

MINUTES OF THE 472ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 16, 2017

The Meeting was called to order at 7:00 p.m. by 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, Paul Zalucha, George Goodman

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, Chris Atkin, Gary Koch, John Scharf and a room full of citizens

I. Approval of Agenda: Andrea Zamansky moved, 2nd by Charles Estleman, to delete 9b and 9c from the agenda tonight. Paul Zalucha asked to amend the motion to set a public hearing date for 9b and 9c. This was 2nd by Tammy Koch. Motion carried.

II. Approval of Minutes: Erica Perry asked to change ‘Connie Savender asked’ “it” to “if” in item 10C. Erica Perry moved, 2nd by John Westman, to accept the minutes as amended. Carried.

III. Township Board Report:

A. John Westman said the Board issued \$250 to the Dexter Area Historical Society.

B. John Westman said the Board issued a Festival permit for the Webster Township Historical Society.

IV. Zoning Report – Randy Raiford said 6 permits were issued in July.

V. PDR Report – John Westman said they closed on 4 easements last Friday totaling 263 acres, bringing the total in the Township to 1870 acres and of these 69% are agriculture and 31% are natural features. The Walsh Road parcels connect to the Arms Creek.

VI. Comments from the Public: Jerry Hough was concerned with dangerous traffic speed on Donovan Road and about parking on a private drive. He doesn’t own the property as he only has easement rights. Who enforces the codes? Andrea Zamansky suggested he go to the Township Hall during office hours as we cannot make a decision.

VII. Dexter United Methodist Church Public Hearing (see attached)

VIII. Andrea Zamansky asked for comments from the Commissioners regarding Dexter United Methodist Church.

A. Charles Estleman made a motion that there were many questions that should be answered so put off for a month to get answers rather than voting on it tonight so put off consideration until receive requested material from the applicant. This was 2nd by Erica Perry.

B. Discussion followed on a list of requested materials

1. Provide a list of activities they intend to conduct including types, hours, attendance
2. Events that will occur at the facility with higher intensity of use
3. Is parking adequate? – provide detailed capacity of church and structure and evidence that parking is in compliance with the Zoning Ordinance.

4. Lighting cut sheets and further description of where light poles are located and photo metric plan and independent engineering review of lighting plan.

5. Storm water management – clarify the numbers with independent engineering review by Township Engineer.

6. Visual material of outside of building

7. Retention area and why difference of prior with current retention area.

8. Traffic impact of proposed uses

9. Description of proposed easement

10. Buffer plan and parking lot screening
11. Description of Deed Restrictions
12. 75 foot rear setback issue
13. Accessory uses meet Surface Water Overlay Protection

C. Andrea Zamansky restated the motion to hold off determining Special use Permit and Preliminary and Final Site Plan application until we get items requested. A Roll call vote was taken and it passed unanimously.

IX. Set Public Hearing Date for proposed Zoning Ordinance language changes

A. Andrea Zamansky moved, 2nd by George Goodman, to set Public Hearing date for September Planning Commission Meeting to discuss Zoning Ordinance language change regarding definition of Township Engineer in the Land Division ordinance, Private Road Ordinance; and definition of Seasonal Agri-Tourism in Zoning Ordinance; Removal of Private Landing Strip from the Agriculture District; and rezoning standards under the Zoning Ordinance.

1. Paul Zalucha asked if the Agri-Tourism was ready for a public hearing as he has missed two meetings. Erica Perry asked to review it as she was on vacation.
2. Andrea Zamansky amended her motion, 2nd by Charles Estleman, to remove Seasonal Agri-Tourism from her list of items so set a public hearing date for potential Zoning Ordinance Amendment and for Land Division Ordinance and Private Road Ordinance language change for definition of Township Engineer; and Zoning Ordinance Amendment to remove Private landing Strip as Special Use in Ag District; and amend Zoning Ordinance rezoning standards. A Roll Call vote was taken and it carried unanimously.

B. Seasonal Agri-Tourism discussion will be added to the September Meeting.

X. Zoning Ordinance Discussion - Natural Rivers District

- A. Andrea Zamansky was concerned if we put State law in our Zoning Ordinance it will be lots for us to oversee and the State may change their law.
- B. Erica Perry said the State can't watch everything so we need to educate people. She has a power point she would like to put on the website.
- C. Paul Zalucha suggested we get copies of other Townships for key items only. Andrea Zamansky will check with the DNR so we are not overly regulated.

XI. Public Participation: None

XII Information/Correspondence

- A. Erica Perry requested HRWC Citizens Guide for Land Use Planning. Randy Raiford said he emailed it to the Commissioners for their feedback.
- B. Randy Raiford said Arlington Woods may be ready for our next meeting as he will review their items next week.

XIII. Erica Perry moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 9:16 pm

NEXT MEETING DATE:

Public Hearing: Wednesday, September 20, 2017 at 7:00 p.m.

Regular Meeting: Wednesday, September 20, 2017 at 7:00 p.m.

Respectfully Submitted,

Erica Perry, Secretary

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