the fire station. In addition she questioned if renters should be allowed to have input in the Master Plan Survey when they don't have a long term investment.

XV. Information items/ Correspondence: Andrea Zamansky said the Township has two new books – "Township Guide to Planning and Zoning" and "Township Planning and Zoning Decision Making."

XVI. Paul Zalucha moved, 2<sup>nd</sup> by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 10:00pm.

NEXT MEETING DATE: Regular Meeting, Wednesday, August 21, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford