

MINUTES OF THE 385TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 20, 2010

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Erica Perry, Robert Mitzel, Cynthia Zuccaro, Paul Zalucha, Gary Koch, Dave Lovell

Members Absent: None

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, and 14 citizens

I. Approval of December 16, 2009 Regular Meeting Minutes Gary Koch moved, 2nd by Erica Perry, to approve the Regular Meeting minutes of December 16, 2009 as written. Motion carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Township Board Report - Gary Koch reported that the Township Board will have a Budget Meeting at 7p.m. on February 2, 2010. Erica Perry, Cynthia Zuccaro and Gary Koch were reappointed to the Planning Commission.
- B. Approval of Agenda – Erica Perry moved, 2nd by Gary Koch, to approve tonight's meeting agenda. Motion carried.

III. Comments from Citizens:

- A. Eric Aupperle was concerned that his cottage at Baseline Lake would be non-conforming as it is less than 10,000 sq feet and the garage is too close to the boundary. He asked if this would affect his ability to make modifications or to sell his property and if there would be legal problems.
- B. Herb Hildebrandt distributed an Executive Summary of Hildebrandt document of 18 January 2010 and Notes for Township Meeting January 19, 2010 (attached). He reviewed the Executive Summary. He stated that the South Side Base Line Lake Exploratory Committee wants more specifics for lakes in the proposed Zoning District. In addition there is opposition to fencing and since 1914 the Master Deed said there should be linear façade line where cottages should be situated.
- C. Ed Dorrington thanked the Commission for our work. He stated the goal is to protect Base Line Lake and the view, so the fence and the shortness of some lots are a problem. He asked for a joint meeting with Megan and Bruce before the public hearing.

IV. Zoning Officer Update: Bruce Pindzia reviewed his Zoning Report, dated January 11, 2010 (see attached). He mentioned that he has met with Mark Koernke who will clean up the property in the next two weeks. The Michigan Society for Cow Protection wants vegetable gardens in 2010. The Health Department is now involved and a new Drain field is needed.

OLD BUSINESS:

V. Lakefront Overlay Regulations

- A. Paul Zalucha asked Bruce Pindzia about Mr. Aupperle's modification and resale ability if his Baseline Lake lot was not in compliance. Bruce said Mr. Aupperle would still be non-conformance status and it won't change anything. Megan said Bruce would do an Administrative Review if a new roof was needed. Bruce asked Mr. Aupperle to call him for further discussion.
- B. Megan reviewed her Summary of changes to Draft Base Lake Zoning District dated January 13, 2010 (attached) based on the December Planning Commission Meeting changes.
 - 1. This has been changed to the Base Lake District.
 - 2. Only sewer service is there so references to water services were deleted.
 - 3. The Minimum lot size is now 10,000 square feet.

4. The Minimum rear (lake) yard for Principal Building is now the shortest distance to the shoreline from any portion of the house, including the deck.
5. The Minimum Side Yard setback for all structures was increased to 20 feet for lots which are not served by public sewer. Megan explained that 80 foot wide lots not served by public sewer would have larger side yard setbacks so the house is not overwhelming on the lot.
6. In the Fence Regulation the Back (lake) yard was changed to Rear (lake) yard.

- C. Bruce Pindzia said we need to change the Zoning District to Base Line Lake as that is the name of the lake.
- D. The Commissioners discussed fencing. Bruce said a fence permit would be required. Megan said no fences would be allowed on the lake side for safety, or in the side yard ally on the wide side, and fences are allowed in the R-2 District so why not here. The Commissioners agreed.
- E. The Commissioners discussed Rear (lake) side setback measurements. They liked the wording used in the Master Deed of 1914 to not use the lakeshore as a measurement as it is irregular. The Commissioners agreed to use the average of 2 lots on each side of the proposed house to draw straight lines and take the average of the two lines.
- F. Cindy Zuccaro moved, 2nd by Rob Mitzel, to hold a public hearing at the February 17, 2010 meeting. Motion carried unanimously.

VI Planning Commission Work Plan & Budget for next year was discussed. Megan presented the ENP Services Estimate for Webster Township Budget 2010-2011 (attached) which totaled \$7352.50. Adding this amount would give a total budget request for the Planning Commission of \$21,000. Rob Mitzel moved, 2nd by Erica Perry, to include the three study items of ENP into the proposed 2010-2011 Planning Commission budget. Motion carried.

VII Resident Survey Status Report - Rob Mitzel has 12 responses so far with a mix of answers.

NEW BUSINESS:

VIII. Master Plan Revisions per the Township Board Direction

A. Rob Mitzel gave a slide presentation of lot sizes that currently exist in the Northeast R-1 5,488 acre area. It currently has 743 parcels with 7.4 acres being the average size. 529 of these parcels are 2 acres or less. If you exclude the Independence Lake lots the average lot size is 10 acres. He did not think a single lot size was good for the whole area.

B. Megan showed that if clustering is required it gets the same results as requiring 5 or 10 acre lots. Bio Reserve Maps and natural features can be used as data to establish residential areas. Clustering can protect the land if areas are identified up front and developers are told the Township's intention. We could amend the Zoning Plan by using the Bio Reserve, and say the plan looks at overlay which requires clustering.

C. Paul Zalucha said Dexter Township identified pockets of sensitive areas in ENP & Associates Memorandum dated 1/13/2010 on Natural Features Preservation Techniques (attached). He asked if our Master Plan could be changed to similar wording. He felt we needed the overlay district in the whole township as it is defensible in court. As we need to get an answer to the Township Board by May he asked the Commissioners what should be done with the yellow (R-1) Northeast corner of the Township and suggested it be changed to Green (AG) except for sensitive areas.

1. The Commissioners agreed that changing the area to 2 acre minimum lot size was acceptable. Rob Mitzel thought we should leave the (R-1) by Independence Lake and at the corner of Valentine and Jennings, and at the corner of Merrill and Walsh, as they are already small lots.

2. Megan felt 2 acre Ag was difficult to defend in court. Cindy asked about 2 acre Residential and Megan said it was good in court.

3. Rob felt we could look at density in the whole Township to protect farmland for the next Master Plan revision. Erica said we are only going to have 6 meetings per year and Rob said we might need a Master Plan subcommittee.

4. Paul directed Bruce to change the Maps throughout the Township to show the BioReserve areas for the next meeting. Megan will change the text to put the Bio Reserve on the Master Plan, use Dexter Township wording, and in the Zoning Plan show the overlay District relates to Zoning District now and the Township look at property density changes and cluster.

D. Erica suggested requiring open space conservation easements of cluster properties for the horse community to use and the Conservancy could monitor it so it is off the Township books.

E. Text Changes RE: Municipal Services in South Township Area - the Commissioners reviewed the wording (attached) to be inserted into the Master Plan in Section 6 and were okay with the language.

IX. Citizens Wishing to Address the Commission: Janice Schneider said 2 acre minimums helped to keep development out. Bruce said he will change it to 2 acres.

X. General Discussion: The Commissioners discussed a Citizen Planner sign-up sheet and other education possibilities from MTA, Michigan Assoc. of Planners, UofM, etc.

XI. Erica Perry moved, 2nd by Cindy Zuccaro, to adjourn. Carried. The meeting adjourned at 10:57 pm.

NEXT MEETING DATE:

Public Hearing, Wednesday, February 17, 2010 at 7:30 p.m.
Regular Meeting, Wednesday, February 17, 2010 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 386TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 17, 2010

The Meeting was called to order at 7:30 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Cynthia Zuccaro, Erica Perry, Rob Mitzel, Gary Koch

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia , Megan Masson-Minock and many citizens

I. Approval of Minutes of the Regular Meeting January 20, 2010. Erica Perry moved, 2nd by Gary Koch, to approve the minutes of the Planning Commission meeting on January 20, 2010 as written. This carried unanimously.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Gary Koch said a Budget meeting is scheduled for Tuesday, February 23, 2010 at 7 p.m.
- B. Roadside Cleanup is scheduled for April 17, 2010.
- C. Gary Koch moved, 2nd by Cindy Zuccaro, to approve the agenda as printed. Motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Report:

- A. Bruce Pindzia said we are waiting for the Judge's decision on Jenny's Farm Market.
- B. Bruce said the Township has started litigation on blight against Mark Koernke. The Court date is March 5, 2010 at 9 am.
- C. Bruce said A&B Hauling is storing garbage in their back yard.

V. Public Hearing on Lakefront Overlay Regulations (see attached)

OLD BUSINESS:

VI. Lake Front Overlay Regulations

- A. Rob Mitzel moved, 2nd by Erica Perry, to table matters to the March 17, 2010 Regular Meeting and have a draft of changes discussed tonight. Motion carried unanimously.
- B. These changes include: decks are deleted from lakeside setback calculations; decks will be allowed in the street side; fences will not be allowed on Base Lake Road or on Leach Lane; lot coverage is changed to 30%; Lakeside building setback will be measured from the road.

VII A 5 minute break was taken at 10:22 p.m. and the meeting resumed at 10:28 p.m.

VIII Resident Survey Status Report – Rob Mitzel presented results of the online Webster Township Master Plan Survey – 2010 (attached). 89 responses were received – 50% were from the Northeast part of the Township. 67% wanted 5-10 acre minimum in the Ag District. 80% wanted 2 acre or more in the Rural Residential District. 66% wanted PDR to concentrate on farmland and natural features equally. John Kingsley said Webster has 4700 registered voters.

IX Master Plan Revisions- Megan Masson-Minock presented her Memorandum dated 2-10-10

(attached) on Natural Features Preservation Master Plan Amendments. The Commissioners liked this wording. Bruce will add these words to the Master Plan text for the next meeting.

NEW BUSINESS:

X. Officer Election/Meeting Schedule

A. Erica Perry nominated Paul Zalucha as Chairperson. This was 2nd by Dave Lovell and it carried unanimously.

B. Cindy Zuccaro nominated Rob Mitzel as Vice Chairperson. This was 2nd by Erica Perry and it carried unanimously.

C. Dave Lovell nominated Wilber Woods as Secretary. This was 2nd by Cindy Zuccaro and it carried unanimously.

D. The Commissioners discussed when and what time to have their Regular Meetings. It was decided to keep the meeting on the 3rd Wednesday. Wilber Woods moved, 2nd by Dave Lovell, to change the meeting start time to 7:00 p.m. Motion Carried unanimously. Rob Mitzel moved, 2nd by Gary Koch, to start the 7:00 p.m. starting time at the April, 2010 Meeting. Motion carried unanimously.

XI Creation of Subcommittees – Paul said a subcommittee would work on the topic and report to the Planning Commission for feedback and a public hearing. Experts who live in the Township could participate in the subcommittee. The Commissioners decided the following would be good to discuss at the March meeting.

A. Right to Farm Act Subcommittee – Paul volunteered

B. Master Plan Subcommittee - overlays

C. Impervious Surface Subcommittee – Erica volunteered

D. Transfer Development Rights Subcommittee – Rob volunteered

E. Site Plan Manual Subcommittee – Bruce and Ron volunteered

XII. Citizens Wishing to Address the Commission: None present

XIII. GENERAL DISCUSSION: Paul Zalucha presented a letter (attached) from Hamburg Township as they are updating their Master Plan. He also presented a letter (attached) regarding a meeting February 25, 2010 on pipeline safety emergency response program.

X. Erica Perry moved, 2nd by Cindy Zuccaro, to adjourn. Motion carried unanimously. The meeting adjourned at 11:17 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, March 17, 2010 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 387TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 17, 2010

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Robert Mitzel, Cynthia Zuccaro, Paul Zalucha, Gary Koch, Dave Lovell

Members Absent: Erica Perry,

Also Present: Martha Zeeb, and 11 citizens

I. Approval of February, 2010 Minutes: Gary Koch moved, 2nd by Dave Lovell, to approve the Regular Meeting minutes of February 17, 2010 as written. Motion carried. Gary Koch moved, 2nd by Dave Lovell, to approve the Public Hearing Minutes of February 17, 2010 as written. Motion Carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Township Board Report - Gary Koch reported that the Township Board held a Budget Meeting on February 23, 2010 and the budget was approved. The Township hall will be closed on Fridays due to budget constraints. At last night's Board meeting they approved the appealed decision on Jenny's Farm Market.
- B. Approval of Agenda – Gary Koch moved, 2nd by Cindy Zuccaro, to approve tonight's meeting agenda as written. Motion carried.

III. Comments from Citizens:

- A. Bob Cooley said the street side restrictions of the Baseline Lake Overlay District were most harmful. He suggested we get a Real Estate Agent's idea on the effect these regulations will have on property value.
 - 1. Paul Zalucha asked which street side regulations were detrimental. Mr. Cooley said the setback of the house to the street being the average of the neighbors.
 - 2. Paul Zalucha asked about deed restrictions. Mr. Cooley said there are no deed restrictions on the street side.
- B. Dan Gallagher said he has not seen the new proposal of the Baseline Lake Overlay District. Paul Zalucha said we would review it tonight.

IV. Zoning Officer Update: Paul Zalucha said that Bruce Pindzia was sick and we could read his Zoning Report, dated March 16, 2010 later (see attached).

OLD BUSINESS:

V. Lakefront Overlay Regulations – The Commissioners reviewed Megan Masson-Minock's Summary of changes to Draft Base Lake Zoning District dated March 10, 2010 (attached).

- A. The Commissioners liked increasing the Design Standards to 30% lot coverage.
- B. The Commissioners liked the changes to the Minimum Rear (Lake) yard for Principal Building.
- C. The Commissioners agreed to the change in Minimum Side Yard for All Structures to change the word "landscaping" to "bushes". Dave Lovell said bushes would allow people to put in flowers and Bruce had said he knows what unimpeded access means.
- D. The Commissioners discussed Deck Regulation changes that decks would be allowed in all yards, with Megan's suggestion that the street yard deck could be limited to 10 feet beyond the principal building façade and deck heights could be restricted to 31" so railings are not required.
 - 1. Dave Lovell asked if this speaks to the 2nd floor. Rob Mitzel read that a deck is a roofless structure supported by footings. Paul Zalucha said anything higher than 31" is part of the measurement of the house. The Commissioners were comfortable with a 31" limit on the height of decks. Gary Koch asked that Bruce check with the county on how they measure

height, where they measure from, etc.

2. Dave Lovell said they could allow a 20 foot deck in the street yard and in the lake yard. Gary Koch agreed.
 3. Rob Mitzel said in the Ag District a deck is allowed to the setback and here the setback is 5 feet from the road so there is no limit and it would be the same as other zoning districts. Cindy, Dave and Wilber agreed. Gary was not sure it was the right thing to do.
 4. The Commissioners agreed to allow a 20' deck or to the street side of the detached structure, whichever is greater.
- E. Paul Zalucha asked about the limit on house height. He said current is 35' but 40 feet is equivalent to the new zoning ordinance where you measure to the peak. The Commissioners decided to leave it at 35 feet as that is high enough for a lake where people complain about a blocked view.
- F. Paul Zalucha said he would ask Bruce to write these changes.
- G. Rob Mitzel moved, 2nd by Dave Lovell, to recommend to the Township Board to include the BaseLine Lake Overlay District into the Draft Zoning Ordinance with the two changes set tonight – being the deck height and the deck encroachment into the street side. Motion Carried.
- H. Paul Zalucha explained that when the Township Attorney is finished making minor changes to the proposed zoning ordinance the Township Board will have a public hearing and people will be able to tell the Board their opinion. Paul will put these changes on the website.
1. A lady in the audience complained about the requirement for a 10 foot unimpeded access as they talked to the Fire Department and learned they would not drive to the lakefront.
 2. A man in the audience verified that the street side deck would be limited to 20 feet or the street side outbuilding whichever is greater.
 3. A man did not like the rule that eaves are part of the house when measuring setbacks.

VI Master Plan Revisions

- A. The Commissioners reviewed the three maps (attached) - Future Land Use Map – revised 3/10/10; Future Land Use Map & Bioreserve Overlay – revised 3/10/10; and Webster Township Natural Features & Agriculture Overlay.
1. The Bioreserve Overlay is for the proposed Natural Feature Overlay area. John Kingsley said the map would suffice for the Master Plan but they would need to describe the area in detail for the Zoning Ordinance.
 2. Paul Zalucha explained that the Commissioners changed the yellow North East Corner to 2 acres for the Master Plan. He asked if it is to be an Ag District or is it 2 acre Residential? Cindy liked 2 acre Residential but Dave Lovell thought it was easiest to keep it Ag instead of new language. Gary Koch said it is now Ag and Bioreserve is the reason.
 3. Paul Zalucha said the Bioreserve areas will be changed to dark green and R-1 will become Ag in the Master Plan except for what is currently zoned to R-1 and the text should not be limited to Ag Zoning. The Smythe property boundary will be corrected. We can discuss extending the Overlay District at the next meeting. We will look at a changed Map at the next meeting.
- B. Bruce will add the text changes on Municipal services in south Township area to the Master Plan.

NEW BUSINESS:

VII. Subcommittee Organization

- A. Rob Mitzel and Bruce Pindzia will meet on the 26th of March for Site Plan
- B. Rob Mitzel and Gary Koch and 2 residents at large could make a recommendation to the Planning Commission on how open space can be achieved by TDR
- C. Paul Zalucha said he would keep subcommittees on future meeting agendas.

VIII. Citizens Wishing to Address the Commission:

- A. John Kingsley explained that the Village of Dexter has proposed becoming a city. The State may force the boundary lines to be smoothed out. He asked the Commissioners to look at the verbiage about

the 425 agreement with the Village after the Master Plan is done. Charter Townships would be protected from annexation.

B. John Kingsley explained that CAPDART has 3 college students working on an access plan to link the metroparks. Scio and Dexter Area Fire Departments are in discussion on merging.

IX. General Discussion: Paul Zalucha explained that the Township Budget was adopted for 2010-11 (attached). The Planning Commission can meet each month but funds for contracted service/planner is very limited so Paul will work with Bruce. Our April meeting will start at 7:00 p.m.

X. Rob Mitzel moved, 2nd by Cindy Zuccaro, to adjourn. Carried. The meeting adjourned at 9:32 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, April 21, 2010 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 388TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 21, 2010

The Meeting was called to order at 7:00 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Cynthia Zuccaro, Erica Perry, Gary Koch

WTPC Members Absent: Dave Lovell, Rob Mitzel

Also Present : Martha Zeeb, Bruce Pindzia , Mary Dee Heller, John Kingsley

I. Approval of Minutes of the Regular March Meeting.

A. Gary Koch asked if the 31” deck height in item V D is real. Bruce Pindzia said the real is 30” and he will make the change to 30” but Megan said 31” and we approved 31”.

B. Erica Perry asked about Item VI A 3. Paul Zalucha said the yellow on the Master Plan Map will change to green (A-1) except for what is already zoned R-1. That will stay R-1.

C. Gary Koch moved, 2nd by Cindy Zucharo, to accept the minutes of the March 17, 2010 Planning Commission meeting as written. This carried unanimously.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. Gary Koch said the Board had a presentation on Western-Washtenaw Area Value Express (see attached) and they voted to approve \$5,000 for it.

B. Storybook Lane is closed out.

C. Gary Koch moved, 2nd by Cindy Zuccaro, to approve the agenda as printed. Motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Report: See attached Zoning Violations Report dated 4-13-2010.

OLD BUSINESS:

VI. Master Plan Revisions

A. Review of Master Plan maps – (See attached Future Land Use Map – Revised 4/5/10 and Future Land Use Map & Natural Features Overlay Revised 4/1/10.)

1. Paul Zalucha asked if the Commissioners were comfortable with the Ag zoning in the northeast area of the Township that had been Rural Residential. The Commissioners said yes.

2. The Commissioners discussed the Future Land Use Map & Natural Features Overlay Revised 4/1/10. They decided to remove the Medium Intensity BioReserve areas as this would remove the natural features from the proposed Mobile Home Park area in the northeast corner and also make the change to Ag in the Northeast Township more defensible as High Intensity BioReserve is in that part of the Township.

3. The Commissioners discussed the Ag Preservation Overlay blue line on the maps. The Commissioners agreed to expand the Overlay to include two adjoining properties. Erica left the meeting at 7:30 pm to call Barry Lonik to find out which two properties they were. She returned at 7:32 pm.

4. The Commissioners discussed color coding corrections needed on these maps and decided Bill Sinkule should use the 2009 Master Plan as the guide to provide accurate maps. The Commissioners would like the revised maps a week before the May meeting to review it.

B. Review Text Changes to “Natural Features Preservation Master Plan Amendment” from Megan Masson-Minock dated 2/10/2010 (see attached).

1. On page 2 – Part 4b Zoning Plan the Commissioners agreed to add R-1 to the bottom of the page for Natural Features Preservation unless High Intensity BioReserve is only in the A-1.

2. Gary Koch asked about the red additions on the bottom of page 3 Part 11 Natural Features Policies as he felt it was pushing development to the easy to build farmlands. Cindy Zuccaro wanted this red eliminated. Paul said we will review it in May.

C. Review of Text changes to Part 6 – Residential Policies (see attached). Bruce Pindzia said the only change was in blue – item 6.09. The Commissioners agreed to remove “PDR or” in the last sentence of item 6.09.

NEW BUSINESS:

VII. Subcommittees

- A. Bruce said he and Rob Mitzel identified 6-9 sections for a proposed Site Plan Manual and made a time table to meet. They used Ann Arbor Township’s as a model.
- B. Gary Koch said he and Rob Mitzel will work on a TDR Subcommittee.
- C. Cindy Zuccaro volunteered to work with Paul Zalucha on the Right to Farm subcommittee
- D. Wilber Woods and Erica Perry will work on an Impervious Surfaces subcommittee.

XII. Citizens Wishing to Address the Commission: None

XIII. GENERAL DISCUSSION:

A. Paul Zalucha discussed a seminar for planners on May 19th that Bruce Pindzia will attend, and a Small Scale Renewable Energy system training workshop on May 13, 2010. The Commissioners discussed having a training session at the Township Hall for the WTPC, Township Board and general public and decided to research possibilities.

B. Semcog is requesting a \$500,000 grant from the Mich. Dept Natural Resources, Natural Resources Trust Fund to expand their Hike/Bike trail in Hudson Mills Metropark – Phase 2 trail to Dexter. (See attached)

X. Erica Perry moved, 2nd by Gary Koch, to adjourn. Motion carried unanimously. The meeting adjourned at 8:20 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, May 19, 2010 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 389TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 19, 2010

The Meeting was called to order at 7:00p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Robert Mitzel, Paul Zalucha, Gary Koch, Erica Perry

Members Absent: Cynthia Zuccaro, Dave Lovell

Also Present: Martha Zeeb, Bruce Pindzia, John Kingsley

I. Approval of April, 2010 Minutes: Gary Koch moved, 2nd by Erica Perry, to approve the Regular Meeting minutes of April 21, 2010 as written. Motion carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Township Board Report - Gary Koch reported that the Township Board will hold a public hearing on the Zoning Ordinance at the June 15, 2010 Board Meeting. John Westman told the Board that the PDR Committee purchases have been 16 ½ % wetland & woodlands and 84% farmland. Ryan Nixon would like to put in a corn maze.
- B. Approval of Agenda – Rob Mitzel moved, 2nd by Gary Koch, to approve the agenda as printed. Motion carried.

III. Comments from Citizens: None

IV. Zoning Officer Update: Bruce Pindzia reviewed his Zoning Report, dated May 10, 2010 (see attached). Cindy Zuccaro, Carol Whitney and John Westman will make a list of operating conditions for Earth Art which everyone will consider at the June Board Meeting. Aaron Birkle has until June 4, 2010 to clean up his property. The proposed Zoning Ordinance includes the Baseline Lake Overlay District.

OLD BUSINESS:

V. Master Plan Revisions

- A. The Commissioners reviewed the Future Land Use Map & Natural Features Overlay – revised 5/6/10 (see attached).
 1. The Commissioners liked only high intensity areas on the Natural Features Overlay.
 2. The Commissioners revised the Ag Preservation Overlay to remove many lands already developed and slightly adjusted other areas as this is the Master Plan for future farming.
 3. Erica Perry was concerned about overlapping Ag Preservation and Natural Feature Overlays. The Commissioners added text to Section 5.06 “Not all areas of the Ag Preservation Overlay are suitable for farming as they have recognized natural features as indicated by the Natural Features Overlay and are encouraged to be preserved as open space.”
- B. The Commissioners reviewed the Future Land Use Map to look at proposed Zoning Districts.
 1. Rural Residential on Kearney Road was changed to Ag.
 2. Parks & Preserves area south of Joy Road was adjusted in size, changed to Ag and put in the Ag Preservation Overlay.
 3. In the Southwest corner of the Township, Bruce will adjust lands now owned by the Park, remove Dexter Village areas, and change lands east of Dexter Pinckney Road to Park & Preserve.
 4. Rural Residential at west end of Gregory in the Ag Preservation Overlay area will be changed to Ag.
- C. Text Revisions
 1. The Commissioners reviewed the Memorandum dated 2/10/2010 from Megan Masson-Minock (see attached).
 - a. Part 4b: Zoning Plan – Natural Features Preservation. They added Public Lands as a zoning district. They removed R-1 as it is no longer needed. Only A-1 and PL will be included.

b. Part 11.01 G - the red writing was revised to say "At that time, the Township may also consider a mechanism to transfer densities outside the overlay district as a means of partially or wholly offsetting the housing units which would have been permitted previously."

2. The Commissioners reviewed Webster Township Master Plan draft 4/15/08 Part 6.09 (attached) to verify that "PDR or" had been removed as discussed in the April 21, 2010 meeting. This was okayed with minor typo changes.

3. Public Utilities- Part 10.01C was reviewed. They added to the end "and the land areas between the properties are concentrated with existing and potential PDR properties."

D. Rob Mitzel moved, 2nd by Erica Perry, to send the Master Plan revisions, including changes made this evening, to the Township Board and request that they initiate the notification process as required by State law. Motion carried unanimously.

NEW BUSINESS:

VI. Subcommittee Update

- A. Erica Perry said she and Wilber Woods felt they needed more education on Impervious Surfaces. She asked if we could get Elizabeth Riggs to come talk to us. The Commissioners suggested she find out if she could come to the June Meeting for a 1 hour training session.
- B. Rob Mitzel said he and Gary will meet again on the TDR Committee before the June Meeting. They have identified a Webster citizen who would participate on the TDR Committee.
- C. Rob Mitzel and Bruce Pindzia of the Site Plan Manual Subcommittee will present a draft of Site Plan Review at the June Meeting.

VII. Citizens Wishing to Address the Commission: None

VIII. General Discussion:

- A. Erica Perry discussed how pleased the PDR Committee was with the success they have had in dollars received and land saved.
- B. Paul Zalcuha presented Michigan Citizen Planner Specialty Workshops (see attached) which could be held here for our training. We need at least 15 people and it would cost \$55-\$75 per person. He asked the Commissioners to review the topics for the next meeting.

IX. Rob Mitzel moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 9:15 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, June 16, 2010 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 390TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 25, 2010

The Meeting was called to order at 7:00 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Cynthia Zuccaro, Erica Perry, Gary Koch, Dave Lovell, Rob Mitzel

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia, Kris Olson and 4 citizens

I. Approval of Minutes of the Regular May Meeting. Rob Mitzel moved, 2nd by Erica Perry, to approve the minutes of the May 19, 2010 Planning Commission meeting as written. Motion carried unanimously.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Gary Koch said the Board got a good report from the Township Auditor at their July Meeting. Also the recycle dumpster was renewed for one year.
- B. Gary Koch said at the August 24, 2010 Board meeting the Zoning Ordinance and BaseLine Lake Ordinance were put on hold until September.
- C. Meeting Agenda - Paul Zalucha asked to add Zoning Map as item E under New Business. Cindy Zuccaro moved, 2nd by Rob Mitzel, to accept the agenda as amended. Discussion followed and Paul also asked to add “determine date” to the end of Item 8. Cindy Zuccaro amended her motion and moved to accept the agenda as amended to add “Zoning Map” as item E of New Business and to add to item 8 “determine date”. This was 2nd by Rob Mitzel and the motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Report: See attached Zoning Violations Report dated 8-12-2010.

- A. Bruce Pindzia said the Township will appeal to District Court on Jenny’s Farm Market.
- B. A Court date of September 15, 2010 is set for Mark Koernke’s outdoor storage.

OLD BUSINESS:

V. Master Plan Status – Paul Zalucha said the 63day window for responses from neighboring municipalities concludes September 22, 2010. Rob Mitzel moved, 2nd by Gary Koch, to set a public hearing on Master Plan Revisions for September 22, 2010. Motion carried unanimously.

NEW BUSINESS:

VI. Kris Olson, of the Huron River Watershed Council, presented slides on a project done in 2003 on Impervious Surfaces in Webster Township.

A. She said Webster Township is great now but there would be damage to creeks if more than 10% of the area is impervious surfaces. It would be good if there were only 3 acres per dwelling, or use cluster development, or have 5-7 homes per acre with sewer and water facilities.

B. Zoning Ordinance options to protect the creeks include 1) storm water protection for impacted area 2) Impervious surface standards 3) natural area (i.e. clusters) 4) wetland buffers 5) PDR 6) best management practices 7) TDR 8) add urban infrastructure to attract high density 9) joint planning with surrounding communities.

C. She passed out Ann Arbor Township Stormwater Management Ordinance, and part of

Ann Arbor Township Master Plan. (See attached)

D. Gary Koch asked if subdivision retention ponds were taken into account and Kris said no, but a storm water zoning ordinance with a management and maintenance agreement is better.

E. Erica Perry asked if there is more than 25% impervious surfaces are wells impacted also. Kris Olson said not much is known about ground water but the State of Michigan has a water compact to protect groundwater withdrawal.

VII Right to Farm Comments on 8-23-2010 training session. Paul Zalucha encouraged the Commissioners to read the GAAMP as it conflicts with our Zoning Ordinance. Bruce Pindzia said it preempts our Zoning Ordinance when property owners comply with GAAMP and are on Ag property.

VIII. Zoning Ordinance Status

A. Paul Zalucha said the Board made the motion to approve the Zoning Ordinance without Section 16:30 - Woodlands. The Zoning Map was not updated to include 4 public land properties so the Board couldn't vote. This map has since been updated (Attached).

B. Paul Zalucha said the Township attorney removed the stand alone ordinances from the proposed zoning ordinance. Bruce Pindzia said there were many updates.

C. Cindy Zuccaro said the Right to Farm Act nullifies the Woodland section.

IX. Subcommittee Updates

A. Rob Mitzel said they need to get the Site Plan manual and TDR moving.

B. Erica Perry said she and Wilber Woods would meet on Impervious Surfaces and bring options to the next meeting.

C Paul Zalucha said the Right to Farm subcommittee will meet before the Sept. meeting.

X. Paul Zalucha recommended moving the September Planning Commission meeting so it is the same as the Public Hearing. Erica Perry moved, 2nd by Gary Koch, to move the Regular Planning Commission meeting to September 22, 2010 at 7:00 p.m. Motion carried.

XI. Citizens Wishing to Address the Commission: Robert Redman (?) thanked Rob Mitzel for coming back and the Commissioners for their work.

XII. GENERAL DISCUSSION: Paul Zalucha received from Northfield Township, dated May 20, 2010, a "Notice of Intent to Update the Master Plan" (attached). He has not received it yet.

XIII. Rob Mitzel moved, 2nd by Cindy Zuccaro, to adjourn. Motion carried unanimously. The meeting adjourned at 8:38 p.m.

NEXT MEETING DATE:

Public Hearing: Wednesday, September 22, 2010 at 7:00 p.m.

Regular Meeting: Wednesday, September 22, 2010 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley
M. Heller
E. Perdu
B. Pindzia

MINUTES OF THE 391ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 22, 2010

The Meeting was called to order at 7:00p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Robert Mitzel, Paul Zalucha, Gary Koch, Erica Perry, Cynthia Zuccaro, Dave Lovell

Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Mary Dee Heller

I. Approval of August 25, 2010 Regular Meeting Minutes: Cindy Zuccaro asked to remove “is” from “is damage” in item VI A and replace it with “would be”. Rob Mitzel moved, 2nd by Gary Koch, to approve the Regular Meeting minutes as amended. Motion carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Township Board Report - Gary Koch reported that the Zoning Ordinance is on hold as we need a public hearing on the Zoning Ordinance Map. The Baseline Lake Overlay regulations passed. The proposed Blight Ordinance will go to the Planning Commission for review and comment. There will be a joint meeting on combining the Dexter and Scio Fire Departments at 7pm. Sept. 23, 2010 in the Scio Township Hall.
- B. Approval of Agenda – Gary Koch moved, 2nd by Cindy Zuccaro, to approve the agenda as printed. Motion carried.

III. Comments from Citizens: None

IV. Zoning Officer Update: (see attached Zoning Violations Report dated 9/13/10)

OLD BUSINESS:

V. Public Hearing on Master Plan Updates

- A. Paul Zalucha said that the Township Board approved the Master Plan in November 2009 with the condition that the Planning Commission look at the land north of North Territorial Road and come up with language and change to the map. This Public Hearing is on those changes to the Master Plan text and map. The Commissioners reviewed Bruce Pindzia’s memo dated 9/21/2010 (attached).
 1. The Commissioners wanted all A-1 changed to Ag. Paul will ask Bill and Bruce to do this.
 2. Rob Mitzel suggested the little lake off Merrill Road west of Independence lake be changed to Public Lands on the Master Plan map as it is now owned by the County, and the small piece of land on the northwest corner of Valentine and Jennings Road be changed to R-1 in keeping with the surrounding property. The Commissioners agreed.
 3. Paul Zalucha had a letter representing the Northfield Township Board (attached). This will be kept for the next Master Plan update.
- B. Paul Zalucha opened the Public Hearing to Public Comments. John Kingsley said he thought the Commissioners were doing a fantastic job. As there were no further comments Paul Zalucha closed the public comment portion.
- C. Rob Mitzel moved to recommend to the Township Board the revised Master Plan, subject to the change from A-1 to Ag, and map changes to Public Land on lake off Merrill Road and to R-1 for Northwest corner of Valentine and Jennings Road, and drop the word “draft” on the footer and put adoption date changed. Motion carried.

VI Zoning Ordinance Status – Paul Zalucha said the Township Board doesn’t have a copy of the Zoning Map which was approved at the June 17, 2009 Planning Commission meeting. There are 7 parcels which need to be updated on the zoning map and then a new public hearing held. The Board needs a current

approved map to approve the Zoning Ordinance.

- A. Rob Mitzel moved, 2nd by Gary Koch, to set a Public Hearing for October 20, 2010 to update the Township Zoning map to include rezoning parcel ID# C-03-11-400-026; C-03-12-400-002; C-03-12-400-005; C-03-27-200-005; C-03-06-400-001; C-03-06-190-002; and C-03-06-170-012 to Public Land, and also rezone lake front lots along Base Lake Drive and Leach Lane from R-1 to Baseline Lake Overlay District, and revision of Zoning Map legend to be in compliance with proposed Zoning Ordinance. Motion carried. Paul will talk to Bill and Bruce about the map changes.
- B. Rob Mitzel mentioned that Jennifer Simonds, ZBA Chairperson, was concerned with Section 3.03 A of the proposed Zoning Ordinance which states the Zoning Administrator is to “Interpret all provisions of this Ordinance.” It is the ZBA which interprets the Zoning Ordinance so this item needs to be deleted so it is clear who has the responsibility.
 1. John Kingsley said the law says the Zoning Officer is to apply the Zoning ordinance and if it is not clear he is to go to the ZBA for interpretation.
 2. Paul asked Gary Koch to go to the Township Board and suggest changing the word ‘Interpret’ to “Apply” in Section 3.30 A.

VII Subcommittee Updates

- A. Right to Farm – Cindy and Paul passed out Definitions, Michigan Association of Planning – Right to Farm Policy Platform Adopted 2-19-10, and Right to Farm - New Ordinance Farm items. (attached). Paul asked the Commissioners to review these items and the Definitions in our proposed Zoning Ordinance to discuss Farm Markets and possible changes to our Zoning Ordinance at the next meeting.
- B. Impervious Surfaces – Erica and Wilber passed out a packet of information including 7 recommendations (attached). Erica said this is a way to regulate growth to protect our creeks and roads such as increasing the buffer along creeks designated as Natural River to 150-300 feet. Also there are sample ordinances for the Master Plan and Zoning ordinance.
- C. Site Plan Manual - Rob said he and Bruce will meet and have a report for the next Meeting.
- D. Transfer of Development Rights – Gary and Rob will meet next week.

NEW BUSINESS: None

VIII. Citizens Wishing to Address the Commission: None

IX. General Discussion:

- A. Erica Perry thought that a letter to Northfield Township would be nice to let them know we will consider their comments next time.
- B. Gary Koch said the Commissioners should review the Blight Ordinance and make comments back to the Township Board. Rob Mitzel said the Board wondered if the Ordinance was necessary or if it should be in the Zoning ordinance.
- C. Rob Mitzel wanted a joint meeting with the Township Board this winter when we are discussing our work plan to ensure they are interested in us working on certain items. Paul will talk to John Kingsley about a joint meeting.

X. Rob Mitzel moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 9:12 pm.

NEXT MEETING DATE:

Public Hearing, Wednesday, October 20, 2010 at 7:00 p.m.
Regular Meeting, Wednesday, October 20, 2010 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 392TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 20, 2010

The Meeting was called to order at 7:00 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Cynthia Zuccaro, Erica Perry, Gary Koch, Dave Lovell, Rob Mitzel

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia, and 12 citizens

I. Approval of Minutes of the Regular September Meeting and Public Hearing. Erica Perry moved, 2nd by Gary Koch, to accept as written. Motion carried unanimously.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Gary Koch said the Board made a resolution to work on the Portage Lake Dam. Motions were made for 4 PDR parcels. The Master Plan will be on the November meeting agenda.
- B. Meeting Agenda - Gary Koch moved, 2nd by Cindy Zuccaro, to approve the agenda as written. The motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Report: See attached Zoning Violations Report dated 10-12-2010.

NEW BUSINESS:

V. Paul Zalucha explained that the 3 parcels next to Strawberry Lake Road, that were to be discussed for rezoning to Public Lands on Webster Township Zoning Map Version 10-1-2010 (attached), are owned by the Homeowner Association of Base Line Lake. The Public Land Zoning District is not geared for privately owned parcels. Rob Mitzel moved, 2nd by Cindy Zuccaro, to rescind Township petition for rezoning parcels C-03-06-400-001; C-03-06-190-002; and C-03-06-170-012 from R-1 to PL and cancel public hearing for rezoning these three parcels. The motion carried unanimously.

VI. Public Hearing to Amend Zoning Map. (see attached)

VII Consideration of Zoning Map Amendments.

- A. Rob Mitzel asked to remove "Overlay" from the Legend on Map Version ZM-10.01 (attached) as it is named Base Line Lake Residential District in the proposed zoning ordinance – Section 9.22.
- B. Erica Perry said R-3 was hard to see and a solid color would be easier.
- C. Rob Mitzel moved, 2nd by Cindy Zuccaro, to recommend approval to the Board of Trustees for Zoning Map ZM-10.01 concurrent with adoption of new Zoning Ordinance and change to BLLR in the legend and change R-3 color coding to more appropriate solid color and have a signature and adoption date block. The motion carried unanimously.

OLD BUSINESS:

VIII Dangerous Building Ordinance and Public Nuisances Ordinance.

- A. Gary Koch said the Township Board is asking the Planning Commission to look these over and decide if it holds merit or bring back our comments. John Kingsley said these

- documents seem to have flaws so the Planning Commission is the place to review it.
- B. Bruce said junk vehicles, noise, and collapsed buildings were his biggest issues.
 - C. Paul Zalucha was concerned that a stand alone ordinance does not have grandfathering. Erica Perry did not want to penalize old buildings.
 - D. Dave Lovell felt Bruce will be getting more complaints in the future.

IX. Subcommittee Updates

- A. Right to Farm – no update
- B. Impervious Surfaces – will discuss with Top Priority Items
- C. Site Plan Manual – no update
- D. TDR Subcommittee Report dated 20-Oct-10 (attached)

X. Top 5 Priority Items from Implementation Matrix of the Webster Township Master Plan Draft 4-15-2008 (attached) or other concerns. Paul Zalucha said we would have a joint meeting with the Township Board in January on these items.

A. The Commissioners reviewed and decided the “ongoing” items have already been handled except for the gravel road capacity.

B. Items the Commissioners said they would like to work on include:

1. Cindy Zuccaro – Dark Sky Ordinance
2. Dave Lovell – Nuisance and Building Ordinance if the Board wants us to
3. Paul Zalucha – Zoning Ordinance language tied to Master Plan Overlay
4. Erica Perry – Mixed Use Overlay District with Impervious Surface Limitation to limit development to protect fragile areas. She would like to look at Zoning Ordinance language for buffer zones along streams.
5. Rob Mitzel - PDR and Density Transfer for a Master Plan study of lot size and the ability of infrastructure to handle complete build out of the Township with future development.
 - a. Gary Koch said farmland is easiest to develop so it is the first to go but the Township Board does not want to increase lot size in the Ag district.
 - b. Dave Lovell said we should be very careful as he is reluctant to prevent the option to sell if someone has owned property a long time.

XI. Citizens Wishing to Address the Commission: None

XII. GENERAL DISCUSSION: The Commissioners discussed getting an agenda packet prior to the meeting by email with a hard copy available at the Township hall.

XIII. Rob Mitzel moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 9:15 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, November 17, 2010 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller
E. Perdu
B. Pindzia

MINUTES OF THE 393RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 17, 2010

The Meeting was called to order at 7:00p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Robert Mitzel, Paul Zalucha, Gary Koch, Cynthia Zuccaro, Dave Lovell

Members Absent: Erica Perry

Also Present: Martha Zeeb, John Kingsley, Mary Dee Heller, Charles Estleman, Bruce Pindzia

I. Approval of October 20, 2010 Regular Meeting and Public Hearing Minutes: Rob Mitzel moved, 2nd by Cindy Zuccaro, to approve the Regular Meeting minutes and Public Hearing minutes as printed. Motion carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Township Board Report - Gary Koch reported that the Master Plan was adopted and the Zoning Ordinance is on hold so the Board members can give changes to John Kingsley for further discussion at the December Board Meeting.
- B. Approval of Agenda – Rob Mitzel moved, 2nd by Gary Koch, to approve the agenda as printed. Motion carried.

III. Comments from Citizens:

- A. John Kingsley said the Board is frustrated with the Zoning Ordinance process and the Planning Commission did an outstanding job based on what they were given to start with.
- B. Mary Dee Heller 2nd Mr. Kingsley comments and thanked the Commissioners for their work.

IV. Zoning Officer Update: (see attached Zoning Report dated 11/9/10) Bruce Pindzia said the Board has since decided to continue prosecution of Jenny's Farm Market.

- A. Bruce also encouraged the Commissioners to attend a MTA exposition in Grand Rapids the end of January.
- B. Rob Mitzel asked Bruce if the Baseline Lake area maps were adopted. John Kingsley will look at the Board minutes to see if the maps were included in the motion to adopt the text of the Baseline Lake Residential District.

NEW BUSINESS: None

OLD BUSINESS:

V. Dangerous Buildings Ordinance (see attached) – Paul Zalucha asked the Commissioners if they felt it was worthwhile to have such an ordinance and discussion followed on the few dilapidated buildings in the Township. Rob Mitzel moved, 2nd by Gary Koch, that we inform the Board there is no need for a Dangerous Building Ordinance at this time. Motion carried.

VI Public Nuisances Ordinance (see attached)

- A. Paul Zalucha asked Bruce if any of this is part of the proposed zoning ordinance. Bruce said there is no redundancy, but items were removed and put in this proposed stand alone Public Nuisances ordinance so no one can use a legal non conforming argument.
- B. Dave Lovell said it was a good idea to have a Nuisance ordinance as Bruce is handling more noise complaints. The Commissioners agreed.
- C. The Commissioners revised the Webster Township Public Nuisances Ordinance.
 - 1. Section 2: The Commissioners thought this definition was too subjective and that whatever annoys and offends could be removed from the definition. This section will be rewritten.

2. Section 3 – 1: The Commissioners decided to remove “maintain or permit to remain on premises owned or occupied by him or her” from this sentence and instead put in item D just before “substances constitute...or vermin.) that “No person shall maintain or permit to remain on premises owned or occupied by him or her”.
 - a. The Commissioners added A. On premises of another without permission.
 - b. A. becomes B. and “sewer” is added after “sidewalk”.
 - c. B. becomes C.
 - d. C. becomes D. and “Any private place....agent the specified” is removed. Also “or offend aesthetic sensibilities” is removed so as to instead emphasize dangerous to public safety.
3. Section 3 – 2. Remove “or uncomfortable”.
4. Remove Section 3. – 3; Section 3 – 4; Section 3-5; Section 3-6; and Section 3 – 7. Many of these are already regulated by other agencies or State laws, or the person would have to trespass for it to be a danger.
5. Item 3 -9 Paul will find a better language for next month meeting.
6. Item 3 -10 The Commissioners thought Section 3-1 already covered this topic so the first sentence should be removed. The last sentence could be moved to item 3 - 1 E. Paul asked if we could define Ad signs as litter so Bruce could use this to catch the person who puts up the sign. Bruce will ask the lawyer.
7. Remove 3 – 11 as it is already covered in 3-1. “sewer” will be added to 3-1– B after “sidewalk”.
8. Item 3-12. Dave Lovell asked Bruce to find out if our sheriff can enforce these noise regulations as typically they do not enforce local regulations. Cindy Zuccaro said sometimes people complain over nothing. Bruce said he usually gets voluntary compliance.
 - a. 3-12-B the Commissioners suggested adding “recurring” between “following noise”.
 - b. 3-12-B – ii The Commissioners changed the hours to midnight to 7 am.
 - c. 3-12-B-iii This was removed.
 - d. 3-12-B-iv The Commissioners wanted it to refer to barking dogs only.
 - e. 3-12-B-v This was removed as Bruce would have to prove something did not conform to the Right To Farm.
 - f. 3-12-B-vii The Commissioners removed “or other device on any motor vehicle, or otherwise”.
 - g. 3-12-B-viii The Commissioners discussed changing the hours and asked Bruce to look up the hours specified in recent church site plans. The Commissions will rewrite this.
 - h. 3-12-B-ix This was removed per Bruce Pindzia suggestion.
 - i. 3-12-B-x Dave will come up with language for amplified music.
 - j. 3-12-B-xi The Commissioners removed “to include(but not limited to) air horn”
 - k. 3-12-B-xii An exception needs to be stated for holders of a Township Permit and the Commissioners removed the last sentence.
9. The Commissioners will take up the rest of the Nuisances Ordinance at the next Meeting.

VII Subcommittee Updates and 5 Items for the Township Board

- A. Rob Mitzel read his “Master Plan Study of Lot Sizes, Densities, and TDR” –(see attached) that he would like to use to get a data driven approach to decide on the right lot size and density if we want to keep the Township rural as in the Master Plan.
- B. Cindy Zuccaro presented her “Definitions to discuss in light of current Right to Farm Act” (see attached) for the zoning ordinance.
- C. Cindy Zuccaro presented her Dark Sky and/or Light Ordinance (see attached) She has model light ordinance and local experts available. She said it mostly helps to keep lights directed down.
- D. Paul, and Erica, will present their Items at the December meeting.

VIII. Citizens Wishing to Address the Commission: None

IX. General Discussion: Paul Zalucha said the Commissioners should have received a letter from the Builders Association and Putnam Township is updating their Master Plan.

X. Rob Mitzel moved, 2nd by Cindy Zuccaro, to adjourn. Motion Carried. The meeting adjourned at 9:35 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, December 15, 2010 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 394TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 15, 2010

The Meeting was called to order at 7:00 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Cynthia Zuccaro, Erica Perry, Gary Koch, Dave Lovell, Rob Mitzel

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia, John Kingsley, Mary Dee Heller

I. Approval of Minutes of the Regular November Meeting. Rob Mitzel asked to remove “pressure” from item IV and replace it with “continue prosecution”, and from item VI A to remove “has” and replace it with “can use” and remove “use” and replace it with” argument”. Rob Mitzel moved, 2nd by Gary Koch, to approve the minutes as amended. Motion carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Gary Koch said the Board has appointed Paul Zalucha, Rob Mitzel and Wilber Woods for another term as Planning Commissioners. The Zoning Ordinance now has a table of contents and the Board will get a CD of the changes that Bruce has been making.
- B. Meeting Agenda - Erica Perry asked to add an item 5A - a report on the Farmland Open Space Committee. Rob Mitzel moved, 2nd by Gary Koch, to approve the agenda with the addition of item 5A – PDR report. The motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Report: See attached Zoning Violations Report dated 12-6-2010. Bruce Pindzia explained that he and Bill have 6 pages of language revisions to the Zoning Ordinance but they have not changed the concepts of the Planning Commission. At the Commissioner’s request Bruce will make CDs of the changes for the Planning Commission and a hard copy for Wilber.

- A. PDR Report – Erica Perry related that 1084 acres of Webster have been preserved and 20% of it is natural feature lands. They are working with 3 more property owners as they have Federal money.

NEW BUSINESS:

V. Agenda Discussion for Joint Session – January 19, 2011 with the Township Board

VI. Planning Commission Budget Discussion - Bruce gave the Commissioners the current year budget (see attached).

A. The Commissioners agreed they needed training on items the Township Board will wish them to concentrate on. The Commissioners increased the budget for Professional Development/Boards to \$2000. The Commissioners agreed to reduce Planning Consultant to \$500 and Contracted Services/Developer to \$1000. The other items will remain the same with a \$19,500 grand total again for next year’s budget.

- B. Erica Perry moved, 2nd by Cindy Zuccaro, to accept the budget as just stated and recommend it to the Board of Trustees. Motion Carried unanimously.

OLD BUSINESS:

VII Public Nuisances Ordinance.

- A. Paul Zalucha discussed his Noise Ordinance Examples (see attached)
- B. The Commissioners discussed noise and decided to shorten 3-12 to common complaints such as barking dog, music and construction, with reasonable hours that people can live with. Rob Mitzel will put something together. Dave Lovell will send Rob Ann Arbor City's noise ordinance.
- C. Section 2 Dave Lovell asked to remove 'whatever' from "The term "Public Nuisance" means 'whatever'" and replace it with 'any condition which'... Erica Perry liked the definition of nuisance which mentions reducing the property value as it is clear.
- D. Section 3 -9 Abandoned vehicle The Commissioners agreed to use Paul's sample 2) and add to it "unless such vehicle, body or chassis is enclosed in a building, or is not visible from surrounding property".
- E. The Commissioners discussed Paul's "Examples of hazardous buildings" and decided to only add it to the Nuisance Ordinance later if it is needed.
- F. Section 3 – 12-C Exceptions. The Commissioners agreed to add an item allowing activities which the Township has issued a permit for, and for homeowners practicing ordinary property maintenance.
- G. Section 4 The Commissioners will replace this section and make it clear who has enforcement responsibility and have the section similar to the Zoning Ordinance.
- H. Paul Zalucha will update the Nuisance Ordinance and send it to the Planning Commission. Rob will send his section on noise also.

VIII. Top 5 item Outline for the Joint Meeting

- A. Impervious Surfaces – Erica reviewed the "Watershed Planning: Determining Impervious Surface Capacity to Better Manage Growth at the Rural/Urban Fringe" (see attached). Erica will shorten it for the Township Board presentation.
- B. Paul Zalucha reviewed "Natural Features Preservation Area (Zoning Ordinance Update) (see attached). He plans to use existing inventories and will clarify this in the report.
- C. Dave Lovell said the Nuisance Ordinance is almost complete.
- D. Bruce will make packages of the 5 items for the Township Board.

IX. Citizens Wishing to Address the Commission: None

X. GENERAL DISCUSSION: Paul Zalucha has the Dexter Township Master Plan on a disc and hard copy for the Commissioners. Bruce will give the Commissioners copies of mail regarding new legislation.

XI. Cindy Zucarro moved, 2nd by Rob Mitzel, to adjourn. Motion carried. The meeting adjourned at 9:15 p.m.

NEXT MEETING DATE:

Joint and Regular Meeting: Wednesday, January 19, 2011 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz
Copy to: J. Kingsley
M. Heller
E. Perdu
B. Pindzia