

MINUTES OF THE 502ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 15, 2020

The Meeting was called to order at 7:01 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, George Goodman, Tammy Koch, Kay Stremler, Paul Zalucha, John Westman

Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Connie Savander and 4 citizens

I. Approval of Agenda: Andrea Zamansky asked to add item 7a – ZBA Report; and item 10e – Draft memorandum regarding roads; and item 10f – Discussion on Shipping Containers. Paul Zalucha moved, 2nd by George Goodman, to approve the agenda as amended. Motion carried.

II. Approval of December 18, 2019 Minutes:

A. George Goodman asked to change, on page 2, in item D1, 2nd sentence to “George Goodman suggested a constable rather than a professional hired firm to enforce the Zoning Ordinance.” In the first sentence Andrea Zamansky suggested replacing “constable” with “person”.

B. Kay Stremler asked, on page 2, in item C, to replace the “Zoning District priority map” with “PDR Agriculture property priority map”. She also asked to replace “open space” with “Green Infrastructure Map”, and to replace “Ag” with “PDR Agriculture property priority map”.

C. Kay Stremler moved, 2nd by Charles Estleman, to accept the minutes as amended. Motion carried.

III. Township Board Report: John Westman reported that the Township Board will meet next week. He distributed the draft demolition flyer from Brant Savander as promised.

IV. Zoning Administrator Report: No report as Randy Raiford was absent.

V. PDR Report:

A. John Westman reported that they have more high quality applications than money to support them. Next month the PDR Committee will make a recommendation to the Township Board on if we want to seek additional millage to finance additional purchases.

B. It was pointed out that the Green Infrastructure map, overlaid on the PDR Agriculture Property Priority Map, will be helpful to the PDR Committee for scoring when evaluating applications.

VI. ZBA Report: Charles Estleman said they met last night to work on the Bylaws, and to make a recommendation to the Township Board on Per Diem payments for the ZBA Alternate.

VII. Comments from Citizens: None

VIII. Draft “Demolition Waste” flyer

A. Andrea Zamansky said it was created by Brant Savander and reflects State rules.

B. Paul Zalucha asked if the Fire Department would be able to do fire training practices. John Westman will take the question to the Fire Board Meeting.

C. Andrea Zamansky said it would be good to make a list of companies that haul away demolition type trash.

IX. Master Plan Update

A. Community Survey feedback

1. The Word Clouds are helpful. John Westman asked to send them to the Township Board.

2. Kay Stremmer said in item 9c “non-motorized connectivity” we can add trails that are adjacent to us. In item 9j “solar and wind” can be added to the Master Plan Policy Section on sustainability.
 3. Andrea Zamansky reviewed highlights of the Survey questions and will incorporate the survey into the Master Plan.
 4. Blight is a prime issue.
 - a. Andrea Zamansky reviewed her handout “Enforcement of Township Ordinance Violations & Complaints” (attached) to help Randy Raiford enforce the Zoning Ordinance, as it is his role. This would be cheaper than hiring a Zoning Enforcer. Our Planner can make forms, policies, and training available to log complaints and move forward on them. Our Zoning Administrator would evaluate the complaint and a volunteer member of the Township Board, or ZBA, or Planning Commission could review to determine if it is a violation so it is objective and unbiased. Informal talking with the offender first may fix the issue.
 - b. Charles Estleman said the Township can issue a citation and put a lien on taxes without an enforcement agent.
 - c. Andrea Zamansky will invite the Planner, and ZBA, and Board members, to attend our next meeting to handle it quickly.
- B. Draft Parts 1 and 2 of Updated Master Plan
1. In part 2.02 A – remove “in recent years” and replace with “the last decade” – also remove “substantially”.
 2. In Part 2.04 Kay Stremmer said we should mention total land or the percent of farmland and natural features.
 3. In Part 2.09 - we will ask the Road Commission for more recent traffic counts.
 4. In Part 2.13 – Community perspective – include the total # of responses the 2019 survey received.
 5. Andrea Zamansky will, with Kay Stremmer’s help, continue to update the drafts.

X. Draft Solar Ordinance language –Andrea Zamansky said we should focus only on Small Solar Arrays tonight and look at Large Solar next month.

A. Ground Mounted Solar Panels were discussed and:

1. Will not be publically visible unless it is the only place to get sun. If it is visible we will need written evidence, to the Township’s satisfaction, showing it cannot be located elsewhere.
2. In Item L. Screening - 80% opacity will be needed.
3. In Item O – The Commissioners decided abandoned Solar panels will be blight, and neighbors will complain. Charles Estleman said the panels have a finite life.
3. A three sided building will be a Building Mount and a two sided building is Ground Mount.
4. The Commissioners agreed solar panels cannot be located in the property setback unless allowed by a ZBA decision.
5. In Item F – last sentence change “should” to “shall”.

B. Large Scale Solar Panels could be added to the Dedicated Open Space Section of the Zoning Ordinance to service a community development. Individual homeowners could also install their own.

XI. Dark Skies Provision – After discussion the Commissioners decided they were not interested in regulating and enforcing this for residential homes.

XII. Draft Memorandum regarding Roads. The Commissioners discussed the draft and made no changes.

XIII. Shipping Containers – The Commissioners discussed their possible use as an accessory structure but were not interested in regulating them at the moment.

XIV Public Participation:

- A. John Kingsley said the Washtenaw County Broadband Task Force is taking a survey of 15 Townships in the County to learn the current availability and need. He stressed the importance of

responding by February 14, 2020 as we could qualify for federal grant money next year.

- B. John Kingsley said the Township already has a form to track blight complaints. The Zoning Administrator is to evaluate if it is blight and send a notice of violation. They would have about 2 weeks to comply, or meet with him as it could be a neighbor dispute. If it is not fixed the District Court decides what to do. Randy Raiford doesn't like doing this, and the Township is looking to see what other townships do, to decide what we will do and how to pay for it.
- C. Connie Savander asked how people will learn of the Broadband survey. John Kingsley said he will send an email blast and that the paper forms will be mailed out soon. There will also be press releases and an ad on the radio.

XV. Information items/ Correspondence: None

XVI. Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 9:28 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, February 19, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

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