

MINUTES OF THE 476TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 15, 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, Tammy Koch, Erica Perry, Paul Zalucha, George Goodman

Members Absent: None

Also Present: Martha Zeeb, Gary Koch, and 14 citizens. John Kingsley came later also.

I. Approval of Agenda: As Randy Raiford was not present John Westman moved, 2nd by Tammy Koch, to approve as amended to eliminate item 6 “Zoning Administrator Report” and item 10 (a) “Updated draft Application Checklists for (i) Preliminary and Final Site Plan review and (ii) Special Land Use”. Motion carried unanimously.

II. Approval of Minutes: Charles Estleman moved, 2nd by George Goodman, to approve the minutes of the October 18, 2017 Webster Township Planning Commission meeting as printed. Motion carried unanimously.

II. Township Board Report – John Westman related that the Township Board will meet next week.

III. PDR Report – John Westman said he was re-elected Chairman, and the PDR Board is looking at property for next year and at their current funds and next year budget.

IV. Comments from Citizens: None

V. Consideration of Dexter United Methodist Church application for preliminary and final site plan approval and recommendation regarding Special Land Use Permit for addition and remodel.

A. Andrea Zamansky asked if any Commissioners were a member of this church. None are.

B. Carl Espy, of the church, said he had nothing more to add, but he hoped that the items discussed at the recent meeting with Andrea Zamansky and Paul Zalucha will allow this to move forward.

1. Andrea Zamansky explained that the Dexter United Methodist Church had agreed that conditions of site plan approval include:

a. The number of parking spaces would be 294, most of them existing and 23 new. Gravel parking spaces will be close to the Huron River.

b. The Worship maximum will be 380 seats.

c. Lighting will comply with local, state and federal law.

d. We still need approval from the Washtenaw County Water Resources Commission.

e. The church will ask owners of cars parked illegally to move them, and if not get the car towed.

f. The Township will receive occupancy reports. The Church will add 30 more parking spaces, with Township review and approval (which is not being given in advance), should the occupancy increase by 90 people above the 2017 level.

g. The church will cease the shuttle to offsite parking.

h. Construction hours will be the same as the last site plan.

i. Landscaping will be installed on the SE corner of the property.

2. Andrea Zamansky explained that the church agreed that no alcohol will be served or consumed on site as a condition for the Special Land Use Permit approval.

3. Carl Espy said the church was committed to the above conditions.

4. Tammy Koch asked if the church can occasionally use a shuttle service if they have a large event. Paul Zalucha said offsite parking is prohibited in the Zoning Ordinance but they could go to the Township Board for a one time permit.

C. The Commissioners discussed the PhotoMetric Plan.

1. Paul Zalucha asked how many lights are new and Mr. Espy said all exist today but two are moved.

2. Paul Zalucha asked if the light bulbs are shielded and meet the Zoning Ordinance. Mr. Espy felt they meet the Zoning Ordinance.

3. Paul Zalucha asked the height of the light pole B at 24.5 on page 115 of the Site Plan and learned

it is a 24 foot tall pole. As 16 feet tall is the maximum height allowed in the Zoning Ordinance, Bob Holland of Aspen Group said it can easily be cut down and all the rest are 12 – 15 feet tall.

D. Andrea Zamansky asked to change the site plan on page C5.0 as the parking spaces in the top right corner and bottom left corner are paved and not gravel.

E. Andrea Zamansky asked to change the wording at the end of the Site Data Block on page C5.0, C5.1 and C1.0 to “Due to a number of factors stated in the meeting minutes, the Planning Commission has exercised their discretion to require a minimum of 294 parking spaces, which is fewer than the number of parking spaces that otherwise would be required by the Planning Commission under the Zoning Ordinance.”

F. Erica Perry moved we recommend approval of preliminary and final site plan for the Dexter United Methodist Church on condition that we get approval from the Washtenaw County Water Resources Commission. Andrea Zamansky helped Erica by adding that we get unconditional approval from the Washtenaw County Water Resources Commissioner of the full site-wide storm water management plan. Together Erica and Andrea made further conditions that they correct the site plan that parking is really paved in top right and bottom left on page C5.0; and the 24 foot tall light pole on page 115 be changed to 16 feet tall; and language at bottom of C5.0, C5.1, and C1.0 is changed to read “Due to a number of factors stated in the meeting minutes, the Planning Commission has exercised their discretion to require a minimum of 294 parking spaces, which is fewer than the number of parking spaces that otherwise would be required by the Planning Commission under the Zoning Ordinance.”

1. Andrea Zamansky asked to amend the motion to also include conditions to the site plan approval mentioned in her memo to the Planning Commissioners dated November 8, 2017, with the exception of the Number of Parking Spaces and Worship Occupancy as these two are already stated in the Site Plan. These conditions are:

a. Future parking needs: The Applicant will provide to Webster Township an annual reporting of its largest service and concurrent use headcounts (to be duplicated from the counts currently being provided to the denomination). In the event those counts show an increase of 90 persons over the prior reporting period (i.e. the prior 12-month average beginning after 2017) then the Applicant will add 30 additional parking spaces, after which the sanctuary occupancy may be increased by 90 persons, which will go through and be subject to the standard review and approval process by separate application at that time. (The Applicant understands that no pre-approval of any such future expanded occupancy is being granted by Webster Township at present.)

b. Shuttle Service: The shuttle service to and from offsite parking will cease.

c. Parking Policy: The Applicant has adopted, and will take reasonable measures to enforce, a policy dealing with congregants who park illegally

d. Lighting: The applicant will ensure that lighting at the site will comply (both initially and on an ongoing basis) with all local, state and federal laws and ordinances, including without limitation the Webster Township Zoning Ordinance.

e. Construction Hours: The hours of construction will be 7 am to 7pm Monday through Friday, 8am to 3pm Saturday and no construction on Sunday.

f. Landscaping: The Applicant shall plant some landscaping screening on the Southeast side of the property, as offered by the Applicant at the September 20, 2017 Planning Commission Meeting.

g. As revised above, the final site plan shall be signed and sealed by the Applicant’s Engineer.

2. The motion was 2nd by Charles Estleman. Discussion followed with Paul Zalucha asking if a landscape plan was submitted and learned it was not. A roll call vote was taken and the motion passed unanimously.

G. Charles Estleman moved, 2nd by Tammy Koch, to recommend the Township Board approve the Special Land Use Application for the Dexter United Methodist Church with recommendation that applicant not serve alcohol for consumption on premises by members, staff or 3rd parties. A roll call vote was taken and it passed unanimously.

VI. Natural River District – Andrea Zamansky said she has not received anything from the State yet.

VII Citizen Comments: None

VIII Informational Items: Erica Perry said she won’t be at our February and possibly January meetings.

IX. Paul Zalucha moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 7:50 pm.

NEXT MEETING DATE:

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

Respectfully Submitted,

Eric Perry, Secretary

EP:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford