

MINUTES OF THE 472ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 19, 2017

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: John Westman, Charles Estleman, Andrea Zamansky, and Tammy Koch

Members Absent: Erica Perry, Paul Zalucha, George Goodman

Also Present: Martha Zeeb, Chris Akin, John Kingsley, John Scharf, Randy Raiford, Gary Koch and 11 citizens

I. Approval of Agenda: Andrea Zamansky moved, 2nd by John Westman, to amend the agenda to postpone item 10a "Seasonal Agri-Tourism" to the August Planning Commission Meeting. Motion carried unanimously.

II. Approval of Minutes: Charles Estleman moved, 2nd by Tammy Koch, to accept the minutes of the Webster Township Planning Commission meeting June 21, 2017 as printed. Motion carried unanimously.

III. Township Board Report

A. John Westman said the Township Board has Cindy Zuccaro's and Rob Mitzel's Certificates of Recognition, but they were not able to attend the meeting.

B. The Board discussed the Township public safety budget because current expenditures are expected to exceed projections. In addition, the Township's capital improvement fund could build a new Fire Hall, but the public safety budget needs to provide our 1/3 share of Dexter Area Fire Department staff and maintenance expenses.

1. If the current 2 millage levy was replaced with a 3.5 millage the public safety budget would be funded. The Township will hold a Special Meeting August 1st to discuss ballot language.

2. Andrea Zamansky asked if the Board plans to publish the millage request and reasons for it. John Westman said the Board is not allowed to advocate for it.

IV. Zoning Administrator Report – Randy Raiford related that we will have the findings on the Arlington Woods Stormwater Management at our August Meeting.

V. PDR Report- John Westman said 4 closings were scheduled for the end of June totaling 235 acres but the County has not blessed the documentation yet. They have many applications for the future but need to get funding.

VI. Comments from Citizens: None

VII. Dexter United Methodist Church

A. Randy Raiford said they applied to amend their Special Use Permit and amend the existing site plan to replace the Newkirk Center with a gym and interior renovations. We will need a public hearing. The application is complete and we have received the fees and escrow. There are drawings for the Commissioners to take home. We will get a packet with changes, approvals and the status of needed items next month.

B. Ken Barber, general contractor, said they plan 2 basketball courts and 2 volley ball courts. The Newkirk Center is about 5000 square feet and the gym will be about 15000 square feet. In addition they plan to secure the children area and have renovations in the Lobby and Sanctuary. They have approval from the Road Commission, Fire Dept, Soil erosion permit. They have applied for Water Dept. permit and Health Dept. He will find out if the Water Resources Commission requires a DEQ permit after they are finished with their review.

C. Charles Estleman moved, 2nd by Tammy Koch, to set a public hearing date for amendment to special use permit, and preliminary and final site plan approval for improvements proposed at the Dexter United Methodist Church for the August Planning Commission Meeting. Motion carried unanimously.

VIII. Rezoning and Special Land Use Approval flow charts and application checklist.

A. John Westman liked the checklist but wanted input from developers who work with it. Randy

Raiford said he got comments from Scott Betzoldt when it was first drafted and it is based on the MSU Extension template. Chris Atkin said he has reviewed it and it is standard format that meets our Zoning Ordinance.

B. Andrea Zamansky wanted an Ordinance Section reference line item and a line item for the escrow deposit put on the Site Plan review check list. She will send Randy her comments when she sees an updated version.

IX. Definition of Township Engineer in Zoning ordinance, Land Division ordinance and Private road ordinance.

A. Andrea Zamansky said Township Engineer is defined only in the Private road ordinance and should be defined in the other ordinances also. She asked who is the Township Engineer?

1. John Westman gave a history and explained that as Randy Raiford is not a professional engineer the Township Board hires one as needed for a project.

2. Andrea asked John Kingsley if the Township Board needs a meeting to designate an engineer and she wanted it clear on who the Planning Commission is to use for mandatory engineering items so we don't need to go to a Township Board Meeting.

a. John Kingsley said the Planning Commission sometimes decides when to require a Township Engineer but doesn't have the authority to hire and fire.

b. John Westman did not think it the best approach to have a single engineering firm.

c. John Kingsley suggested the Township Board could annually designate a primary and secondary engineering firm.

B. Andrea Zamansky will come up with language to review at our next meeting.

X. Citizen Comments:

A. Brant Savender explained that some engineering firms may not be experts in a needed area so it would be best to find another firm. Also, if the chosen engineering firms are published annually we don't want a site plan presenter to also work for the Township to review the site plan.

B. Gary Koch said he helped write the zoning ordinance. If the Township hires an engineering firm then they are the Township Engineer so we don't need to change the wording. Andrea Zamansky wanted the definition to be in all the ordinances.

C. Connie Savender asked if the Township has an attorney and Andrea Zamansky said we have a few law firms.

XI. Informational Items: None

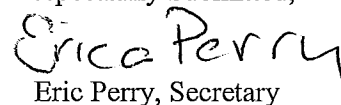
XII. Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:07 pm.

NEXT MEETING DATE:

Public Hearing, Wednesday, August 16, 2017 at 7:00 p.m.

Regular Meeting, Wednesday, August 16, 2017 at 7:00 p.m.

Respectfully Submitted,


Eric Perry, Secretary

EP:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford