

MINUTES OF THE 476TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 20, 2017

The Meeting was called to order at 7:03 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, Tammy Koch

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, John Scharf, and 2 citizens

I. Approval of Agenda: Andrea Zamansky said to add a new Item 9a – Set public hearing date for proposed rezoning of 7495 Joy Road Dexter Riverside Cellar at January 17, 2018 Planning Commission Meeting. She also asked to remove part of item 10a –draft application checklist for Special Land Use. Erica Perry moved, 2nd by George Goodman, to accept the agenda as amended with 9a –set rezoning for 7495 Joy Road and remove 10a 2 for Special Land Use. Motion carried.

II. Approval of Minutes of the Regular Meeting on November 15, 2017: Erica Perry asked to replace Gary Koch with Randy Raiford in item I. Andrea Zamansky asked to remove “they” in item VB1 and insert Dexter United Methodist Church; also in item B 1f after “review” add “and approval (which is not being given in advance),”; also on page 3 remove duplicate items VI, VII, VIII and IX. Paul Zalucha moved, 2nd by Tammy Koch, to approve the minutes as amended. Motion Carried.

III. Township Board Report: John Westman reported that George Goodman has been reappointed to the Planning Commission. The Township Board approved Arlington Woods Development Agreement and the Dexter United Methodist Church Special Land Use permit.

IV. Zoning Administrator Report: Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated December 20, 2017 (attached). He handed out a sheet on Official Training by the Michigan Association of Planning. He asked if we could bring a training session to our Township Hall on a regular meeting night but maybe starting at 5p.m.

V. PDR Report: John Westman said the Township Board approved an appraisal on 160 acres. The County Parks & Rec Dept is considering reducing their preservation fund to open an endowment fund for maintenance expenses. This would reduce funds available for new projects.

VI. Comments from the Public: None

VII. Set Public Hearing date for 7495 Joy Road from Industrial to Commercial zoning.

A. Andrea Zamansky related that Pat Cavanaugh has recently purchased the Dexter Party Store business and, if approved, would move the business across Joy Road for an upscale Dexter Riverside Cellar. The Master Plan Map calls for Commercial there.

B. Randy Raiford said the site is 2 3/4 acres and we are not sure what will happen to the existing party store building. If the rezoning is approved they have 18 months to get a site plan or it reverts back to Industrial zoning. The site is next to Thompson Shore.

C. Erica Perry moved, 2nd by John Westman, to set a Public Hearing for next month’s meeting for the proposed rezoning application of 7495 Joy Road. Motion carried.

VIII. Updated draft Application Checklists.

A. Andrea Zamansky said Randy Raiford is not ready with the checklists. She would like to make the checklist, cross referenced to specific sections of the Zoning Ordinance, of what is currently required for preliminary and final sites plans. In the future we could make the Zoning Ordinance more user friendly with the preliminary site plan more of an overview of

the project and a checklist showing the requirements.

B. Randy Raiford will work on updating the check list and send it to the Commissioners with the next meeting packet.

IX. Natural River District

- A. Andrea Zamansky reviewed her memo, dated December 20, 2017 (attached) on the pros and cons of being a local governance jurisdiction of the State's Natural River Program. This includes 1) doing nothing and letting the State administer their program, or 2) (as the State would prefer due to their short staff) the Township makes a Natural River overlay district for those areas that are affected by the State's rules and the Township administers the program. A 3rd approach could be that we do not enforce the State's program, but flag the State when we review preliminary and final site plans, etc. that are within the state-designated natural river sections of the Huron River or Arms Creek.
- B. Tammy Koch said our Township would need someone with a level of expertise to administer this program. Andrea Zamansky said we could create an overlay district that the Township enforces with fines if there is a violation. However, as the State rules can change and they are the experts on their requirements, she prefers option 3 so we notify the State if a property is an issue.
- C. Randy Raiford said he will find out if the Township computer software could flag the affected properties so we could tell owners about the State's requirements if needed.
- D. George Goodman asked about a time line and learned there is not a deadline. George said local control is good but Randy Raiford has lots to do already so don't deal with this now.
- E. Erica Perry liked the 3rd option with an overlay district so we know when someone is in the Natural River section. A Natural River District Overlay is in our implementation matrix and we have great natural features to protect. She would like Kris Olsson to come to our next meeting. Hamburg and Northfield are regulatory Townships.
- F. Paul Zalucha would like to look at Andrea's next month's packet of information.

X. Public Participation:

- A. Brant Savander said checklists are good as people then know deadlines up front. Also he would love to help clean up our river.
- B. Connie Savander was concerned about traffic around the proposed Dexter Riverside Cellar and suggested a traffic study as we need infrastructure before a development is there.
- C. John Scharf said Cottonwood Barn has been sold and will become a residence.

XI. Information/Correspondence: None

XII. Charles Estleman moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 8:30 pm

NEXT MEETING DATE:

Public Hearing: Wednesday, January 17, 2018 at 7:00 p.m.

Regular Meeting: Wednesday, January 17, 2018 at 7:00 p.m.

Respectfully Submitted,

Erica Perry, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford

