

MINUTES OF THE 508TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 18, 2020

The Meeting was called to order at 7:03 p.m. by Chairperson Zamansky via GoToMeeting 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, Randy Raiford, John Scharf, Dan Munsel, Connie Savander, Craig Bloomer

I. Approval of Agenda: Andrea Zamansky asked to remove “Public Hearing on” in #9 a and b; and remove Part 8 from item 10 (a) i; and strike item 10 (a) ii “Future Land Use Map” to move it to the December Meeting. John Westman moved, 2nd by Charles Estleman, to approve the agenda as amended. A Roll Call vote was taken and the motion carried unanimously.

II. Approval of October 21, 2020 Regular Meeting Minutes: Kay Stremler asked to remove “a report” from the first sentence of item XII A and insert “the Middle Huron Watershed Management Plan”. Also in section XII A she asked to replace “They” with “The Huron River Watershed Council”. Tammy Koch moved, 2nd by George Goodman, to accept the minutes with the two changes in section XII A “the Middle Huron Watershed Management Plan” and “the Huron River Watershed Council”. A Roll Call vote was taken and the motion carried unanimously.

III. Township Board Report:

A. John Westman reported that the new Fire Hall is 50% complete.

B. The Board will review the Washtenaw County Road Commission draft policy on tree removal and provide feedback in December.

C. The Board approved a 15% PDR expenditure on 204 acres.

IV. Zoning Report – Randy Raiford reviewed his on-line Zoning, Property Inspection & Code Enforcement Activity Report. It will now be on a monthly basis.

A. George Goodman asked Randy Raiford in the future to include follow up in his report on enforcement and other complaints received.

B. Andrea Zamansky asked about the blight issues from the Master Plan Survey. Randy Raiford said he did not find any Zoning Ordinance violations, but blight and outside storage are issues. George Goodman volunteered to help with this topic and the animal cruelty topic that was postponed. Andrea Zamansky suggested our Planner may have ideas from other municipalities.

V. PDR Report – John Westman said they have more applications than funding but would like to do them now while prices are low.

VI. Public Participation: None

VII Draft Zoning Ordinance Amendments: Andrea Zamansky explained the public hearings, on the proposed large and small Solar Energy Systems and the proposed update to the definition of Motel, must be reposted as being virtual on-line. She expects our December meeting will again be virtual due to COVID 19. Kay Stremler moved, 2nd by Paul Zalucha, to set a new public hearing date for the draft zoning ordinances on Solar Energy Systems and defined term Motels for Wednesday, December 16, 2020 at 7:00 pm. A roll call vote was taken and the motion carried unanimously.

VIII. Master Plan Update:

- A. The Commissioners discussed and made minor revisions to Part 9 Public Facilities Policies.
- B. In Part 13 the Commissioners postponed the Multi-Modal Transportation Plan until 2023 due to time constraints.
- C. The Commissioners approved the wording of Part 12 Capital Improvement Plan.

IX. Public Comments – Craig Bloomer of Brass Creek Court asked what prior alternatives were considered for the Solar Energy ordinances. As there were no further comments Andrea Zamansky closed the Public Comments. She then explained the tons of research on Solar Energy from many sources that we used. She offered to send Mr. Bloomer the computer links.

X. Information Items:

- A. Kay Stremler said she signed up for a webinar about the Mi Healthy Climate Plan and will report back to the Commissioners.
- B. We received the Huron River Watershed Council October, 2020 meeting update from Erica Perry.
- C. Kay Stremler discussed the MSU Webinar on Zoning Exclusive to Inclusive about zoning options for current trends in housing. Andrea Zamansky said she would put this topic on the January agenda.
- D. Kay Stremler made a draft document regarding the Middle Huron Watershed Management Plan for the Commissioners to discuss before giving it to the Township Board. The Huron River Watershed Council wants it by the end of January, 2021. Andrea Zamansky said she would put it on the December agenda.
- E. Andrea Zamansky thanked Kay Stremler and Randy Raiford for their technology work to allow this virtual meeting.

XIII John Westman moved, 2nd by Kay Stremler, to adjourn the meeting. Motion carried. The meeting adjourned at 8:41 pm.

NEXT MEETING DATE:

Public Hearing: Wednesday, December 16, 2020 at 7:00 p.m.

Regular Meeting: Wednesday, December 16, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford