

MINUTES OF THE 474TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 18, 2017

The Meeting was called to order at 6:59 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, Paul Zalucha, George Goodman

WTPC Members Absent: Tammy Koch

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, Chris Atkin, Gary Koch, and 17 citizens

I. Approval of Agenda: Charles Estleman moved, 2nd by Erica Perry, to accept the agenda as presented. Motion carried.

II. Approval of Minutes of the Special Meeting September 18, 2017 and Regular Meeting on September 20, 2017: In the Special Meeting minutes Erica Perry asked to change the spelling of “alchol” in item 12 on page 3. Andrea Zamansky asked to change the spelling of council to counsel on page 2 and remove the “d” in bond fire. In the Regular Meeting minutes Andrea Zamansky asked to change the spelling of council to counsel in #2 on page 1; #7 on page 2; and in 3b on page 3. In #7 on page 2 remove “full” and replace with “sole and absolute”. On #2 on page 3 add after the comma “which parking requirements can be reduced by 50% by the Planning Commission”. On page 4 D add “open” items. Erica Perry moved, 2nd by Paul Zalucha, that both minutes be accepted with changes we discussed. Motion Carried.

III. Township Board Report and PDR Report:

- A. John Westman said the Board renewed the recycling contract.
- B. John Westman said the Board approved a PDR appraisal on 90 acres, and approved a newsletter to be put in with the December Tax Bill, and approved 10 new land preservation signs.
- C. The Board approved funding for a postcard mailing on the millage proposal that will be on the November ballot.

IV. Zoning Report – Randy Raiford said 8 permits were issued in September (see attached).

V. Comments from the Public: None

VI. Dexter United Methodist Church request for Preliminary and Final Site Plan approval:

- A. Andrea Zamansky asked if any Commissioners are members of the church. None are.
- B. Andrea Zamansky reviewed her memo to the Commissioners dated October 12, 2017 (see attached). Phased parking increases should be bonded, or a letter of credit, to ensure the parking is actually installed. The Washtenaw County Water Resources Commission should review. The Township welcomes pervious paving options. The Township’s counsel has advised that the rear setback is not an issue.
- C. Andrea Zamansky said she, Paul Zalucha and Randy Raiford met with the church last week and discussed increasing parking spots over time.
- D. The church showed a slide presentation (copy attached) on Parking at Dexter United Methodist Church. It showed a modest decline in attendance since 2015. They asked that the 274 spaces be enough as they want the green space and cannot afford to install additional parking spots at this time. They are requesting a waiver.
- E. Much discussion followed with the church.
 1. Andrea Zamansky said she attended a church service there and looked at their website. She found discrepancies with information given to the Planning Commission. She

- discussed her ZO Parking Requirement Summary – Draft Calculations (attached).
2. The church said they have physically counted 264 paved spots and 30 gravel spots. The gravel spots will be lost with the new construction but they have identified room for 10 more.
 3. Chris Atkin said all uses happening concurrently during the service time are incidental to the service as it is their primary function in his interpretation. If there is a church service and basketball tournament the two uses are separate.
 4. John Westman said the Facilities Planning Group report dated 10-28-2014 (attached) said the parking was barely adequate. Now they want to enlarge the buildings.
 - a. A church member said the expansion will be used at non-peak times and children don't drive. They have adjusted worship times since 2014 to help with the parking situation and could add a Saturday service if needed.
 - b. John Westman said a conference may be easier to come up with a solution instead of so many people talking here. There are so many numbers that we need information from our Planner.
 5. Paul Zalucha said he thought they had come up with a plan at the meeting last week and now it is not used. The Planning Commission is obligated to enforce the Zoning Ordinance and parking offsite is against the Zoning Ordinance. Mr. Van Dyke said they don't have the money to add more parking and do not agree with the calculations.
 6. George Goodman said he was not comfortable with the tone of this meeting. Andrea had asked if any Commissioners were members of this church. Another question could be are any Commissioners members of another church that may be competing.
 - a. He said the church has had many additions over time and abided by Township rules in the past. We didn't have these issues in the last 6 phases.
 - b. Dexter Mill offsite parking is not an issue as the church could get a bus to pick people up at their homes. We've talked in circles about parking numbers for two hours and we need to refocus to help them accomplish their mission.
 - c. A man from the church said every year they are required to document attendance and offered to send this report to the Township also. If a threshold is set for additional parking spots based on growth they could commit to it as growth is the engine to fund expansion. A bond is expensive and it is not responsible to build parking now.
- F. Andrea Zamansky said a way forward would be to discuss again before the next meeting as we need to think about it more and get parking spots based on reality.
1. Erica Perry said she was interested in a waiver to protect the river and neighbors. We need to prevent negative consequences. Andrea Zamansky said counsel suggested increasing parking over time with a bond or insurance and a deadline.
 2. Andrea Zamansky moved, 2nd by Erica Perry, to table to the next meeting. Carried.
 3. Andrea Zamansky asked the Commissioners to forward any questions they have to her so she can send them on to the church.
- VII. Public Participation - John Kingsley said House bill 5099 is in Committee and would eliminate a municipality's ability to extend the internet. Also Webster Township will have a meeting 10-25-2017 at 7pm about the township's public safety millage proposal that is on the November ballot.
- VIII. Information/Correspondence –Andrea Zamansky said we should be getting a sample model from the State DEQ in the near future.
- IX. Charles Estleman moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 9:40 pm

NEXT MEETING DATE:

Regular Meeting: Wednesday, November 15, 2017 at 7:00 p.m.

Respectfully Submitted,

Erica Perry, Secretary

WW:mlz

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